

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency To		Date of Completion	Date of Verification
	Planning	Pre-De mo	During De mo	Post De mo		Monitor	Report		
M-AIR-1: Prior to commencement of demolition activities, all residences located within 1,000 feet of the project site shall be notified of the anticipated demolition schedule and daily hours of demolition activities.	X	X			County of San Diego				
<p><u>M-BIO-1: Trees, shrubs, and the bare ground in and surrounding the project area may provide nesting habitat for raptors and migratory birds protected under the Migratory Bird Treaty Act (MTBA). If project construction cannot be conducted outside of the nesting season (typically February 1 to August 30), then preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified biologist 30 days in advance of any earth disturbing activities, and continued weekly with a final survey no more than 3 days prior to the start of construction activities, including vegetation clearing. The qualified biologist shall survey the construction zone and a 500-foot radius surrounding the proposed construction zone in suitable habitat to determine whether the proposed construction has the potential to disturb or otherwise harm nesting birds.</u></p> <p><u>If an active raptor nest is located within a 500-foot radius around the proposed construction zone, including staging areas, or if an active migratory bird nest is located within a 300-foot radius and construction must take place during the breeding season, a buffer zone (300-feet for non raptors, 500-feet for raptors) shall be established by a qualified biologist and confirmed by the appropriate resource agency. A qualified wildlife biologist shall monitor the nest to determine when the young have fledged and submit monthly monitoring reports to the County</u></p>	X	X			County of San Diego				

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency To		Date of Completion	Date of Verification
	Planning	Pre-Demo	During Demo	Post Demo		Monitor	Report		
Department of General Services throughout the nesting season on the status of the nest. The biological monitor shall have the authority to cease construction if there is any sign of distress to the raptor or migratory bird. Reference to this requirement and the MBTA shall be included in the construction specifications.									
M-GE-1: The County of San Diego (County) shall prepare an erosion control plan for the project site. The erosion control plan shall provide site-specific best management practices (BMPs) to reduce erosion both during demolition activities and after demolition is complete while the lot remains vacant, including but not limited to sediment control, wind erosion control, and stormwater management.	X	X	X		County of San Diego				
M-HZ-1: The contractor should assume that all other surfaces contain lower levels of lead and that all employees shall be protected accordingly. For paint-disturbing activities on lower-lead-concentration components, general precautions shall be taken to minimize the release of chips, dust, and debris to the ground surface, vegetation, and inside the buildings.	X	X	X		County of San Diego				
M-HZ-2: The contractor shall submit a lead work plan indicating the proposed demolition methods and measures they will use to address the lead-containing components above. The contractor shall have, at a minimum, completed and satisfied the California Occupational Safety and Health Administration (Cal/OSHA) lead training requirements. Prior to commencement of the project, the County shall review and approve the lead work plan. In addition, the Occupational Health Program (OHP) will provide monitoring of activities and other County of San Diego ordinance tasks required.	X		X		County of San Diego				
M-HZ-3: If the project will disturb 100 square feet or greater of lead-containing material, the County shall notify Cal/OSHA.			X		County of San Diego				
M-HZ-4: An asbestos abatement contractor			X		County				

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency To		Date of Completion	Date of Verification
	Plan ning	Pre-De mo	Duri ng De mo	Post De mo		Monito r	Report		
who is registered with Cal/OSHA shall perform asbestos-related work and all disturbance and/or removal of asbestos-containing material (ACM) or asbestos-containing construction material (ACCM). Cal/OSHA requirements for removal work and other applicable regulations pertaining to ACM or ACCM shall be followed during demolition activities.					of San Diego				
M-HZ-5: The contractor shall submit an asbestos work plan indicating the proposed abatement methods and control measures they will use to remove the asbestos materials. Prior to commencement of the project, the County shall review and approve the asbestos work plan.	X				County of San Diego				
M-HZ-6: The County shall notify Cal/OSHA and the San Diego Air Pollution Control District (SDAPCD) prior to performing any asbestos-related activities. The SDAPCD requires a minimum of 10 working days' notification before friable ACM can be removed.	X				County of San Diego				
M-HZ-7: Disposal and recycling issues regarding the identified ACMs and lead-containing building materials will need to be addressed based on the final destination of the material. The OHP and the contractor need to decide on a disposal/recycling plan for the ACMs and lead materials based on the best available environmental and cost-effective disposal option. In addition, the contractor's approach shall also be consistent with the County's Construction and Recycling Ordinance.	X				County of San Diego				
M-HZ-8: If suspect ACM or LBP building materials not addressed in the pre-demolition survey are identified during the course of the demolition activities, all work must cease. In addition, the contractor shall contact the OHP in order that the suspect materials can be identified prior to proceeding with project activities.			X		County of San Diego				
M-HZ-9: The contractor shall comply with the General, Asbestos, Lead and Other Considerations of the asbestos/lead pre-demolition survey prepared for the Hillcrest	X	X	X		County of San Diego				

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency To		Date of Completion	Date of Verification
	Plan ning	Pre-De mo	Duri ng De mo	Post De mo		Monito r	Report		
Receiving Home.									
M-TR-1: A traffic control plan shall be prepared to notify emergency personnel of possible delays in the project area during demolition activities.	X	X	X		County of San Diego				

Demo = demolition