



County of San Diego

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MT WOODSON GATEWAY COUNTY PRESERVE PARKING LOT

STATE CLEARINGHOUSE NO. 2022090403

MITIGATION MONITORING AND REPORTING PROGRAM

January 2023



Purpose

The County of San Diego would adopt this Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of the MMRP is to ensure that the Mt Woodson Gateway County Preserve Parking Lot Project (proposed project) complies with all applicable environmental mitigation requirements identified in the Final Mitigated Negative Declaration (MND) for the proposed project. The mitigation measures for the project would be adopted by the County, in conjunction with the adoption of the Final MND. The mitigation measures have been integrated into this MMRP. The MMRP provides a mechanism for monitoring the mitigation measures in compliance with the MND, and general guidelines for the use and implementation of the monitoring program are described below. The specific mitigation measures are identified, as well as the method and timing of verification and the responsible party that would ensure that each action is implemented.

The mitigation measures applicable to the project include avoiding certain impacts altogether, minimizing impacts by limiting the degree or magnitude of the action and its implementation, and/or providing compensatory habitat preservation.

PRC Section 21081.6 requires the Lead Agency, for each project that is subject to CEQA, to monitor performance of the mitigation measures included in any environmental document to ensure that implementation takes place. The County of San Diego Department of Parks and Recreation (DPR) is the designated Lead Agency for the MMRP. The County DPR is responsible for review of all monitoring reports, enforcement actions, and document disposition. The County DPR would rely on information provided by the monitor as accurate and up to date and would field check mitigation measure status as required.

A record of the MMRP will be maintained at County of San Diego DPR, 5500 Overland Avenue, Suite 410, San Diego, CA 92123. All mitigation measures contained in the MND shall be made conditions of the project as may be further described below.

Format

Within this document, approved mitigation measures are organized and referenced by subject category. Each of the mitigation measures has a numerical reference. The following items are identified for each mitigation measure.

- Mitigation Language and Numbering
- Mitigation Timing
- Methods for Monitoring and Reporting
- Responsible Parties



Mitigation Language and Numbering

This MMRP provides the language of the mitigation measures from the Mt Woodson Gateway County Preserve Parking Lot Project Final MND in their entirety.

Mitigation Timing

The mitigation measures required for the project will be implemented at various times before construction, during construction, or during project operation.

Methods for Monitoring and Reporting

The MMRP includes the procedures for documenting and reporting mitigation implementation efforts. As the project proponent, the County of San Diego DPR is responsible for approving and overseeing the action of all mitigation measures.

Responsible Parties

For each mitigation measure, the party responsible for implementation, monitoring and reporting, and verifying successful completion of the mitigation measure is identified.



Mitigation Measure	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
IV. Biological Resources				
<p>MM-BIO-1. Compensatory Mitigation for Coast Live Oak Riparian Forest.</p> <p>To mitigate for permanent and temporary impacts on up to 1.42 acre of coast live oak riparian forest, which is considered a sensitive community by the County of San Diego and which may support western spadefoot, mitigation shall occur at a 3:1 ratio through preservation of oak riparian forest, on or offsite revegetation of oak riparian forest, or purchase of mitigation credits from an approved mitigation bank whose service area includes the project area. Any suitable mitigation must be determined to be suitable habitat for western spadefoot, in accordance, but not limited to existing data.</p>	<p>Prior to ground disturbance activities</p>	<p>Preservation, revegetation, or purchase of mitigation credits</p>	<p>County of San Diego DPR</p>	<p>County of San Diego DPR</p>
<p>MM-BIO-2. Compensatory Mitigation for Open Coast Live Oak Woodland.</p> <p>To mitigate for permanent and temporary impacts on up to 0.10 acre of Open Coast Live Oak Woodland – disturbed, which is considered a sensitive community by the County of San Diego, mitigation shall occur at a 3:1 ratio through preservation of oak woodland or oak riparian forest, on- or offsite revegetation of oak riparian forest, or purchase of mitigation credits from an approved mitigation bank whose service area includes the project area.</p>	<p>Prior to ground disturbance activities</p>	<p>Preservation, revegetation, or purchase of mitigation credits</p>	<p>County of San Diego DPR</p>	<p>County of San Diego DPR</p>
<p>MM-BIO-3. Compensatory Mitigation for Flat-topped Buckwheat.</p> <p>To mitigate for permanent and temporary impacts on up to 0.29 acre of flat-topped buckwheat, which is considered a sensitive community by the County of San Diego, mitigation shall occur at a 2:1 ratio through preservation of flat-topped buckwheat or other coastal sage scrub habitat, on- or offsite revegetation of coastal sage scrub, or purchase of mitigation credits from an approved mitigation bank whose service area includes the project area.</p>	<p>Prior to ground disturbance activities</p>	<p>Preservation, revegetation, or purchase of mitigation credits</p>	<p>County of San Diego DPR</p>	<p>County of San Diego DPR</p>



Mitigation Measure	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
<p>MM-BIO-4. Compensatory Mitigation for Chamise Chaparral. To mitigate for permanent and temporary impacts on up to 0.04 acre of chamise chaparral (granitic), which is considered a sensitive community by the County of San Diego, mitigation shall occur at a 0.5:1 ratio through preservation of chamise chaparral, on- or offsite revegetation of chamise chaparral, or purchase of mitigation credits from an approved mitigation bank whose service area includes the project area.</p>	<p>Prior to ground disturbance activities</p>	<p>Preservation, revegetation, or purchase of mitigation credits</p>	<p>County of San Diego DPR</p>	<p>County of San Diego DPR</p>
<p>MM-BIO-5. Compensatory Mitigation for Granitic Northern Mixed Chaparral. To mitigate for permanent and temporary impacts on up to 0.03 acre of granitic northern mixed chaparral, which is considered a sensitive community by the County of San Diego, mitigation shall occur at a 0.5:1 ratio through preservation of northern mixed chaparral habitat, on- or offsite revegetation of northern mixed chaparral, or purchase of mitigation credits from an approved mitigation bank whose service area includes the project area.</p>	<p>Prior to ground disturbance activities</p>	<p>Preservation, revegetation, or purchase of mitigation credits</p>	<p>County of San Diego DPR</p>	<p>County of San Diego DPR</p>
<p>MM-BIO-6. Compensatory Mitigation for Oak RPZ. To mitigate for impacts on the sensitive root systems of oaks, permanent and temporary impacts on up to 1.06 acres of non-developed habitat within the oak root protection zone shall be mitigated at a 3:1 ratio through preservation of oak woodland or oak riparian habitat, on- or offsite revegetation of oak woodland or oak riparian forest, or purchase of mitigation credits from an approved mitigation bank whose service area includes the project area.</p>	<p>Prior to ground disturbance activities</p>	<p>Preservation, revegetation, or purchase of mitigation credits</p>	<p>County of San Diego DPR</p>	<p>County of San Diego DPR</p>
<p>MM-BIO-7: Implement Oak Avoidance and Minimization Measures. Any areas within the oak root protection zone (i.e., all areas within 50 feet of oak canopy) shall be identified on a map that is provided to the construction contractor. Any grading or construction activities within the root protection zone shall be monitored to minimize impacts on oaks to the maximum extent possible. Training shall be provided for the construction contractor by a biological monitor prior to the start of construction activities in this area. This training will detail ways that the construction contractor can reduce impacts as much as possible on oaks within the root protection zone. The</p>	<p>Prior to and during all ground disturbance activities</p>	<p>Monitor grading and construction activities within the root protection zone</p>	<p>County of San Diego DPR Arborist or equivalent</p>	<p>County of San Diego DPR</p>



Mitigation Measure	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
<p>following avoidance and minimization measures must be implemented: (1) minimizing repetitive travel routes within the root protection zone, (2) restricting any long-term storage of heavy materials within the root protection zone, and (3) restricting work within the root protection zone when the ground is wet to avoid compaction as much as possible after a rain event. Additional avoidance and minimization measures not envisioned here that can be feasibly implemented during construction must be identified and implemented.</p>				
<p>MM-BIO-8: Nesting Bird Monitoring. State and federal laws prohibit killing birds or affecting their eggs or nesting success. To ensure project compliance with state and federal laws and prevent the potentially significant impacts on sensitive nesting birds and raptors from improperly implemented construction, clearing restrictions will be implemented. The County will avoid vegetation removal or ground-disturbing activities during the bird breeding season, defined as January 15 to September 15, which includes the tree-nesting raptor breeding season of January 15 to July 15, and the general avian breeding season of February 1 to September 15. If removal cannot be avoided during this time period, a qualified avian biologist will conduct a nesting bird survey no more than 72 hours prior to ground-disturbing activities or vegetation removal. This is necessary to definitively ascertain whether raptors or other migratory birds are actively nesting in the project area. If the survey results are positive, the location of active raptor or migratory bird nests will be mapped by a qualified avian biologist. All construction activities close to active nests will be delayed or otherwise modified as necessary to prevent nest failure (e.g., nest abandonment). Buffers may be adjusted based on the observations by the biological monitoring on the response of the nesting birds to human activity.</p>	<p>Prior to construction between January 15 and September 15</p>	<p>Avoid vegetation removal during bird breeding season and conduct a nesting bird survey if removal cannot be avoided.</p>	<p>Qualified biologist provided by the County of San Diego DPR</p>	<p>County of San Diego DPR</p>
<p>MM-BIO-9: Bat Avoidance and Preconstruction Surveys. The County will avoid and minimize impacts on roosting bats to the extent feasible. Prior to construction, the County will hire a bat biologist to conduct a survey of potential bat roosts located within the project footprint or within 300-feet of the project footprint in</p>	<p>Prior to ground disturbance activities</p>	<p>Conduct a survey of potential bat roost sites</p>	<p>Qualified biologist provided by the County of San Diego DPR</p>	<p>County of San Diego DPR</p>



Mitigation Measure	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
<p>areas where the proposed project activities have the potential to directly impact active roosts or disrupt bat breeding activities. Potential roost sites will be searched for signs of bat use, such as urine streaking, grease marks and droppings, moth wings, and dead bats. Up to 2 weeks prior to construction, a qualified biologist will conduct an emergent bat survey within potential roost sites that have signs of bat use. If bats are detected, the County will not remove the roost (e.g., oak trees) until it can be determined that the bats no longer are present. If a maternal roost is identified, no construction will occur within 300 feet of the maternal roost during the pupping season (typically April 1 through August 31). Buffers and duration of construction may be adjusted based on the observations by the biological monitoring on the response of the roost to human activity.</p>				
<p>MM-BIO-10: Biological Monitor. A qualified biological monitor will be on site during initial ground-disturbing activities or vegetation removal of native habitats. Biological monitor will inspect areas prior to grading for presence of any wildlife. If wildlife is encountered, the biological monitor will direct them away from construction activities or move them to a safe location.</p>	<p>During vegetation clearing, grading, and construction</p>	<p>Conduct biological monitoring during construction</p>	<p>Qualified biologist provided by the County of San Diego DPR</p>	<p>County of San Diego DPR</p>
<p>MM-BIO-11: Trash Control. Trash from construction sites has potential to attract predatory species such as coyotes and ravens, which can prey on sensitive wildlife species. At the end of each workday, all trash will be removed from the work site or completely sealed in wildlife-proof containers.</p>	<p>During vegetation clearing, grading, and construction</p>	<p>Implement trash control measures</p>	<p>County of San Diego DPR General Contractor</p>	<p>County of San Diego DPR</p>
<p>MM-BIO-12. Wetland Permits. Impacts on jurisdictional wetland and waterway resources require permits and authorizations by the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife prior to impacts. The County will acquire permits from the resource agency demonstrating approval of project impacts on aquatic resources prior to the grading of the site.</p>	<p>Prior to ground disturbance activities within the waterway</p>	<p>Obtain required wetland permits</p>	<p>County of San Diego DPR</p>	<p>County of San Diego DPR</p>

