



# County of San Diego

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## **MITIGATION MONITORING AND REPORTING PROGRAM**

### **Introduction**

The Mitigation Monitoring and Reporting Program (MMRP) supplements the Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Calavo Park (project) by providing a mechanism by which all measures in the IS/MND are implemented. The MMRP will be adopted by the County of San Diego (County) Board of Supervisors in conjunction with the project.

### **Purpose of the Mitigation Monitoring and Reporting Program**

As the lead agency, the County is responsible for implementing the MMRP, which has been prepared in conformance with Section 21081.6 of the California Public Resources Code as identified below:

(a) When making the findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:

(1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.

(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

The MMRP consists of mitigation measures that avoid, reduce, or fully mitigate potential environmental impacts. The mitigation measures have been identified and recommended through preparation of the IS/MND and drafted to meet the requirements of the California Environmental Quality Act (CEQA) Guidelines, Section 15097.

### **Mitigation Monitoring and Reporting Table**

Project-specific mitigation measures have been categorized in Table 1, Mitigation Monitoring and Reporting Program. Table 1 identifies the environmental impact, specific mitigation measures, responsible party, monitoring agency, and timing of mitigation.

Table 1 will serve as the basis for scheduling the implementation of and compliance with all mitigation measures.

The categories identified in Table 1 are described below:

- **Mitigation Measure.** This column provides the verbatim text of the adopted mitigation measure from the Final IS/MND.
- **Implementation Responsibility.** This column identifies the party responsible for implementing the action.
- **Verification Responsibility.** This column identifies the entity responsible for approving and overseeing the action.
- **Time Frame of Mitigation.** This column identifies the project stage in which the mitigation shall be implemented.

**Table 1. Mitigation Monitoring and Reporting Program**

Mitigation Measure	Implementation Responsibility	Verification Responsibility	Time Frame of Mitigation
<b>Section IV. Biological Resources</b>			
<p><b>BIO-1: Nesting Season Avoidance or Pre-Construction Survey.</b> If construction initiation occurs during the general bird breeding season, January 15 through August 31, a pre-construction nesting bird and raptor survey of the project area shall be completed by a qualified biologist prior to vegetation removal. The pre-construction survey shall be conducted within 72 hours prior to the start of construction activities, including removal or trimming of vegetation. If any active nests are detected, a qualified biologist will determine an appropriate buffer of up to 500 feet, and the area shall be flagged and mapped on construction plans, along with a buffer. The buffer area(s) established by the qualified biologist shall be avoided until the nesting cycle is complete, or it is determined that the nest is no longer active. The qualified biologist shall be a person familiar with bird breeding behavior and capable of identifying the bird species of San Diego County by sight and sound and determining alterations of behavior as a result of human interaction. Buffers shall be based on local topography and line of sight, species behavior and tolerance to disturbance, and existing disturbance levels, as determined appropriate by the qualified biologist.</p>	<p>Qualified Biologist provided by the County of San Diego, Department of Parks and Recreation</p>	<p>County of San Diego, Department of Parks and Recreation</p>	<p>During the general bird breeding season (between January 15 and August 31) and prior to any ground disturbing activities</p>
<p><b>BIO-2: Permanent Impacts to Disturbed Diegan Coastal Sage Scrub.</b> Permanent impacts to 0.04 acre of disturbed Diegan coastal sage scrub shall be mitigated at a ratio of 1.5:1 through the preservation of 0.06 acre of Tier II habitat through the purchase of credits and/or land acquisition.</p>	<p>County of San Diego, Department of Parks and Recreation</p>	<p>County of San Diego, Department of Parks and Recreation</p>	<p>Prior to any ground-disturbing activities</p>

**Table 1. Mitigation Monitoring and Reporting Program**

Mitigation Measure	Implementation Responsibility	Verification Responsibility	Time Frame of Mitigation
<b>Section XIII. Noise</b>			
<p><b>NOI-1: Construction Noise Best Management Practices.</b> For construction activities within 145 feet of sensitive receptors, the construction contractor shall implement the following measures to the extent necessary to meeting the standards of Section 36.409 of the County of San Diego Noise Ordinance:</p> <ul style="list-style-type: none"> <li>• The construction contractor shall provide written notification to the noise-sensitive land uses within 145 feet of normal construction activities at least 3 weeks before the start of construction activities, informing them of the estimated start date and duration of construction activities.</li> <li>• Construction activities that generate high noise levels at residences shall be scheduled during times that would have the least impact on sensitive receptor locations. This shall include restricting construction activities in the areas of potential impact to the middle hours of the workday, such as from 10:00 a.m. to 4:00 p.m., Monday through Friday, when residents are least likely to be home.</li> <li>• Stationary construction noise sources, such as temporary generators, shall be as far from nearby noise-sensitive receptors as necessary to be compliant with County Noise Ordinance standards.</li> <li>• Trucks shall be prohibited from idling along streets serving the construction site where noise-sensitive residences are located.</li> <li>• Construction equipment shall be outfitted with properly maintained, manufacturer-approved, or recommended sound abatement means on air intakes, combustion exhausts, heat dissipation vents, and interior surfaces of engine hoods and power train enclosures.</li> <li>• Construction laydown and vehicle staging areas shall be positioned (to the extent practical) as far from noise-sensitive land uses as necessary to be compliant with County Noise Ordinance standards.</li> <li>• Simultaneous operation of construction equipment shall be limited or construction time shall be limited to within an hour to reduce the hourly average noise level.</li> <li>• Temporary noise barriers shall be installed around the perimeter of the construction area to minimize construction noise.</li> </ul>	<p>County of San Diego, Department of Parks and Recreation and Construction Contractor</p>	<p>County of San Diego, Department of Parks and Recreation</p>	<p>Prior to and during construction</p>

**Table 1. Mitigation Monitoring and Reporting Program**

<b>Mitigation Measure</b>	<b>Implementation Responsibility</b>	<b>Verification Responsibility</b>	<b>Time Frame of Mitigation</b>
<p><b>NOI-2: Hours of Operation.</b> The hours of the active uses at Calavo Park (play areas, dog park, skate park, and sports fields and courts) shall be limited to between the hours of 7:00 a.m. and 10:00 p.m. in compliance with the nighttime standards of the County of San Diego’s Noise Ordinance. Operational hours shall be posted on fencing at entrances to active use amenities and shall include a phone number for residents to call in case of use violations. Exceptions may be permitted for special events with a Sound Amplification Plan prepared in accordance with the Noise Regulation Policy for County Parks and County of San Diego Noise Ordinance Standards and approved by the County of San Diego Department of Parks and Recreation.</p>	<p>County of San Diego, Department of Parks and Recreation</p>	<p>County of San Diego, Department of Parks and Recreation</p>	<p>Prior to park operation</p>
<p><b>NOI-3: Vibration Best Management Practices.</b> Before the start of construction activities that would involve use of a vibratory roller (or equivalent equipment) within 155 feet of a residence or operation of any heavy equipment within 90 feet of a residence, the project applicant shall retain a qualified acoustician to identify best management practices to be implemented by the construction contractor to reduce vibration levels to below 0.014 inch per second at the nearest residence. The best management practices shall be included in project construction documents, including the grading plan and contract with the construction contractor. Practices may include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Use only properly maintained equipment with vibratory isolators</li> <li>• Operate equipment as far from sensitive receptors as possible</li> <li>• Use rubber-tired vehicles as opposed to tracked vehicles</li> </ul>	<p>Construction Contractor</p>	<p>County of San Diego, Department of Parks and Recreation</p>	<p>Prior to and during construction</p>