



GENERAL SERVICES

MARKO MEDVED, PE, CEM
DIRECTOR

5560 OVERLAND AVENUE, SUITE 410, SAN DIEGO, CALIFORNIA 92123
(619) 694-2338

NICOLE J. ALEJANDRE
ASSISTANT DIRECTOR

**MITIGATION MONITORING AND REPORTING PROGRAM
PASEO NORTE SENIOR AFFORDABLE HOUSING PROJECT**

SCH #2023120496
March 5, 2024

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 MMRP for the Paseo Norte Senior Affordable Housing Project (proposed project) would be adopted by the County in conjunction with certification of the Subsequent Initial Study/Mitigated Negative Declaration (IS/MND).

The purpose of the MMRP is to provide a vehicle for monitoring feasible mitigation measures identified in the Subsequent IS/MND to minimize or avoid significant impacts of the proposed project. The measures applicable to the proposed project include specific mitigation measures to reduce impacts to less than significant, best management practices or design features to minimize or avoid impacts by modifying the degree or magnitude of the action or its implementation.

The identified mitigation measures are organized and referenced by subject category and state whether the mitigation measure is new to the proposed project or consistent with the 2017 IS/MND. The implementation time frame, monitoring method, implementation responsibility and the responsible party that would ensure that each measure is implemented is identified. The County of San Diego is the lead agency and is responsible for ensuring implementation of mitigation measures occurs in accordance with the MMRP (CEQA Guidelines Section 15097). The County is thus responsible for review of any additional supporting documentation. The County would rely on information provided by the identified entity responsible for implementation as accurate and up to date and would field check mitigation measure status as needed. All mitigation measures contained in the Subsequent IS/MND shall be made conditions of the proposed project.

Mitigation Measure	2017 IS/MND Mitigation Measure or newly proposed mitigation measure?	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
Biological Resources					
<p>MM-BIO-1: Prior to issuance of a grading permit, a southern tarplant mitigation plan shall be prepared by the applicant and submitted to the County detailing the replacement of southern tarplant removed at a 2:1 ratio based on approximate numbers of individuals and/or based on acreage with similar density as the existing population. The southern tarplant mitigation shall be planted on-site adjacent to and contiguous with native habitat associated with Santa Maria Creek that will be avoided by the project, and the locations shall be to the satisfaction of the County. The southern tarplant mitigation plan shall detail performance standards, maintenance, and future monitoring, and at a minimum, shall include the following:</p> <ol style="list-style-type: none"> 1. During the spring/summer prior to construction, a qualified biologist/botanist familiar with southern tarplant shall update the map of the southern tarplant individuals on-site. Southern tarplant typically blooms from May through November, so may be easiest to identify within the blooming period for this species. 2. For southern tarplant within the project construction footprint that will be impacted, seed shall be collected during the appropriate season (e.g., summer/fall). Seed may also be collected from southern tarplant populations/individuals on-site that will be avoided by the project, but seed collection should be limited to only 10 percent of seeds available from these populations/individuals so as not to deplete seed source for those avoided populations. Any seeds collected shall be stored in brown paper bags in a cool location until they have fully dried out and the seeds dehisced. 	<p>New mitigation measure. The 2017 IS/MND MM-BIO-1 through MM-BIO-4 are no longer applicable.</p>	<p>Prior to issuance of a grading permit and after construction</p>	<p>Preparation of a Southern Tarplant Mitigation Plan and restoration monitoring</p>	<p>Construction Contractor</p>	<p>County of San Diego</p>

Mitigation Measure	2017 IS/MND Mitigation Measure or newly proposed mitigation measure?	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
<p>3. Prior to construction activities, a qualified biologist/botanist shall flag all populations of southern tarplant to be avoided by the project (e.g., with orange snow fencing, stakes, flagging, or similar materials to clearly demarcate the area to be avoided), and construction crews shall be made aware of the locations of the sensitive biological resources and provided a map which identifies these areas.</p> <p>4. Within the mitigation receptor site, the salvaged southern tarplant seeds shall be broadcast by hand during the next appropriate growing season. The seeds shall not be stored longer than two years as the viability of the seed dramatically drops off after one year. Planting shall ideally occur prior to the rainy season.</p> <p>5. The southern tarplant mitigation area shall be monitored by a qualified biologist for three years to verify that southern tarplant has been successfully restored.</p>					
<p>MM-BIO-2: Impacts to least Bell’s vireo would be avoided by conducting construction outside of the bird nesting season (i.e., work should occur September 16 to March 14). If construction cannot avoid the least Bell’s vireo nesting season, the following measures would be implemented:</p> <p>1. Prior to construction activities during the least Bell’s vireo nesting season (March 15 to September 15), a qualified biologist should conduct three pre-construction surveys of all suitable habitat for the presence of least Bell’s vireo. If no least Bell’s vireos are found, then no further mitigation is required with concurrence from the County and Wildlife Agencies.</p> <p>2. If a least Bell’s vireo is found during the pre-construction surveys, a buffer of 500 feet around the least Bell’s vireo territory, or as determined appropriate</p>	<p>New mitigation measure</p>	<p>Prior to and during construction activities</p>	<p>Pre-construction surveys and construction monitoring and reporting</p>	<p>Construction contractor</p>	<p>County of San Diego</p>

Mitigation Measure	2017 IS/MND Mitigation Measure or newly proposed mitigation measure?	Implementation Time Frame	Monitoring Method	Implementation Responsibility	Verification Responsibility
<p>by the qualified biologist (based on species-specific tolerances and site-specific conditions), would be delineated, flagged, and avoided until the nesting cycle is complete (i.e., the qualified biologist determines that the young have fledged or the nest has failed). The qualified biologist shall be a person familiar with least Bell's vireo breeding behavior and capable of identifying the species 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. The qualified biologist may also recommend other measures to minimize disturbances to the territory/nest, which may include, but are not limited to, erection of sound barriers (e.g., noise blankets), erection of visual barriers (e.g., hay bales), or full-time monitoring by a qualified biologist. A biological monitor shall be on-site during construction to confirm the buffers are adequate to avoid and minimize disturbance to least Bell's vireo. Any buffers less than 500 feet, or any additional measures recommended to minimize disturbances should be communicated to the USFWS and CDFW prior to implementation.</p>					
<p>MM-BIO-3: Impacts to special-status birds and other nesting birds would be avoided by conducting construction outside of the bird nesting season (i.e., work should occur September 16 to February 14, or July 16 to January 14 for raptors). If construction cannot avoid the bird nesting season, the following measures would be implemented:</p> <ol style="list-style-type: none"> 1. Prior to work during the bird nesting season (February 15 to September 15, or January 15 to July 15 for raptors), a qualified biologist should conduct a pre-construction survey of all suitable habitat for the presence of nesting birds no more than 3 days prior to 	<p>New mitigation measure</p>	<p>Prior to and during construction activities</p>	<p>Pre-construction surveys and construction monitoring and reporting</p>	<p>Construction contractor</p>	<p>County of San Diego</p>

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<p>construction activities. The results of the pre-construction survey would be valid for 3 days; if vegetation removal activities do not commence within 3 days following the survey, a new pre-construction nesting bird survey should be conducted before these activities begin again. If no active nests are found, then no further mitigation is required with concurrence from the County and Wildlife Agencies.</p> <p>2. If any active nests are found during a pre-construction nesting bird survey, a buffer of 300 feet (500 feet for raptors), or as determined appropriate by the qualified biologist (based on species-specific tolerances and site-specific conditions), would be delineated, flagged, and avoided until the nesting cycle is complete (i.e., the qualified biologist determines that the young have fledged or the nest has failed). 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. The qualified biologist may also recommend other measures to minimize disturbances to the nest, which may include, but are not limited to, erection of sound barriers (e.g., noise blankets), erection of visual barriers (e.g., hay bales), or full-time monitoring by a qualified biologist. A biological monitor shall be on-site during construction to confirm the buffers are adequate to avoid and minimize disturbance to nests.</p>					

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<p>MM-BIO-4: Impacts to special-status bats would be avoided by conducting all construction outside of the maternity roosting season (i.e., work should occur October 1 to February 28). If construction cannot avoid the maternity roosting season, the following measures would be implemented:</p> <ol style="list-style-type: none"> 1. Prior to construction during the maternity roosting season (March 1 through September 30), a qualified biologist experienced with bat roost biology should conduct a pre-construction survey of all suitable habitat for the presence of special-status bats. The surveys shall be conducted at dusk and after nightfall by a biologist using sonic bat detectors (e.g., Anabat or Sonobat). If an active roost site is located during the pre-construction survey, the roost shall be avoided and project activities shall be conducted as recommended by the biologist to avoid the area, which may include provision of a suitable buffer established around the maternity roost until roosting activities cease, or temporary postponement of construction activities. A biological monitor shall be on-site during construction to confirm the buffers are adequate to avoid and minimize disturbance to maternity roosts. 	New mitigation measure	Prior to and during construction activities	Pre-construction surveys and construction monitoring and reporting	Construction contractor	County of San Diego
<p>MM-BIO-5: No more than 7 days prior to construction activities, a qualified biologist shall conduct a pre-construction survey of all suitable habitat for the presence of special-status wildlife, including reptiles. A Worker Environmental Awareness Program (WEAP) training shall be provided by a qualified biologist to the construction crews immediately prior to construction, and Best Management Practices (BMPs) (such as limiting vehicle speed, covering trenched areas, and allowing wildlife to leave the work area unharmed) shall be implemented during construction activities to avoid and minimize potential impacts to these species.</p>	New mitigation measure	Prior to and during construction activities	Pre-construction survey, a WEAP training, and construction monitoring and reporting	Construction contractor	County of San Diego

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<p>MM-BIO-6: Prior to issuance of a grading permit, a manure management plan shall be prepared by the applicant and submitted to the County detailing the maintenance and management of the trail to deter attracting brown-headed cowbirds into the area. The Department of Parks and Recreation shall be responsible for implementing the manure management plan.</p>	<p>New mitigation measure</p>	<p>Prior to issuance of a grading permit</p>	<p>Preparation of a Manure Management Plan</p>	<p>Construction contractor and County of San Diego</p>	<p>County of San Diego</p>
<p>MM-BIO-7: Prior to issuance of a grading permit, impacts to sensitive natural communities and naturalized communities will be mitigated by the replacement of an equivalent acreage of salt grass grassland removed, at a 3:1 ratio; southern willow scrub removed, at a 3:1 ratio; and non-native grassland and non-native grassland: broadleaf-dominated removed, at a 0.5:1 ratio. Per the County's Guidelines for Determining Significance and Report Format and Content Guidelines, mitigation may occur offsite at appropriate locations or on-site if the site is appropriate as open space and site-specific factors dictate mitigation would be biologically viable. Mitigation may consist of 1) deducting and/or purchasing credits at a County-approved conservation or mitigation bank, and/or 2) preparing a revegetation plan to be reviewed and approved by the County (and agencies for aquatic resources) that identifies disturbed areas either on-site or offsite that are ecologically appropriate for one or more types of mitigation and implementing the mitigation, as described below.</p> <ol style="list-style-type: none"> 1. All or a portion of the mitigation can be satisfied through the deduction or purchase of mitigation credits at a County-approved mitigation bank (e.g., Ramona Grasslands Conservation Bank, Brook Forest Mitigation Bank, Cleveland Corridor Conservation Bank, or San Luis Rey Mitigation Bank). A verification step is required to confirm appropriate mitigation habitats, types, and acreages are available via banks to provide in-kind habitat mitigation or acceptable out-of-kind mitigation (i.e., mitigation habitat value at least equal to the 	<p>New mitigation measure</p>	<p>Prior to issuance of a grading permit and after construction</p>	<p>Purchasing mitigation credits at a County-approved mitigation bank and/or preparing a revegetation plan</p>	<p>Construction contractor</p>	<p>County of San Diego</p>

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<p>impacted habitat). With concurrence from the County (and agencies for aquatic resources), final mitigation acreage may be adjusted if the types of mitigation merit adjustments in the mitigation ratios. For example, in the case of mitigation banks that include established or reestablished (creation) habitats, an overall 1:1 replacement ratio is typically appropriate because bank restored habitats are established (i.e., already existing) and thus, there is no temporal loss of wetlands (and associated functions and services) from the time that impacts occur to the completion of mitigation (i.e., meeting performance standards). Replacement ratios are partly based on potential temporal loss of habitat and a degree of uncertainty regarding long-term success. The deduction or purchase of completed mitigation credits from a bank, which includes long-term management, addresses those factors and therefore a reduced ratio, as low as 1:1, may be appropriate.</p> <p>2. All or a portion of the mitigation can be satisfied through the preparation of a revegetation plan that would be approved prior to issuance of a grading permit. The plan would detail mitigation for impacts to sensitive natural communities and naturalized communities and submittal to the County (and agencies for aquatic resources), followed by successful implementation of the approved plan. The mitigation shall be planned and implemented at appropriate location(s) either on-site (i.e., adjacent to and contiguous with native habitat associated with Santa Maria Creek that will be avoided and potentially preserved by the project) or at an off-site location. As referenced above, if a given site is appropriate as open space and site-specific factors dictate mitigation would be biologically viable for one or more habitat types, the County may approve one or more sites for mitigation for a given project. If a revegetation plan is prepared, it shall detail</p>					

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<p>performance standards, maintenance, and future monitoring, and at a minimum, shall include monitoring by a qualified biologist for five years to verify that sensitive vegetation communities have been successfully mitigated. The mitigation planning process will also document the mitigation site property status and open space preservation mechanism to ensure the property is protected over the long-term. A revegetation plan shall include, as needed for the particular habitat and type of mitigation, the following:</p> <ul style="list-style-type: none"> a. A native planting palette appropriate for the vegetation type being mitigated and appropriate to local conditions. b. Temporary irrigation for the first 2 to 3 years after native planting. Irrigation should be removed during the final 2 years of mitigation to ensure the mitigation habitat is self-sustaining. c. A post-installation 120-day plant establishment period plus 5-year mitigation maintenance period (or until performance standards are met). d. A five-year maintenance period including native plant care, temporary irrigation (as needed), non-native plant (weed) treatment/removal, erosion control, and site protection. e. Performance standards for the establishment period and years 1–5. f. Qualitative and quantitative monitoring methods to ensure that performance standards are tracked and met, implementation of an adaptive management approach. g. Responsibilities and qualifications of the mitigation maintenance contractor(s) and restoration ecologist. h. Description of annual reporting. 					

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<p>MM-BIO-8: Prior to and during construction, the following shall apply:</p> <ol style="list-style-type: none"> 1. The project impact footprint will be staked and fenced (e.g., with snow fencing or silt fencing) by a surveyor and the boundary will be confirmed by a qualified biological monitor. The construction site manager will ensure that the fencing is maintained for the duration of construction and that any required repairs are completed in a timely manner. 2. If any wildlife is encountered during maintenance activities, the wildlife should be allowed to leave the work area unharmed and shall be flushed or herded in a safe direction away from the work area(s). 3. Qualified biological monitor(s) will be on-site during all grubbing (i.e., vegetation removal) activities to flush any wildlife within the project impact footprint away from work areas. 4. Any open trenches should be covered at the end of each work day in a manner to prevent the entrapment of wildlife, or adequately ramped to provide an animal escape. 5. If night-time maintenance is required, lighting should be directed away from native vegetation and should be limited to the minimum amount necessary to complete the maintenance activities. <p>Upon project build-out (i.e., post-construction), the following shall apply:</p> <ol style="list-style-type: none"> 1. Lighting will be shielded and/or directed away from open space areas to ensure that ambient lighting within open space areas or the wildlife corridor is not increased. 	<p>New mitigation measure</p>	<p>Prior to, during, and after construction</p>	<p>Construction monitoring and reporting</p>	<p>Construction contractor</p>	<p>County of San Diego</p>

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<p>2. Signage and appropriate physical barriers, if deemed necessary, will be incorporated to deter unauthorized public access, domestic animal predation, and illegal trespass or dumping into open space areas or the wildlife corridor.</p> <p>3. An educational kiosk should be installed along the trail to inform residents and trail users about the sensitive natural resources within the area. Education will emphasize the importance of obeying signs and staying on-trail along open space areas and the wildlife corridor.</p>					

Cultural Resources

<p>MM-CUL-1: Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits, the project applicant shall retain a County Approved Principal Investigator (PI) known as the "Project Archaeologist to implement an Archaeological Monitoring Program and potential Data Recovery Program pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA. The details of the archaeological monitoring program are provided below:</p> <ul style="list-style-type: none"> • Pre-Construction <ul style="list-style-type: none"> ○ Pre-construction meeting to be attended by the Project Archaeologist and Kumeyaay Native American monitor to explain the monitoring requirements. • Construction <ul style="list-style-type: none"> ○ Monitoring. Both the Project Archaeologist and Kumeyaay Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor. Monitoring of previously disturbed soils will 	<p>2017 IS/MND mitigation measure</p>	<p>Prior to and during construction</p>	<p>Construction monitoring and reporting</p>	<p>Construction contractor</p>	<p>County of San Diego</p>
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<p>be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor.</p> <ul style="list-style-type: none"> ○ Temporary Fencing: As decided by the County of San Diego, exclusionary fencing will be installed surrounding all NRHP historic property components within the project area. Temporary fencing will likely be sufficient, and should be present throughout the duration of construction with potential to directly impact these nine eucalyptus trees. The Project Archaeologist will be responsible for making periodic checks of the fencing to confirm that it remains in good repair. <p>If cultural resources are identified:</p> <ul style="list-style-type: none"> ○ Both the Project Archaeologist and Kumeyaay Native American monitor (if of Native American origin) have the authority to divert or temporarily halt ground disturbance operations in the area of discovery. <ul style="list-style-type: none"> ▪ The Project Archaeologist shall contact the County Archaeologist. ▪ The Project Archaeologist in consultation with the County Archaeologist and Kumeyaay Native American shall determine the significance of discovered resources. ▪ Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation. ▪ Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Kumeyaay Native American monitor (if materials are of Native American origin) may collect the 					

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<p>cultural material for transfer to a Tribal curation facility or repatriation program.</p> <ul style="list-style-type: none"> ▪ If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance). ○ Human Remains. <ul style="list-style-type: none"> ▪ The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. ▪ Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. ▪ If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of remains. ▪ The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding 					

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<p>their recommendations as required by Public Resources Code Section 5097.98 has been conducted.</p> <ul style="list-style-type: none"> ▪ Public Resources Code Section 5097.98, CEQA Section 15064.5 and Health & Safety Code Section 7050.5 shall be followed in the event that human remains are discovered. <ul style="list-style-type: none"> • Rough Grading <ul style="list-style-type: none"> ○ Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. • Final Grading <ul style="list-style-type: none"> ○ A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. ○ Disposition of Cultural Material. <ul style="list-style-type: none"> ▪ The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively has been repatriated to a culturally affiliated Tribe. ▪ The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79. 					
Hazards and Hazardous Materials					
MM-HAZ-1 no longer applicable.	The 2017 IS/MND MM-HAZ-1 is no longer applicable to the proposed project and therefore not included as part of this MMRP.				

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MM-HAZ-2: During all excavation and construction activities, the developer shall monitor all contractors for compliance with applicable regulations, including regulations regarding hazardous materials and hazardous wastes (including disposal) and adherence to the construction specifications.	2017 IS/MND mitigation measure	During construction	Construction monitoring and reporting	Construction Contractor	County of San Diego
MM-HAZ-3: During all excavation and construction activities, hazardous materials shall not be disposed of or released onto the ground, the underlying groundwater, or any surface water. Totally enclosed containment should be provided for all refuse. All construction waste, including trash, litter, garbage, solid waste, petroleum products, and any other potentially hazardous materials, should be removed to a waste facility permitted to treat, store, or dispose of such materials have been included to ensure accidents would be prevented and contained.	2017 IS/MND mitigation measure	During construction	Construction monitoring and reporting	Construction Contractor	County of San Diego
MM-HAZ-4: Prior to excavation and construction, the developer shall develop a Site Mitigation Plan (SMP) and follow the SMP during all development activities. The SMP shall include strategies for identification and management of contaminated soil and shall outline mitigation measures should these development activities result in an accidental release of contaminants. A hazardous substance management, handling, storage, disposal, and emergency response plan shall be prepared and included in the SMP. Hazardous materials spill kits shall be maintained on-site for small spills. A copy of SMP shall be maintained on site during excavation, and construction of the proposed project, and all workers on the project site shall be familiar with this document.	2017 IS/MND mitigation measure	Prior to and during construction	Preparation of a Site Mitigation Plan	Construction Contractor	County of San Diego

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<p>MM-HAZ-5: A project-specific Health and Safety Plan (HASP) shall be developed and followed during all construction-related activities. Copies of the HASP shall be maintained on site during excavation, and construction of the proposed project, and all workers on the project site shall be familiar with this document.</p>	<p>2017 IS/MND mitigation measure</p>	<p>Prior to and during construction</p>	<p>Preparation of a Health and Safety Plan</p>	<p>Construction Contractor</p>	<p>County of San Diego</p>
<p>MM-HAZ-6 no longer applicable.</p>	<p>The 2017 IS/MND MM-HAZ-6 is no longer applicable to the proposed project and therefore not included as part of this MMRP.</p>				
<p>Hydrology and Water Quality</p>					
<p>MM-WQ-1: During the Grading Plan and Improvement Plan Engineering for the proposed project, the applicant shall have qualified individuals as defined by the Storm Water Regional Control Board develop and implement a stormwater pollution prevention plan (SWPPP), which shall include and specify all construction BMPs designed to prevent pollutants from contacting stormwater and keep all products of erosion from moving off site into receiving water.</p>	<p>2017 IS/MND mitigation measure</p>	<p>Prior to and during construction</p>	<p>Preparation of a SWPPP</p>	<p>Construction Contractor</p>	<p>County of San Diego</p>
<p>MM-WQ-2: A Major Stormwater Management Plan (SWMP) shall be prepared by the applicant in compliance with the County's SUSMP. The SWMP shall demonstrate the proposed project has implemented LID design practices including (1) conservation of natural areas, soils, and vegetation; (2) minimizing disturbance to natural drainages; (3) minimizing and disconnecting impervious surfaces; (4) minimizing soil compaction; and (5) draining runoff from impervious to pervious areas. The SWMP shall show these LID design practices have been incorporated into the project design to the maximum extent feasible. Integrated management practices (IMPs) shall be used in</p>	<p>2017 IS/MND mitigation measure</p>	<p>Prior to and during construction</p>	<p>Preparation of a SWMP</p>	<p>Construction Contractor</p>	<p>County of San Diego</p>

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<p>conjunction within LID design concepts to treat runoff near its source using the three basic elements: infiltration, retention/detention, and biofiltration. Infiltration IMPs include (1) bioretention areas, (2) bioretention swales, (3) permeable pavement, and (4) rock infiltration swales. Filtration IMPs include (1) flow-through planters, (2) vegetated roofs, and (3) sand filters. Volume-storage and reuse IMPs include cisterns and rain barrels. Connectivity IMPs include vegetated swales and vegetated filter (or buffer) strips. The SWMP shall detail the selection of structural IMP type and location based on site-specific precipitation patterns, soil characteristics, slopes, existing utilities, and any appropriate setbacks from buildings or other infrastructures. The SWMP shall also consider the pollutant categories likely to be generated by the proposed project, the water quality issues of receiving waters, and site constraints in selecting and locating LID design practices and IMPs.</p>					
Transportation and Traffic					
MM-TRA-1 no longer applicable.	The 2017 IS/MND MM-TRA-1 is no longer applicable to the proposed project and therefore not included as part of this MMRP.				
Utilities and Service Systems					
<p>MM-HYD-1: Prior to project approval, the developer shall prepare a hydrology and drainage study in accordance with the guidance contained within the San Diego County Hydrology Manual. The study shall delineate drainage areas, describe pre- and post-project cover conditions (including impervious areas), specify design storm events, and compare pre- versus post-project stormwater runoff rates and volumes. The study shall comply with applicable</p>	2017 IS/MND mitigation measure	Prior to construction	Preparation of a Hydrology and Drainage Study	Construction Contractor	County of San Diego

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<p>County codes, including the County of San Diego Flood Damage Prevention Ordinance, the County's RPO, and Board of Supervisors Policy I-68. The study shall detail the necessary drainage design to ensure the health and safety of project site occupants and to avoid adverse impacts to off-site properties and Santa Maria Creek.</p>					