

## SECTION II

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### Mitigation Monitoring and Reporting Program

# **MITIGATION MONITORING AND REPORTING PROGRAM**

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The California Environmental Quality Act (CEQA) requires the adoption of feasible mitigation measures to reduce the severity and magnitude of potentially significant environmental impacts associated with project development. In order to ensure that the mitigation measures and project revisions identified in the Program Environmental Impact Report (PEIR) are implemented, the public agency shall adopt a program for monitoring and reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant effects [Section 15097(a) of the State CEQA Guidelines]. The State CEQA Guidelines require that a Mitigation Monitoring and Reporting Program (MMRP) be adopted upon certification of an EIR to ensure mitigation measures identified in the EIR are implemented.

According to Section 15097(c) of the State CEQA Guidelines, “reporting” generally consists of a written compliance review that is presented to the decision-making body or authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. “Monitoring” is generally an ongoing or periodic process of project oversight.

The MMRP assigns responsibility for monitoring mitigation measures incorporated into the project. The City of La Mesa Community Development Department, as office of record for CEQA compliance, is responsible for reporting on the implementation of the mitigation measures discussed in this MMRP, in accordance with Section 15097 of the State CEQA Guidelines.

A record of the MMRP will be maintained at the City of La Mesa, Community Development Department, 8130 Allison Avenue, La Mesa, 91942.

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Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Party	Verification Date
<b>Biological Resources</b>					
<p><b>BIO-1 Biological Resource Protection</b></p> <p><b>I. Prior to Construction</b></p> <p>a. <b>Biologist Verification</b> – The owner/permittee shall designate a project biologist (Qualified Biologist) to be retained to implement a project biological monitoring program.</p> <p>b. <b>Pre-construction Meeting</b> – The Qualified Biologist shall attend the pre-construction meeting(s), discuss the project’s biological monitoring program.</p> <p>c. <b>Avian Protection Requirements</b> – To avoid direct impacts to avian species identified as listed, candidate, sensitive, or special status, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the avian breeding season (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting bird species on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The owner/permittee shall submit the results of the pre-construction survey to the City of La Mesa for review and approval prior to initiating any construction activities. If nesting activities for any sensitive bird or MBTA-protected species are detected, a letter report or mitigation plan in conformance with applicable state and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City of La Mesa for review and approval and implemented to the satisfaction of the City.</p>	<p>Condition of approval</p>	<p>Pre-construction meetings</p> <p>Pre-construction surveys (as required) and survey report and/or mitigation plan (as required)</p> <p>Site visits and documentation to verify appropriate restrictions and fencing are in place</p> <p>Monitoring reports</p>	<p>Prior to the issuance of grading permits and throughout construction</p>	<p>Community Development Department and construction contractors</p>	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Party	Verification Date
<b>Biological Resources (cont.)</b>					
<p>d. <b>Resource Delineation</b> – Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats.</p> <p>e. <b>Education</b> – Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive biological resources.</p> <p><b>II. During Construction</b></p> <p>a. <b>Monitoring</b> – All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on the approved grading plans. The Qualified Biologist shall monitor construction activities as needed, to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys.</p> <p>b. <b>Subsequent Resource Identification</b> – The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna on-site (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species-specific local, state or federal regulations have been determined and applied by the Qualified Biologist.</p>					

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Party	Verification Date
<b>Biological Resources (cont.)</b>					
<p><b>BIO-2 Sensitive Habitat Replacement.</b> Temporary impacts to 0.04 acre of freshwater marsh and 0.01 acre of willow woodland shall be mitigated within the biological survey area at a minimum 1:1 ratio through revegetation and establishment within Alvarado Creek. Temporarily impacted areas of Alvarado Creek shall be revegetated, and new wetlands shall be established in areas of the widened creek bed. The revegetation and establishment areas shall be planted with wetland native species, including broad-leaved cattail, Olney's three-square bulrush, and southern bulrush and shall be maintained and monitored for an initial period of five years in accordance with a project Habitat Restoration Plan and regulatory permit conditions.</p>	Condition of approval	Plan check process and landscape plan approval  Habitat Restoration Plan	Prior to construction	Community Development Department	
<p><b>BIO-3 Wetland Habitat Replacement.</b> Temporary and permanent impacts to federal and state jurisdictional waters (i.e., wetlands, non-wetland/streambed/bank and associated sensitive vegetation communities) shall be mitigated within the biological survey area through wetland revegetation and establishment within Alvarado Creek, as identified in Table 4.2-8, <i>Summary of Proposed Jurisdictional Waters Mitigation</i>, in the Final PEIR. Temporarily impacted areas of Alvarado Creek shall be revegetated, and new wetlands shall be established in areas of the widened creek bed. The revegetation and establishment areas shall be planted with wetland native species, including broad-leaved cattail, Olney's three-square bulrush, and southern bulrush and shall be maintained and monitored for an initial period of five years in accordance with a project Habitat Restoration Plan and regulatory permit conditions. Following project construction, Alvarado Creek, within the limits of the project site, shall be preserved and enhanced as part of the long-term maintenance and management of Alvarado Creek in accordance with an approved Management Plan. Long-term maintenance task shall include removal of non-native species and selective thinning of woody vegetation.</p>	Condition of approval	Plan check process and landscape plan approval  Habitat Restoration Plan  Management Plan	Prior to construction	Community Development Department	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Party	Verification Date
<b>Cultural Resources</b>					
<p><b>CUL-1 Archaeological and Native American Construction Monitoring.</b> Prior to the issuance of grading permits, the owner/permittee shall prepare a cultural resources monitoring program that shall be reviewed and approved by the City’s Community Development Department. The monitoring program shall include the retention of a qualified archaeologist and a Native American (NA) monitor. The archaeological and NA monitors shall attend a pre-construction meeting with the construction manager and be in attendance during initial ground disturbing activities at the project site. The monitors shall determine the extent of their presence during soil disturbing activities.</p> <p>The archaeological and NA monitors shall have the authority to temporarily halt or redirect grading and other ground-disturbing activity if cultural resources are encountered. If an artifact is encountered, all operations in the area where the artifact was found shall be suspended immediately, the City shall be notified, and a qualified archaeologist shall be retained by the owner/permittee to evaluate, in consultation with the NA monitor, the significance of the find; to salvage, record, clean, and curate significant artifact(s); and to document the find in accordance with current professional archaeological standards. Within 30 days of completion of ground-disturbing activities, either a letter signed by the archaeological and NA monitors stating that no artifacts were found or, if artifacts were found, a report prepared by the qualified archaeologist and NA monitor documenting the mitigation program shall be submitted to the City.</p>	Condition of approval	<p>Pre-construction meetings</p> <p>Submittal of a negative findings report or an artifact-recovery mitigation program report</p>	Prior to the issuance of grading permits	Community Development Department	
<b>Hazards and Hazardous Materials</b>					
<p><b>HAZ-1 Asbestos-Containing Materials and Lead-Based Paint Survey and Disposal.</b> Prior to issuance of a demolition or grading permit, an asbestos and lead survey shall be conducted on the project site by a licensed asbestos/lead contractor. If the survey identifies hazardous building materials, the owner/permittee shall complete the necessary remediation identified in the survey prior to commencement of demolition activities in accordance with applicable laws, including Occupational Safety and Health Administration (OSHA) guidelines, to ensure that no hazards to</p>	Condition of approval	Asbestos/lead survey and letter report	Prior to the issuance of a demolition or grading permit	Community Development Department	

Mitigation Measure	Implementation Action	Method of Verification	Timing of Verification	Responsible Party	Verification Date
<b>Hazards and Hazardous Materials (cont.)</b>					
<p>the demolition crew, adjacent residents, or others are created by exposure to hazardous building materials. The owner/permittee shall provide a letter to the City's Community Development Department stating that a licensed asbestos/lead contractor has been retained at the owner/permittee's expense to conduct the asbestos and lead survey, and a letter report summarizing the conclusions and recommendations of the asbestos and lead survey shall be prepared and submitted to the City's Community Development Department.</p>					
<b>Paleontological Resources</b>					
<p><b>PAL-1 Paleontological Monitoring.</b> Prior to construction, the owner/permittee shall retain a qualified paleontological monitor. The paleontological monitor shall attend pre-construction meeting(s) with the construction manager and shall be present during all initial cutting, grading, or excavation of previously undisturbed substratum. If a fossil is encountered, all operations in the area where the fossil was found shall be suspended immediately, the City shall be notified, and a qualified paleontologist shall be retained to evaluate the significance of the find; to salvage, record, clean, and curate significant fossil(s); and to document the find in accordance with current professional paleontological standards. Within 30 days of completion of ground-disturbing activities, either a letter signed by the paleontological monitor stating that no fossils were found or, if fossils were found, a report prepared by the qualified paleontologist documenting the mitigation program shall be submitted to the City.</p>	<p>Condition of approval</p>	<p>Pre-construction meetings  Submittal of a negative findings report or a fossil recovery mitigation program report</p>	<p>Prior to the issuance of grading permits and ongoing during construction</p>	<p>Community Development Department and construction contractors</p>	

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