



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: June 6, 2024

TO: Planning Commission

FROM: Anne B. Jarque, Senior Planner, Development Services Department

SUBJECT: Osuna Segment of Coast to Crest Trail (PRJ-1049410)
California Environmental Quality Act – Section 15162 Evaluation

The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent Environmental Impact Reports and Negative Declarations consistency evaluation for the proposed San Dieguito River Park Joint Powers Authority (JPA) Osuna Segment of Coast to Crest Trail (project). See 14 C.C.R. §15162.

This evaluation was performed to determine if conditions specified in CEQA Guidelines Section 15162 would require the preparation of additional CEQA review for the proposed project. As outlined in the evaluation, DSD has determined that the proposed project would be consistent with the Final Mitigated Negative Declaration (Final MND) State Clearinghouse (SCH) No.2023050120; and would not result in new impacts or increase in severity of previously identified significant effects.

BACKGROUND

On February 25, 2022, the San Dieguito River Park (SDRP), submitted a Site Development Permit (SDP) application with the City of San Diego's Development Services Department for the SDRP Joint Powers Authority (JPA) Osuna Segment of the Coast to Crest (CTC) Trail project (See Figure 1). The CTC Trail is a planned 71-mile, multi-use regional trail that extends from the Pacific Ocean within the City of Del Mar to Volcan Mountain located within both the City of San Diego and County of San Diego jurisdictions. Approximately 49 miles of the regional trail have already been constructed and open to the public. On February 18, 1994, the JPA Board of Directors certified the SDRP Concept Plan Program Environmental Impact (SCH No. 91121059) which analyzed program-wide issues such as cumulative impacts and plan policies for the San Dieguito River Park. As individual, subsequent park-initiated projects are proposed, the SDRP JPA, as the Lead Agency, would then prepare an Initial Study and subsequent CEQA determinations that would evaluate the project's specific environmental impacts.

The proposed Osuna Segment would extend the CTC by one mile to connect the western end of the existing trail that terminates at the Surf Cup Sports fields to the future eastern trail at San Dieguito Road (See Figure 2). The CTC is included in both the JPA-adopted SDRP Concept Plan (1994, updated 2002) and the County of San Diego Regional Trails Plan. A project-specific Mitigated Negative Declaration (MND) was prepared and distributed for a 30-day public review period. The City of San Diego (City), as a Responsible Agency, submitted a comment letter and responses to City comments and requested revisions were incorporated into the [Final MND](#). The Final MND identified potentially significant impacts on Biological Resources and Tribal Cultural Resources and identified mitigation measures that would reduce impacts to below a level of significance. The SDRP JPA adopted the Final MND and the Mitigation and Monitoring Program on July 23, 2023 (SDRP JPA Resolution No. 23-3).

EXISTING CONDITIONS

The one-mile Osuna Segment of the CTC Trail is located along the border of the Fairbanks Ranch Country Club community planning area within the City of San Diego (south) and the Rancho Santa Fe community within the unincorporated San Diego County (north) generally running in an east to west direction. The project is approximately 2.5 miles east of Interstate 5, between Via de la Valle to the northwest, El Camino Real to the west, and San Dieguito Road to the east. Within the City's jurisdiction, the site is zoned Agricultural-Residential (AR-1-1) and Open Space-Floodplain (OF-1-1) and the Fairbanks Ranch Country Club Specific Plan designates the project area as open space. The surrounding land uses comprise a mix of active recreational open space and large-lot single-family homes. The Fairbanks Ranch Country Club and golf course is located to the south on land owned by the City of San Diego and leased to a private country club. The Surf Cup Sports operation (formerly polo fields) is located to the west which is also land leased by the City of San Diego. To the north of the trail within the unincorporated County of San Diego is the privately-owned Morgan Run Country Club and Resort and the gated residential community of Whispering Palms. The San Dieguito River bisects the proposed trail where the bridge crossing would be proposed before eventually draining into the San Dieguito Lagoon located approximately 1.5 miles further west. The project area is located within the broader 100-year floodplain but the river itself where open water flows year-round has been confined into a narrow channel due to adjacent development.

PROJECT DESCRIPTION

The proposed SDRP JPA Osuna Segment of the CTC Trail (PRJ-1049410) would require a Site Development Permit (SDP) to construct a one-mile long decomposed-granite trail within environmentally sensitive lands located between Via de la Valle and San Dieguito Road along the border between the City of San Diego and unincorporated San Diego County. The 8-to-10-foot wide trail would include a 150-foot-long by 12-foot-wide prefabricated steel truss bridge that crosses the San Dieguito River at the western end of the trail to connect to the existing CTC Trail. Site improvements include signage, lodge-pole fencing to define the trail, a six-foot-tall black vinyl fence along the northern perimeter along private property, and maintenance of the existing wood and wire fencing along the south boundary. Project construction would include the use of heavy equipment that would access the site from Via de la Valle and the existing dirt maintenance road and take approximately seven months to complete. The prefabricated bridge construction, however,

would be completed in less than one week to minimize noise and impacts from construction activities. Temporarily impacted areas would be revegetated with native plantings once construction of the bridge and trail are complete. The SDRP JPA would also be responsible for the ongoing operation and maintenance of the trail.

CEQA 15162 CONSISTENCY EVALUATION

DSD reviewed the project and conducted a review pursuant to CEQA Guidelines Section 15162 to determine consistency with the previously adopted Final MND (SCH No.2023050120). As such, the project was considered in the scope of the Final MND and would result in no change in environmental impacts relative to those assessed in the Final MND. In addition, the project does not constitute a change in circumstances that would result in changes in environmental impacts as the overrule would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, there is no new information of substantial importance that was not known at the time of the Final MND approval. As previously noted, there is no change in impact or impact severity relative to that identified in the Final MND and subsequent addenda, and no new or different mitigation that would substantially reduce one or more significant effects that the applicant has declined to adopt.

CONCLUSION

Overall, implementing the proposed would not result in any significant direct, indirect or cumulative impacts beyond those disclosed in the previously adopted Final MND.

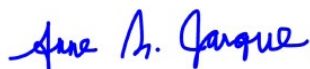
Section 15162 of the CEQA Guidelines states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Sections 15162, 15163, 15164, and 15168 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts because of the project. This evaluation, therefore, supports the use of the previously adopted [mitigated] negative declaration under CEQA Guidelines Section 15162, in that the environmental document adequately covers the proposed project.



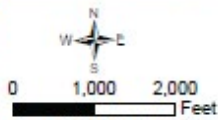
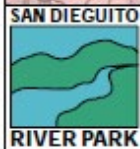
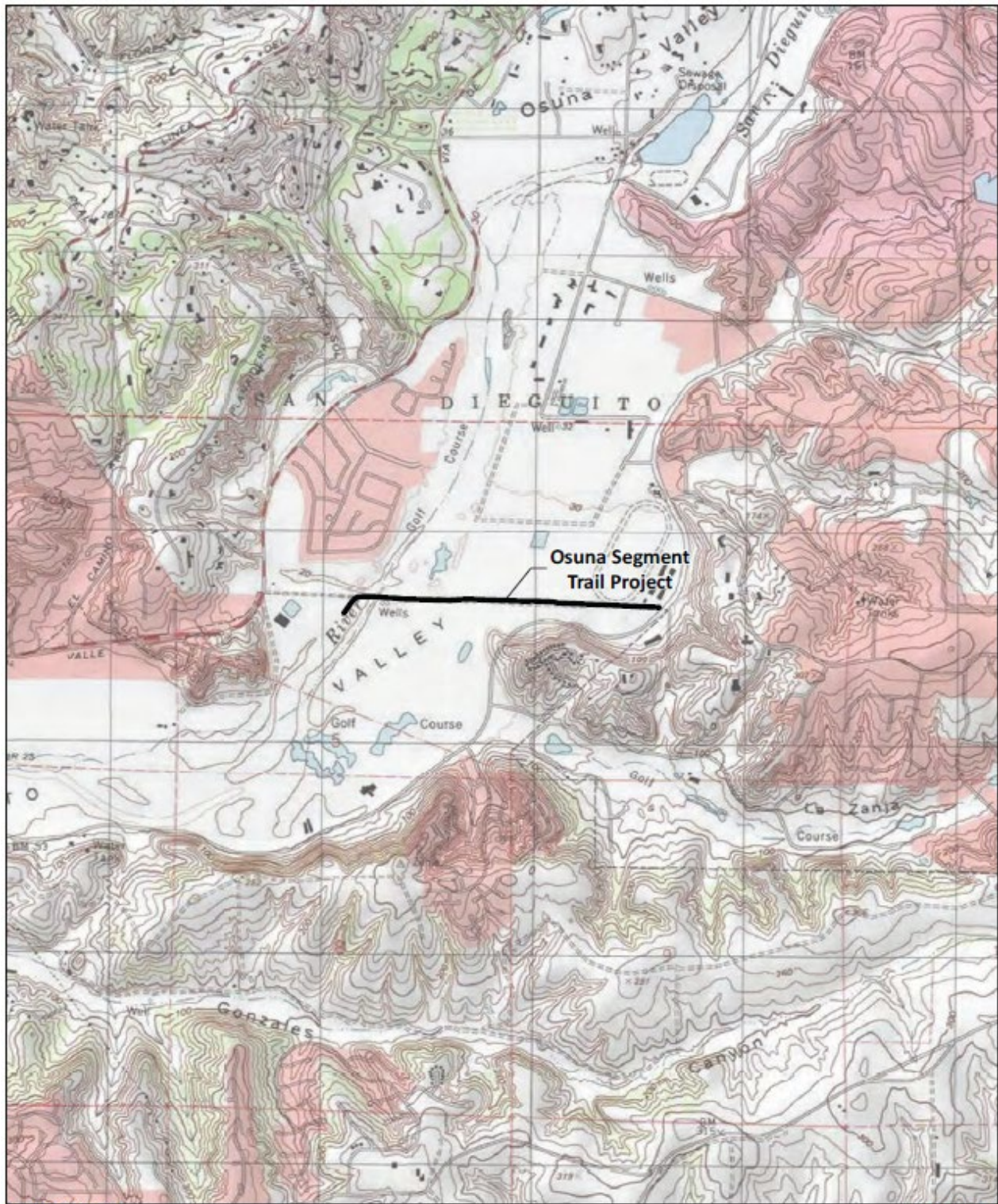
Anne B. Jarque
Senior Planner

cc: Elizabeth Shearer-Nguyen, Program Manager, Development Services Department
Project File

Attachments: Figure 1 – Project Vicinity
Figure 2 – Project Site
Figure 3 – Site Plan
Mitigation Monitoring and Reporting Program

Appendices (under separate cover)

Appendix A: Biological Technical Report
Appendix B: Cultural Resource Inventory Report for the Osuna Trail
Appendix C: Plan Sheets
Appendix D: Foundation Report
Appendix E: Hydrology Report
Greenhouse Gas Emissions Consistency Memo
Stormwater Requirements Applicability Checklist
Stormwater Quality Management Plan
Transportation Study Manual Project Information Form



Source: USGS 7.5' Quadrangles (Del Mar, Rancho Santa Fe)

OSUNA SEGMENT OF THE COAST TO CREST TRAIL

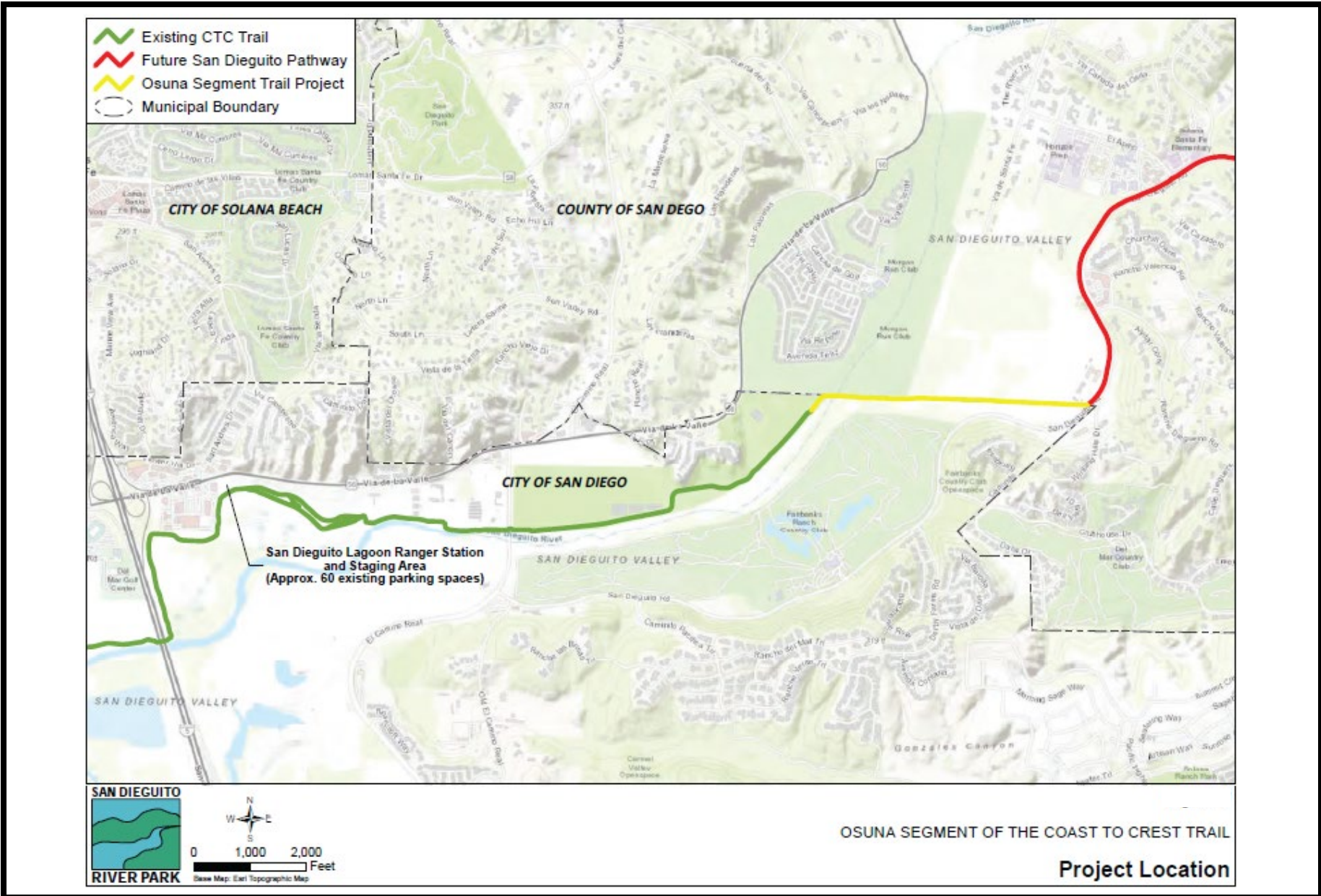
Vicinity Map



Project Vicinity

Osuna Segment of the Coast to Crest Trail / PRJ-1049410
Development Services Department

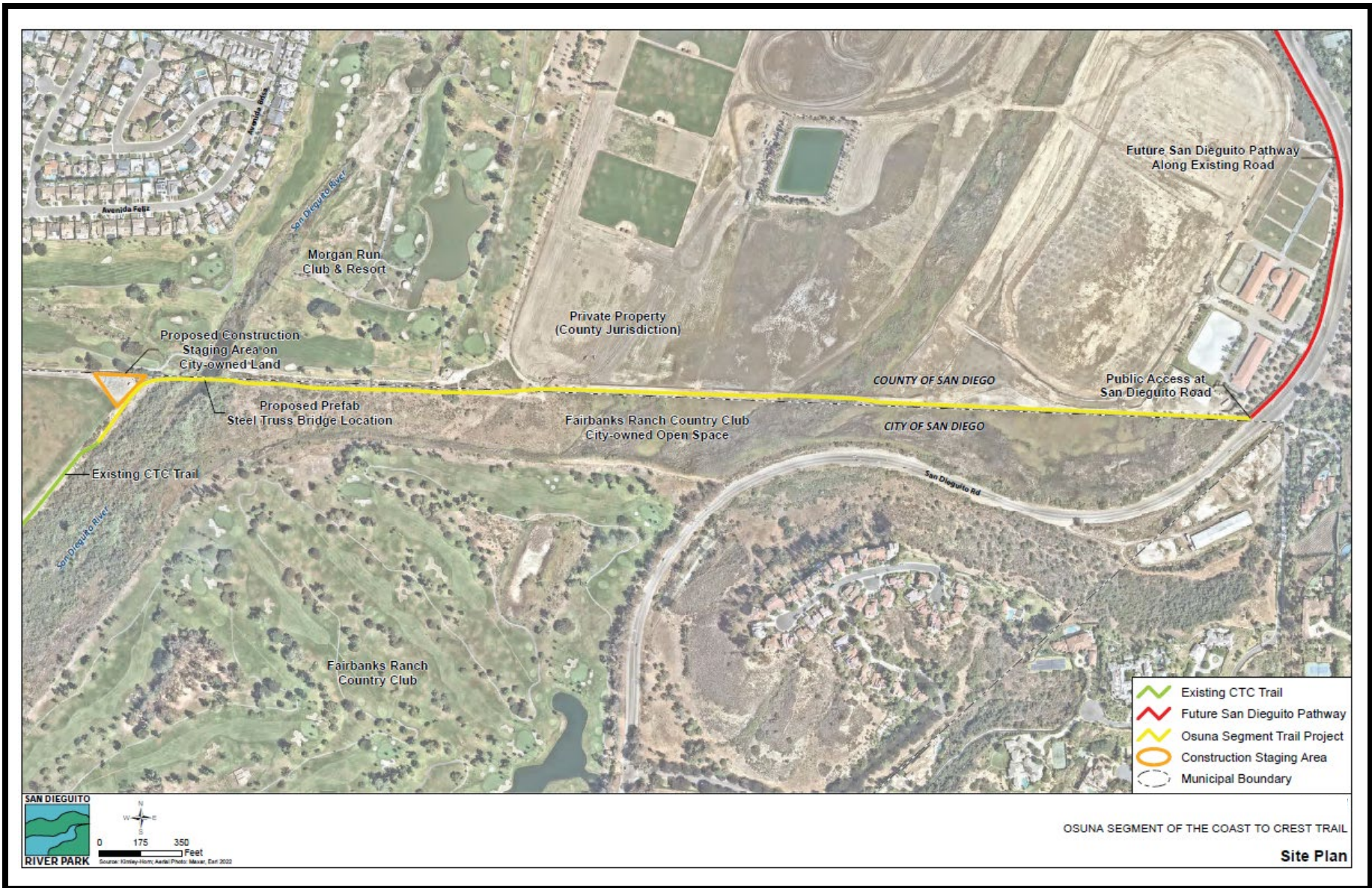
**FIGURE
No. 1**



Project Site

Osuna Segment of the Coast to Crest Trail / PRJ-1049410
Development Services Department

**FIGURE
No. 2**



Site Plan

Osuna Segment of the Coast to Crest Trail / PRJ-1049410
 Development Services Department

**FIGURE
No. 3**

MITIGATION MONITORING AND REPORTING PROGRAM

SITE DEVELOPMENT PERMIT

PRJ-1049410

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration SCH No. 2023050120 shall be made conditions of the Site Development Permit No. 3138236 as may be further described below.

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (Prior to permit issuance)

1. Prior to the issuance of any construction permits, such as demolition, grading or building, or beginning any construction-related activity on-site, the Development Services Department (DSD) Assistant Deputy Director's (ADD) Environmental Designee (ED) shall review and approve Construction Documents (CD) (plans, specification, details, etc.) to ensure the applicable MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply only to the construction phases of this project are included VERBATIM under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City of San Diego (City) website:

<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>
4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
5. **SURETY AND COST RECOVERY:** The DSD Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent, and the following consultants:

Qualified Biologist
Qualified Native American Monitor

Note: If all responsible Permit Holders' representatives and consultants fail to attend, an additional meeting with all parties present will be required.

CONTACT INFORMATION:

- a) **The PRIMARY POINT OF CONTACT is the RE at the Field Engineering Division – 858-627-3200**
 - b) **For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call RE and MMC at 858-627-3360**
2. **MMRP COMPLIANCE:** This Project, the Osuna Segment of the Coast to Crest Trail (PRJ-1049410) and/or Environmental Document (Mitigated Negative Declaration (SCH No. 2023050120)), shall conform to the mitigation requirements contained in the associated Environmental Document and be implemented to the satisfaction of the DSD's ED and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e., to explain when and how compliance is being met and the location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, monitoring times, methodology, etc.)

Note: The Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans, notes, or changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution, or other documentation issued by the responsible agency, including:
US Department of Fish and Wildlife Service's Nationwide Permit/Section 7 Consultation; and
California Department Fish and Wildlife's Streambed Alteration Agreement
4. **MONITORING EXHIBITS:** All consultants are required to submit to RE and MMC, a monitoring exhibit on an 11x17 reduction of the appropriate construction plan, such

as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

Note: Surety and Cost Recovery: When deemed necessary by the DSD Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Table 1: Document Submittal/Inspection Checklist		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to the Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at the Preconstruction Meeting
General	Other Agency Permits, including USFWS Nationwide Permit/Section 7 Consultation and CDFW Streambed Alteration Agreement	Prior to the beginning of work; or within one week of the Permit Holder obtaining documentation of those permits or requirements
Biological Resources	Biologist Limit of Work Verification	Limit of Work Inspection
Biological Resources	Biology Reports	Biology/Habitat Restoration Inspection
Historical Resources	Archaeology Reports	Archaeology/Historic Site Observation

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

Table 1 Mitigation Monitoring and Reporting Program, Osuna Trail (MND SCH# 2023050120)

Resource Area	Impact	Mitigation Measure	Monitoring or Reporting Action	Monitoring Responsibility	Timing
BIOLOGICAL RESOURCES	Potential for direct impacts to occur because of grading for the trail and installation of bridge abutments.	MM-BIO-1: Upland Mitigation. To compensate for direct impacts to 0.47 acres of Tier II coastal sage scrub habitat the project will provide onsite restoration/revegetation of coastal sage scrub vegetation, within the side slopes and margins of the trail, as well as within non-native habitat areas adjacent to the trail. Where disturbed habitat and non-native vegetation (i.e., tamarisk and ornamental vegetation) exist adjacent to the trail, the non-native species will be removed, and the areas will be revegetated and enhanced with native species. A minimum of 0.47 acres of CSS mitigation compensation will be required onsite to compensate for these impacts. The project proposes to restore and enhance 0.49 acres of upland CSS vegetation through removal of exotic species and revegetation, which includes establishment of CSS within the trail slopes. The proposed upland mitigation meets and exceeds the required mitigation acreage, as shown on BTR Figure 5A. The project will implement the upland restoration and enhancement program shown on the revegetation planting and irrigation plans, including in BTR Appendix E.	Comply with final Habitat Restoration plan sheets and requirements. Report to permit authorities as required by project permits including the City's SDP which includes submittal of a BCME/report to the satisfaction of the City MMC.	The JPA shall be responsible for restoration/revegetation and preparation and submittal of a BCME/report. The City MMC shall be responsible for reviewing the BCME/report.	<ul style="list-style-type: none"> • Prior to construction activities (BCME/report submittal to City MMC) • During construction activities (on-site restoration) • Within 30 days of construction completion (final BCME/report submittal to City MMC)
	Potential for permanent and temporary impacts to sensitive riparian habitats from	MM-BIO-2: Wetland Mitigation. To compensate for the direct impacts to 0.173 acres of wetlands and non-wetland waters, including open water, the project will provide reestablishment (i.e., restoration) of the side slopes and margins of the trail,	Comply with wetland restoration and enhancement program shown on the project landscape plans and irrigation plans.	The JPA shall be responsible for implementation of the wetland restoration and enhancement program. The City MMC	<ul style="list-style-type: none"> • Prior to issuance of a NTP for any construction permits (JPA plan submittal with

Resource Area	Impact	Mitigation Measure	Monitoring or Reporting Action	Monitoring Responsibility	Timing
	construction activities.	where the trail passes through existing wetlands, and non-native riparian and arundo-dominated riparian vegetation communities. These areas will be restored with wetland and riparian vegetation. In addition, within areas outside of the trail footprint, where Non-Native Riparian, Arundo-dominated Riparian and Tamarisk Scrub communities exist, the non-native species will be removed and/or treated, and enhanced (i.e. rehabilitated) through revegetation with appropriate wetland and riparian vegetation. A minimum of 0.308 acres of wetland mitigation compensation is required, as shown in BTR Table 12, composed of wetland restoration (i.e. reestablishment) and enhancement (i.e. rehabilitation). The project proposes to restore (i.e., reestablish) 0.17 acres of wetlands and enhance (i.e., rehabilitate) 0.17 acres of wetlands through exotic species removals and revegetation, for a total of 0.34 acre of wetland mitigation which exceeds the required mitigation acreage of 0.308 by 0.032 acre. The project will implement the wetland restoration and enhancement program shown on the revegetation planting and irrigation plans, included in BTR Appendix E.	Report to permit authorities as required by project permits including the City's SDP which includes submittal of a final BCME/report to the satisfaction of the City MMC.	shall be responsible for reviewing the project permits and plans and the BCME/report.	<p>approved mitigation plan)</p> <ul style="list-style-type: none"> • Prior to construction activities (BCME/report submittal to City MMC) • During construction activities (on-site restoration) • Within 30 days of construction completion (final BCME/report submittal to City MMC)
	Potential for project construction activities to inadvertently disturb areas outside the limits of grading.	MM-BIO-3: Installation of Temporary Fencing. Prior to the start of construction, to prevent inadvertent disturbance to areas outside the limits of grading, the contractor shall install temporary orange construction fencing along the limits of grading.	<ul style="list-style-type: none"> • List in SDP conditions. • Install per project construction plans. • QB shall monitor construction activities to ensure compliance and provide a letter to the City MMC verifying proper installation. 	The JPA shall be responsible for fence installation, QB monitoring, and fence removal. The City MMC shall be responsible for verifying proper installation.	<ul style="list-style-type: none"> • Prior to construction activities (fence installation and reporting to permit authorities) • During construction (QB monitor)

Resource Area	Impact	Mitigation Measure	Monitoring or Reporting Action	Monitoring Responsibility	Timing
			<ul style="list-style-type: none"> Report to permit authorities as required by project permits including SDP. 		<ul style="list-style-type: none"> After construction activities (fence removal).
	Potential for trail users to inadvertently disturb areas outside the limits of trail.	MM-BIO-4: Installation of Permanent Fencing. To prevent inadvertent disturbance to areas outside the limits of trail following construction, the contractor shall install permanent fencing as shown on the project engineering grading plans, provided under separate cover.	<ul style="list-style-type: none"> Install per project construction plans. Monitor construction activities to ensure compliance. 	JPA shall be responsible for implementation of these measures. The JPA and City MMC shall be responsible for ensuring compliance.	<ul style="list-style-type: none"> During construction. Fencing shall be installed prior to trail opening.
	Potential for project construction activities to inadvertently disturb areas outside the limits of grading.	MM-BIO-5: Construction Monitoring and Reporting. At the start of construction, to prevent inadvertent disturbance to areas outside the limits of grading, all disturbance of native habitat shall be monitored by a biologist. The QB(s) shall be contracted with the JPA to perform biological monitoring during all clearing, grubbing and construction activities. The QBs shall perform the following duties: <ol style="list-style-type: none"> Attend the pre-construction meeting with the contractor and other key construction personnel prior to clearing and grubbing to provide educational guidelines for work within the sensitive habitat areas. The QB shall discuss measures to reduce conflict between the timing and location of construction activities with other mitigation requirements (e.g., seasonal surveys for nesting birds). During clearing and grubbing, the QB shall conduct meetings with the contractor and other key construction personnel each morning prior to construction activities in order to go over the proposed activities for the 	All disturbance of native habitat shall be monitored by the QB during construction. The QB(s) shall be contracted with the JPA to perform biological monitoring during all clearing and grubbing activities and during bridge construction. Report to permit authorities as required by project permits including SDP.	The JPA shall be responsible for pre-construction meeting attendance, QB meetings and monitoring and verification during construction, and final biological reporting after construction. The City MMC shall be responsible for reviewing and approving the results of the pre-construction survey.	<ul style="list-style-type: none"> Prior to construction (pre-construction meeting) Prior to construction activities (BCME/report submittal to City MMC) During clearing and grubbing (daily morning meetings) Prior to construction (review/verification of limits of construction and fencing) During clearing and grubbing (weekly monitoring) Immediately prior to brush clearing activities (flush wildlife species)

Resource Area	Impact	Mitigation Measure	Monitoring or Reporting Action	Monitoring Responsibility	Timing
		<p>day, and for the monitor(s) to describe the importance of restricting work to designated areas and to minimize and avoid harm to, or harassment of, wildlife prior to clearing and grubbing.</p> <p>c. Review and/or verify the limits of the construction area in the field with the contractor in accordance with the final grading plan prior to clearing and grubbing. Assure that temporary construction fencing demarcating the limits of grading are installed and property maintained.</p> <p>d. Supervise and monitor vegetation clearing and grubbing weekly to ensure against direct and indirect impacts to biological resources that are intended to be protected and preserved and to document that protective fencing is in place and intact.</p> <p>e. Flush wildlife species (i.e., reptiles, mammals, avian, or other mobile species) from any occupied habitat areas immediately prior to brush-clearing activities. This does not include disturbance of nesting birds or "flushing" of state-listed species (i.e., Ridgeways Rail, or other listed species).</p> <p>f. Periodically monitor the construction site to verify that the project is implementing and complying with the project stormwater pollution prevention plan practices: dust control, fiber rolls and silt fencing as appropriate, removal of construction debris and a clean work area, covered trash receptacles that are animal-proof and</p>			<ul style="list-style-type: none"> • During construction (periodic monitoring for stormwater compliance) • Within 30 days of construction completion (final BCME/report submittal to City MMC)

Resource Area	Impact	Mitigation Measure	Monitoring or Reporting Action	Monitoring Responsibility	Timing
		<p>weather-proof, and prohibition of pets on the construction site.</p> <p>g. Prepare and retain monitoring notes for the duration of the proposed project for submittal in a final report to substantiate the biological supervision of the vegetation clearing and grading activities and the protection of the biological resources.</p>			
<p>Potential for impacts to sensitive habitat during construction including establishment of revegetation areas.</p>		<p>MM-BIO-6: Long-Term Five-Year Biological Monitoring and Reporting. Starting at the end of construction and following the 120-day plant establishment period, the long-term establishment of the mitigation revegetation areas shall be monitored by a QB/habitat restoration specialist. The QB(s) shall be contracted to perform biological monitoring throughout the five-year maintenance and monitoring period. The QB(s) shall perform the following duties:</p> <p>a. Monitor the project bi-monthly during years one and two, and quarterly during years three through five.</p> <p>b. Monitoring shall include qualitative monitoring based upon visual observations, as well as quantitative monitoring through the use of point intercept transect data collection to record percent cover of native and non-native species within the revegetation areas. Transects shall be taken in all representative mitigation/revegetation areas. The QB shall determine the location, length, and quantity of the transects to provide an adequate representation of the site conditions.</p>	<p>Implement project vegetation plan prepared by project biological consultant in accordance with the project Biological Technical Report to comply with restoration and enhancement of habitat and long-term maintenance/management.</p>	<p>The JPA shall be responsible for implementation of the long-term monitoring of revegetated areas.</p>	<ul style="list-style-type: none"> At the end of the 120-day plant establishment period for five years and as specified in SDP condition.

Resource Area	Impact	Mitigation Measure	Monitoring or Reporting Action	Monitoring Responsibility	Timing
		<p>c. Results of the monitoring effort shall be documented in annual monitoring reports to be prepared at the end of each yearly monitoring period. The reports shall describe the current site conditions, progress towards achievement of the project's success criteria and performance standards and any remedial measures that might be necessary to help ensure project success.</p> <p>d. The annual success criteria and performance standards shall be shown as in Appendix A BTR Section 7, MM-BIO-6 Tables 13–15.</p> <p>e. For all revegetation areas there shall be no invasive plant species present, as described/listed on the most recent version of the California Invasive Plant Council California Invasive Plant Inventory for the project region, throughout the five-year maintenance and monitoring period.</p>			
	<p>Indirect impacts could occur because of grading for the trail and installation of the bridge abutments.</p>	<p>MM-BIO-7: Best Management Practices (BMPs). To avoid indirect impacts, the project shall be required to meet National Pollutant Discharge Elimination System regulations, incorporate appropriate BMPs during project construction, install permanent BMPs per the City's Storm Water Standards Manual, and prepare and implement a Stormwater Pollution Prevention Plan. BMPs will include but are not limited to the placement of silt fencing and fiber rolls along the edges of all graded areas. The outer limits of the grading/disturbance areas shall be demarcated with orange construction fencing. Any grading that will occur</p>	<p>All disturbance of native habitat shall be monitored by a QB during construction. The QB(s) shall be contracted with the JPA to perform biological monitoring during all clearing and grubbing activities and during bridge construction.</p>	<p>The JPA shall be responsible for implementation of contracting with QBs to perform biological monitoring. The City shall be responsible for monitoring BMP compliance.</p>	<p>During construction (temporary and permanent BMP installation)</p>

Resource Area	Impact	Mitigation Measure	Monitoring or Reporting Action	Monitoring Responsibility	Timing
		immediately adjacent to or within standing/flowing water shall be stabilized and confined to prevent soil migration through protective measures specified in the engineering construction documents.			
	Temporary impacts to sensitive biological resources may occur during clearing and grubbing activities.	MM-BIO-8: Construction Flagging and Environmental Training. All required construction protection measures shall be followed, which includes having a QB present during construction activities to provide environmental training, supervise flagging of sensitive resources prior to construction as needed, and monitor the project during construction as needed to ensure no unauthorized impacts occur.	All disturbance of native habitat shall be monitored by a QB during construction. The QB(s) shall be contracted with the JPA to perform biological monitoring during all clearing and grubbing activities and during bridge construction.	The JPA shall be responsible for contracting with QBs to perform biological monitoring. The City MMC shall be responsible for ensuring compliance.	<ul style="list-style-type: none"> • Prior to issuance of a NTP for any construction permits •
	Impacts to sensitive bird species (least Bell's vireo, northern harrier, least bittern, Cooper's hawk, Canada goose, Swainson's hawk, white-tailed kit, California horned lark and yellow warbler) within 300 feet of the project site could occur from noise from construction activities during the nesting and breeding season.	<p>MM-BIO-9: Nesting Bird Surveys. To avoid any indirect impacts to the above listed species, construction within 300 feet of suitable habitat, shall occur outside of the breeding season for these species (February 1 to September 15).</p> <p>If construction within 300-feet of suitable nesting habitat must occur during the breeding season, a QB shall conduct a pre-construction survey within suitable habitat to determine the presence or absence of nesting birds in the proposed area of disturbance. The pre-construction survey shall be conducted within 72 hours (i.e., three days) days prior to the start of construction activities. If nesting sensitive birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable state and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction, and noise barriers/buffers, etc.) shall be prepared and include</p>	Construction within 300 feet of suitable habitat for sensitive birds during the breeding season (February 1 to September 15) shall be monitored by a QB. The QB(s) shall be contracted with the JPA to perform biological monitoring during all clearing and grubbing activities and during bridge construction.	The JPA shall be responsible for identifying if a pre-construction survey is necessary and preparing a letter report or mitigation plan. The City MMC shall be responsible for reviewing and approving the pre-construction survey.	<ul style="list-style-type: none"> • Prior to issuance of a NTP for any construction permits •
	Sensitive birds are: Ridgway's				

Resource Area	Impact	Mitigation Measure	Monitoring or Reporting Action	Monitoring Responsibility	Timing
	<p>rail, least Bell's vireo, northern harrier, least bittern, Cooper's hawk, Canada goose, Swainson's hawk, white-tailed kit, California horned lark and yellow warbler</p>	<p>proposed measures to be implemented to ensure that the disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City DSD for review and approval and implemented the satisfaction of the City. The QB, in concert with the City, shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.</p> <p>If nesting by the above listed sensitive birds is detected, then an appropriate impact avoidance area shall be included in the mitigation plan and an appropriate buffer determined by the project biological monitor shall be established around the active nest using orange fencing or other clear demarcation method. The radius of this avoidance buffer shall be determined through coordination with the QB and authorized by the City's project manager and DSD and shall use orange fencing or other clear demarcation method to define the approved buffer. If none of these sensitive birds are observed nesting during the pre-construction survey then no further mitigation is required.</p>			
	<p>Construction within the river, up to the top of the riverbank may have adverse indirect impacts on least Ridgway's rail, if present and if construction</p>	<p>MM-BIO-10: Ridgway's Rail Protective Measures. The following protective measures will be implemented to avoid impacts to Ridgway's rail, which are a year-round resident of this portion of the San Dieguito River. It is assumed that Ridgway's rail are present in the area and that the river vegetation is occupied habitat, so protective measures are</p>	<p>Prior to the preconstruction meeting, the City's MMC shall verify that the requirements regarding Ridgway's rail are shown on the BCME/report and construction plans.</p> <p>Construction within the river, up to the top of the riverbank, during the</p>	<p>The JPA shall be responsible for identifying if construction would occur during the Ridgway's rail breeding season, contracting with a QB to determine presence, and flush out of the work area if necessary.</p>	<ul style="list-style-type: none"> • Prior to issuance of a NTP for any construction permits

Resource Area	Impact	Mitigation Measure	Monitoring or Reporting Action	Monitoring Responsibility	Timing
	<p>occurs during the breeding season for this species (February 1 through September 15).</p>	<p>necessary for any work within the river habitat, up to the top of the riverbank.</p> <p>No construction and/or vegetation removal within the river, up to the top of the riverbank, shall occur during the Ridgway's rail breeding season (Feb. 1 - Sept. 15).</p> <p>All construction work and/or vegetation removal planned within the river habitat, up to the top of the riverbank, outside of the breeding season (i.e., Sept 15 -Feb 1), requires that the following measures be implemented to protect Ridgeway's rail.</p> <ol style="list-style-type: none"> 1. Prior to the start of any construction work within the river and up to the top of the riverbank, the QB shall conduct a contractor education tailgate meeting to educate the construction crew to the importance of protecting Ridgway's rails, and on how to identify the species. The biologist will instruct the construction crew to contact the biologist immediately if any bird resembling Ridgeway's rail are identified within or adjacent to the work area, to determine whether additional measures are necessary to protect the species. 2. A CDFW qualified Biologist shall survey all work areas within the river habitat prior to the start of work, to ensure that no Ridgway's rails are present within the work area. The surveys shall be conducted within the work area and within a 100-foot buffer zone surrounding the work area. The surveys shall begin at or just before sunrise, approximately one hour prior to the start of work. During the 	<p>breeding season (February 1 through September 15) shall be monitored by a QB during construction. The QB(s) shall be contracted with the JPA to perform biological monitoring during all clearing and grubbing activities and during bridge construction.</p>	<p>The City MMC shall be responsible for reviewing and approving the results of the pre-construction survey.</p>	

Resource Area	Impact	Mitigation Measure	Monitoring or Reporting Action	Monitoring Responsibility	Timing
		<p>surveys the biologist shall evaluate Ridgway's rails presence within or adjacent to the work area. If no Ridgway's rails are detected by the biologist within the work area, then vegetation removal can proceed. If Ridgway's rail are detected within the work area, the biologist shall direct construction personnel to stop work within the river and work elsewhere in an area away from Ridgway's rail, until the biologist can flush the birds out of the work area. Once the birds are flushed from the work area the construction work can resume. Once the vegetation removal and disturbance is complete the surveys will no longer be necessary. The biologist shall record the number and locations of any Ridgway's rails detected, either through direct observation or through calls, within the work area or within the 100-foot buffer zone during these surveys. The biologist shall prepare a site observation report documenting each site monitoring visit. A final report including a map showing the work area and any Ridgway's Rail observations/ detection points, shall be prepared once all construction work within the river habitat is complete. The report shall document the monitoring efforts and completion of the work. The reports shall be provided to the appropriate resource agencies.</p>			

Resource Area	Impact	Mitigation Measure	Monitoring or Reporting Action	Monitoring Responsibility	Timing
TRIBAL CULTURAL RESOURCES	Construction may cause unintended or unanticipated impacts to cultural resources.	<p>MM-CUL-1 A qualified Native American monitor shall attend the pre-construction meeting with the JPA project manager and construction contractor and be present to monitor initial ground disturbance for the project. Once they have determined that grading and other disturbances have removed soils with a reasonable potential for containing cultural material, monitoring can be reduced to as needed and when and if additional ground-disturbing activities continue in native soil. If tribal cultural material is encountered, the Native American monitor shall have the authority to temporarily halt or redirect ground-disturbing activity while the cultural material is documented and assessed.</p> <p>If a cultural resource is determined to be significant, the monitor shall coordinate to develop and implement appropriate treatment measures. Artifacts collected (if any) shall be cataloged, analyzed, and curated with accompanying catalog to current professional repository standards and transferred to an appropriate curating facility within San Diego County or returned to the consulting tribe for reburial or for curation at a tribal facility.</p>	<ul style="list-style-type: none"> • Confirm construction schedule at pre-construction meeting. • Monitor construction activities to ensure compliance and communicate activities and schedule with monitors. • Communicate and obtain concurrence from identified tribal representatives. 	<p>The JPA shall be responsible for pre-construction meeting attendance, inviting a Native American monitor to the pre-construction meeting and being present for monitoring during initial ground disturbance. The City MMC shall be responsible for ensuring compliance.</p>	<ul style="list-style-type: none"> • Prior to issuance of a NTP for any construction permits During construction