

Draft

**Campo Wind Project with Boulder Brush Facilities  
Environmental Impact Report  
Mitigation Monitoring and Reporting Program**

*Prepared for:*

**County of San Diego**  
5510 Overland Avenue  
San Diego, California 92123

September 2020



## MITIGATION MONITORING AND REPORTING PROGRAM

---

California Public Resources Code Section 21081.6 requires that, upon certification of an EIR, “the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.”

This mitigation monitoring and reporting program (MMRP) is for the Boulder Brush Facilities component of the Campo Wind Project with Boulder Brush Facilities. The County of San Diego (County) has jurisdiction over the Boulder Brush Facilities on private lands, the Campo Wind Facilities are located on sovereign tribal lands outside of the County’s jurisdiction and thus, measures applicable to those components are excluded from this MMRP. Therefore, for the purposes of this MMRP, any reference to “Project” refers only to the Boulder Brush Facilities. This MMRP has been developed in compliance with Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines. The mitigation measures in this MMRP are coded by alphanumeric identification consistent with the EIR. The following items are identified for each mitigation measure:

- **Mitigation Monitoring.** This section of the MMRP lists the stage of the Boulder Brush Facilities during which the mitigation measure would be implemented and indicates who is responsible for implementing the mitigation measure (i.e., the “implementing party”). It also lists the agency that is responsible for ensuring that the mitigation measure is implemented and that it is implemented properly.
- **Reporting.** This section of the MMRP provides a location for the implementing party and/or enforcing agency to make notes and to record their initials and the compliance date for each mitigation measure.

In addition to required mitigation measures in the EIR, project design features (PDFs) are to be implemented, as necessary. These PDFs are similarly coded by alphanumeric identification consistent with the EIR and a separate table lists when the PDF would be implemented, the implementing party and the reporting.

The County must adopt this MMRP, or an equally effective program, if it approves the Boulder Brush Facilities with the mitigation measures that were adopted or made conditions of project approval.

COUNTY OF SAN DIEGO DEPARTMENT AND DIVISION ACRONYMS	
<i>Planning &amp; Development Services (PDS)</i>	
Project Planning Division	PPD
Permit Compliance Coordinator	PCC
Building Division	BD
Building Inspector	BI
Zoning Counter	ZO
Land Development Project Review	LDR
Landscape Architect	LA
<i>Department of Public Works (DPW)</i>	
Private Development Construction Inspection	PDCI
Environmental Services Unit Division	ESU
<i>Department of Environmental Health (DEH)</i>	
Hazmat Division	HMD

THIS PAGE INTENTIONALLY BLANK

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<b>Air Quality</b>						
<p><b>M-AQ-1 Off-Road Construction Equipment.</b> Prior to the County approval of any construction-related permits, the Boulder Brush Developer or its designee shall place the following requirements on all plans, which shall be implemented during each construction phase to minimize volatile organic compound (VOC), carbon monoxide (CO), oxides of nitrogen (NO<sub>x</sub>), and diesel particulate matter emissions:</p> <ul style="list-style-type: none"> <li>a. Prior to the commencement of any construction activities, the Boulder Brush Developer or its designee shall provide evidence to the County that for off-road equipment with engines rated at 75 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Final. An exemption from these requirements may be granted by the County in the event that the Boulder Brush Developer documents to the satisfaction of the County that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions would be achieved from other construction equipment. Before an exemption may be considered by the County, the Boulder Brush Developer shall be required to demonstrate that three construction fleet owners/operators in the San Diego region were contacted and that those owners/operators confirmed Tier 4 Final equipment could not be located within the San Diego region.</li> <li>b. Vehicles in loading and unloading queues shall not idle for more than 5 minutes and shall turn their engines off when not in use to reduce vehicle emissions.</li> <li>c. All construction equipment shall be properly tuned and</li> </ul>	<p>Prior to and during construction</p>	<p>The [DPW, PDCI] shall make sure that the construction contractor complies with this measure and shall contact the [PDS, PCC] if the applicant fails or its designee fails to comply with this measure.</p>	<p>County of San Diego</p>			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>maintained in accordance with manufacturer specifications.</p> <p>d. The use of electrical or natural-gas-powered construction equipment shall be employed where feasible, including forklifts and other comparable equipment types.</p>						
<p><b>M-AQ-2 Fugitive Dust Control.</b> The following control measures shall be implemented to minimize fugitive dust (coarse particulate matter [PM<sub>10</sub>] and fine particulate matter [PM<sub>2.5</sub>]) and diesel particulate matter, to comply with County Code Section 87.428 (Grading Ordinance), and with San Diego Air Pollution Control District (SDAPCD) Rule 55 (Fugitive Dust Control). Prior to the County's issuance of any Grading Permits, the Boulder Brush Developer or its designee shall demonstrate compliance with the requirements of this mitigation measure on site and grading plans prepared as part of the Grading Permit application:</p> <p>a. A SDAPCD-approved non-toxic dust control agent shall be used on the grading areas or watering shall be applied at least three times daily.</p> <p>b. All main roadways shall be constructed and paved as early as possible in the construction process.</p> <p>c. Grading areas shall be stabilized as quickly as possible.</p> <p>d. Chemical stabilizer shall be applied, a gravel pad shall be installed, or the last 100 feet of internal travel path within the construction site shall be paved prior to public road entry and for all haul roads.</p> <p>e. Wheel washers shall be installed adjacent to the apron for tire inspection and washing prior to vehicle entry on public roads.</p> <p>f. Visible track-out into traveled public streets shall be removed with the use of sweepers, water trucks, or similar method when active operations cease or every 24</p>	During grading and construction	The [DPW, PDCI] shall ensure that the grading contractor complies with this measure and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure.	County of San Diego			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>hours for continuous operations.</p> <p>g. Sufficient perimeter erosion control shall be provided to prevent washout of silty material onto public roads.</p> <p>h. Haul trucks shall be covered or at least 2 feet of freeboard shall be maintained to reduce blow-off during hauling.</p> <p>e. Transported material in haul trucks shall be watered or treated.</p> <p>i. All soil disturbance and travel on unpaved surfaces shall be suspended if winds exceed 25 miles per hour.</p> <p>j. On-site stockpiles of excavated material shall be covered.</p> <p>k. A 15 mile per hour speed limit on unpaved surfaces shall be enforced.</p> <p>l. Construction traffic control plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections to the extent feasible. Construction Traffic Control Plans shall be finalized and approved prior to issuance of grading permits.</p>						
<p><b>M-AQ-3 Blasting and Rock Crushing Dust Controls.</b> The following measures shall be implemented for the Boulder Brush Facilities to reduce fugitive dust emissions (PM<sub>10</sub> and PM<sub>2.5</sub>) associated with blasting and rock-crushing activities. Prior to the County's issuance of any Grading Permits, the Boulder Brush Developer or its designee shall demonstrate compliance with the requirements of this mitigation measure on site and grading plans prepared as part of the Grading Permit application:</p> <p>a. During blasting activities, the construction contractor shall implement measures to control fugitive dust, including exhaust ventilation, blasting cabinets and</p>	During blasting and rock-crushing activities	The [DPW, PDCI] shall ensure that the grading contractor complies with this measure. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this	County of San Diego			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>enclosures, vacuum blasters, drapes, water curtains, or wet blasting. Watering methods, such as water sprays and water applications, shall be implemented during blasting, rock crushing, cutting, chipping, sawing, or any activity that would release dust particles to reduce fugitive dust emissions.</p> <p>b. During rock-crushing transfer and conveyance activities, material shall be watered prior to entering the crusher. Crushing activities shall not exceed an opacity limit of 20% (or Number 1 on the Ringelmann Chart) as averaged over a 3-minute period in any period of 60 consecutive minutes, in accordance with San Diego Air Pollution Control District (SDAPCD) Rule 50, Visible Emissions. A qualified opacity observer shall monitor opacity from crushing activities once every 30 days while crushers are employed on site to ensure compliance with SDAPCD Rule 50. Water sprayers, conveyor belt enclosures, or other mechanisms shall be employed to reduce fugitive dust generated during transfer and conveyance of crush material.</p>		measure.				
<p><b>M-AQ-4</b> To reduce emissions of NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>, all Boulder Brush Facilities phases involving blasting shall conform to the following requirements:</p> <ul style="list-style-type: none"> <li>• Each blasting event shall employ approximately 1.2 tons of ammonium nitrate/fuel oil (ANFO).</li> <li>• Blasting activities shall be restricted to not more than two blasts per day.</li> <li>• All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in San Diego County</li> </ul>	During blasting activities	The [DPW, PDCI] shall ensure that the blast contractor complies with this measure and shall contact the [PDS, PCC] if the applicant fails or its designee fails to comply with this measure.	County of San Diego			



## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p><b>M-AQ-5 Construction Architectural Coating Limits.</b> The Boulder Brush Facilities shall comply with the following volatile organic compound (VOC) content limits for architectural coatings during construction for residential and non-residential and uses: 50 grams per liter VOC for interior surfaces and 100 grams per liter VOC for exterior coatings</p>	During construction	The [PDS, BI] shall make sure that the construction contractor complies with this measure and shall contact the [PDS, PCC] if the applicant fails or its designee fails to comply with this measure.	County of San Diego			
Biological Resources						
<p><b>M-BI-1 Implementation of USFWS-Issued Terms and Conditions for Quino Checkerspot Butterfly.</b> All terms, conditions, and Conservation Measures developed as part of the Section 7 consultation process with the U.S. Fish and Wildlife Service (USFWS) and provided in the Project's Biological Opinion (FWS-SD-10B0243-19F1536, dated January 16, 2020 and provided as Appendix P-1 to this EIR) shall be implemented. Terms and conditions shall apply to the federally listed species, the Quino checkerspot butterfly. Ratios for habitat-based mitigation shall has been determined during the Section 7 consultation process and are included below. The mitigation shall focus on habitat preservation and creation for long-term conservation of metapopulation dynamics. Terms and conditions outlined in the Project's Biological Opinion shall take precedence over the measures outlined herein to the extent there is conflict between the two.</p> <p><b>(a) Temporary Construction Flagging/Fencing and Signage.</b> Construction flagging/fencing and signage will be installed, per USFWS requirements when construction of the Project</p>	Prior to any clearing, grubbing, or disturbance, during construction,	The [PDS, PPD] shall review the permits/agreement for compliance with this measure. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.	County of San Diego and USFWS (Note: The County is not the enforcement or responsible agency for conservation measures which will be implemented on the Campo Reservation)			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>occurs immediately adjacent to mapped occupied Quino checkerspot butterfly habitat to prevent unnecessary intrusion into occupied Quino checkerspot butterfly habitat. Signage shall be installed where high-use areas of the Boulder Brush Facilities border suitable Quino checkerspot butterfly habitat to prevent intrusion into sensitive habitat and remind personnel of restrictions regarding activities within these areas.</p> <p>The Conservation Measures as included in the Biological Opinion are as follows:</p> <p><i>CM-1 Offsite Land Conservation</i></p> <p>To offset loss of Quino habitat and protect the viability of Quino in the Project vicinity, the Applicant will acquire land at a minimum 1:1 ratio of conservation to direct and indirect impacts as defined in the biological assessment. The conservation site will be approved by the Service and will minimally be in escrow by the time operations commence (i.e., wind turbines are operational and sale of energy occurs per a power purchase agreement). Lands within the eastern San Diego County vicinity (specifically in and around the Southeast San Diego and eastern Southwest San Diego Recovery Units) will be prioritized, and lands will be considered occupied following the definition of occupied habitat used in this analysis (i.e., within a 1 kilometer buffer of known Quino locations) or within 2 kilometers between known Quino clusters will be prioritized. First priority will be given to land within the Campo Core Occurrence Complex defined in the draft Quino recovery plan amendment (Service 2019).</p> <p>As described in section 7.3.1 of the Draft EIR, pre-construction surveys for Quino host plants will be conducted during the spring and summer of 2020 within an approximately 2.6-acre portion of</p>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>the Boulder Brush development footprint that has not been surveyed. If any Quino host plants are found, the Quino habitat model will be updated, and consultation will be reinitiated under which additional habitat acquisition maybe required.</p> <p>Upon acquisition of the conservation site, the Applicant will prepare a Land Management Plan (LMP) for Service approval. The LMP must be provided and approved within 6 months of securing the mitigation site (i.e., completion of escrow). The LMP will minimally include the following components: goals, objectives, and strategies; vegetation management (mapping, targets, non-native plants, weed control, enhancements if any); wildlife and sensitive plant surveys (general inventory and Quino surveys); property management (access controls, roads, fire plan, cultural resource management, trash removal); communications, public involvement, scientific uses, and data sharing; program administration and reporting (LMP implementation, LMP review/revision); a Property Analysis Record (PAR) including administrative costs, contingency funds, and 3-year start-up period funding. The proposed land manager will be given the opportunity to participate in development of the LMP, including the PAR. Funding of the LMP will include a long-term endowment intended to grow for 3 years prior to use and a short-term endowment intended to cover immediate management during the initial 3-year period.</p> <p><i>CM-2 Limiting Impacts to Occupied Habitat</i></p> <p>To prevent unnecessary intrusion into occupied Quino habitat, construction fencing and/or signage will be installed where impacts will occur immediately adjacent to Quino Focal Areas, defined as within a 200-meter radius around host plant concentrations or within 1 kilometer of known Quino observations.</p>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>Following construction, permanent visible markers will demarcate the border between Project facilities and Quino Focal Areas. Markers will be placed every 30 feet along the border, and signage will be placed every 300 feet or to the extent required, depending on the length of the border. A 5-foot buffer, cleared of vegetation, will be maintained between Project facilities and any Quino Focal Area. If operations and maintenance activities require disturbance in previously undisturbed areas within Quino Focal Areas, coordination with Service will be required prior to initiation of these activities.</p> <p>A Project biologist(s) will be designated by the Applicant and approved by the Service for both sites, as well as the Tribe for work on the Reservation and by the County for work on Boulder Brush. The Campo Environmental Protection Agency will enforce the duties of the Project biologist for all work conducted on the Reservation. The Applicant will submit the names, documented experience, any relevant permit numbers, and resumes for the Project biologist(s) to Service and the Tribe for approval prior to initiation of construction. The Project biologist(s) will be responsible for the following:</p> <ol style="list-style-type: none"> <li>1. Providing training to all construction workers;</li> <li>2. Reviewing and/or designating the construction area in the field with the construction contractor in accordance with the final grading plan prior to clearing, grubbing, or grading;</li> <li>3. Conducting a field review of the staking to be set by the professional surveyor, designating the limits of all construction activity prior to clearing, grubbing, or grading;</li> <li>4. Regularly monitoring construction activities to verify that construction is proceeding in compliance with all permit requirements specific to biological resources;</li> </ol>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>5. Maintaining communication with the appropriate personnel (i.e., construction Project manager, and resident engineer) so that issues relating to biological resources are appropriately and lawfully managed; and</p> <p>6. Reporting any noncompliance issues to the BIA, resident engineer, the Service, and the Tribe.</p> <p><i>CM-3 Avoidance of Vehicle Strikes</i> To minimize the potential for vehicle collisions, vehicle speeds during construction and operations will not exceed 15 miles per hour (mph) from February 15 through May 15, when Quino are most likely to be in the adult stage and in flight. New Project access roads in Quino habitat will have 15 mph speed limit, and signs will be posted indicating no off highway vehicle (OHV) use.</p> <p><i>CM-4 Revegetation of Temporary Impacts</i> Disturbed areas that are not required to be clear for operations and maintenance activities will be revegetated or stabilized using soil binders within 90 days of construction completion. Revegetated areas will use native plant species found within adjacent habitats. Locally available seed will be used. Use of native vegetation will minimize intrusion by non-native species that may displace Quino host and nectar plants as well as alter native vegetation structure. Revegetation will provide a minimum of 40 percent cover of native species within a 2 year time frame. If 40 percent cover of native species is not achieved within 2 years, adaptive management measures will be pursued until 40 percent cover of native species is achieved. This is the only success criterion required for revegetation of temporary impacts. So, it is unclear whether temporarily impacted areas will be successfully restored to Quino habitat.</p>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>To maximize benefits of revegetation for the Quino within Quino Focal Areas, the Applicant will coordinate with the Service to determine the appropriate seed mix once it is determined precisely where revegetation will occur. Seed mixes may include Quino host plants throughout revegetation area areas, Quino host plants beyond a predetermined buffer from ongoing Project impacts, or no Quino host plants to discourage Quino occupancy and minimize future impacts. The seed mix that most benefits Quino depends on the location of the restoration relative to specific Project operations (or non-Project related operations). When the Campo Wind Facilities are decommissioned, a decommissioning plan will be prepared and implemented. The decommissioning plan will include revegetation of the previously-impacted areas. Soil will be revegetated with native plant species found within adjacent habitats and locally available seed will be used. By revegetating with native plants, suitable Quino habitat may be recovered within the Project Area following decommissioning. Revegetation shall provide a minimum of 40 percent cover of plant species native to adjacent habitats within 2 years. If 40 percent cover of native species is not achieved within 2 years, adaptive management measures will be pursued until 40 percent cover of native species is achieved.</p> <p>When the Bolder Brush facilities are decommissioned, soil will be stabilized and revegetated with plant species characteristic of native species within adjacent habitats. Locally available seed will be used.</p> <p><i>CM-5 Weed Control</i> To minimize spread of non-native invasive plant species, no planting or seeding of invasive plant species [per the most recent version of the California Invasive Plant Council's (CIPC) California Invasive Plant Inventory for the Project region] will be permitted.</p>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>The County will provide a list of County-approved plants for revegetation within Boulder Brush that will minimally comply with CIPC standards.</p> <p>A weed management plan will be developed and approved by the Tribe prior to the commencement of construction activities. The Service will be given the opportunity to review a draft of the weed management plan, but the Tribe has ultimate approval authority for the weed control plan. The plan will include the following: (1) weed inventory and risk assessment; (2) identification of problem areas and necessary preventative measures; (3) annual surveys within the temporary impact areas to document weed patches for two years post construction; (4) success standards, such as temporarily impacted areas have no more than a 10 percent increase in weed species; adaptive management measures; and (6) reporting.</p> <p><i>CM-6 Trash Control</i></p> <p>To avoid attracting wildlife to the site, including potential Quino predators, fully covered trash receptacles that are animal-proof and weather-proof will be installed and used by the construction contractor(s) to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Littering will be prohibited, and trash will be removed from construction areas daily.</p> <p><i>CM-7 Dust Control</i></p> <p>Dust can impact Quino by reducing digestibility of host plants and blocking spiracles (breathing organs). Therefore, dust control measures will reduce impacts to Quino. The Applicant will develop a fugitive dust control plan in compliance with San Diego County Air Pollution Control Regulations to reduce particulate matter less than 10 microns (PM10) and fine particulate matter</p>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>less than 2.5 microns (PM2.5) emissions during construction and decommissioning. The following dust control measures will be implemented:</p> <ol style="list-style-type: none"> <li>1. All onsite unpaved roads will be effectively stabilized using soil stabilizers that can be determined to be as efficient, or more efficient, for fugitive dust control than California Air Resources Board-approved soil stabilizers, and will not increase any other environmental impacts including loss of vegetation;</li> <li>2. All material excavated or graded shall be sufficiently watered to prevent excessive dust. Watering will occur as needed with complete coverage of disturbed areas;</li> <li>3. All haul trucks hauling soil, sand, and other loose materials will be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions);</li> <li>4. Soil loads will be kept below 18 inches of the freeboard of the truck;</li> <li>5. Drop heights will be minimized when loaders dump soil into trucks; and</li> <li>6. Traffic speeds on unpaved roads will be limited to 15 miles per hour.</li> </ol> <p><i>CM-8 Fire Prevention</i> Although fire is a natural component of Quino habitat, artificially frequent fires can severely degrade habitat quality. Therefore, minimization of Project-related ignitions and spread of wildfires will benefit the Quino. In addition to fuel modification zones included in the Project, a Campo Wind Project Fire Protection Plan will be prepared and implemented in conjunction with development of the Project.</p>						
<p><b>M-BI-2 Biological Monitoring.</b> To prevent inadvertent disturbance to areas outside the limits of grading, fencing or</p>	<p>Prior to and during grading</p>	<p>The [DPW, PDCI] shall ensure that</p>	<p>County of San Diego</p>			



## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>flagging, as required, shall be installed and all grading shall be monitored by a biologist in environmentally sensitive areas. A biologist (Project Biologist) approved by the County of San Diego (County) shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, construction, and decommissioning activities.</p> <p>The Project Biologist shall perform the monitoring duties before, during, and after construction pursuant to the most current version of the County's Guidelines for Determining Significance and Report Format and Content Requirements: Biological Resources (County Guidelines). The contract provided to the County shall include an agreement that this shall be completed, and a Memorandum of Understanding between the biological consulting company and the County shall be executed. In addition to performing monitoring duties pursuant to the most current version of the County Guidelines, the Project Biologist shall also perform the following duties:</p> <ol style="list-style-type: none"> <li>1. A Worker Environmental Awareness Program (WEAP) would be prepared for construction contractors and all on-site personnel. WEAP training would cover the sensitive resources found on site, flagging/fencing of exclusion areas, permit requirements, and other environmental issues and permit constraints. The WEAP would also educate and instruct on-site personnel to avoid harassment and disturbance of wildlife, especially during reproductive activities (e.g., courtship and nesting) during construction. In addition, temporary personnel delivering equipment and supplies to the Project Site will be aware of the requirements and required to comply with the WEAP training, including, but not limited to, speed limit, stopping for</li> </ol>	and construction	<p>the Project Biologist is on-site performing the monitoring duties of this measure. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Biologist or applicant or its designee fails to comply with this measure.</p>				

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>wildlife observed in the access road, driving within the approved project right-of-way, observing bird buffer signs and not stopping within the buffers, and driving slower than the approved project speed limit, should dust occur on the access road. All on-site personnel would be required to attend the WEAP training in conjunction with hazard and safety training prior to working on site.</p> <ol style="list-style-type: none"> <li>2. Attend the preconstruction meeting with the construction contractor and other key construction personnel prior to clearing, grubbing, or grading to reduce conflict between the timing and location of construction activities with other mitigation requirements (e.g., seasonal surveys for nesting birds).</li> <li>3. Conduct meetings with the construction contractor and other key construction personnel describing the importance of restricting work to designated areas prior to clearing, grubbing, or grading and clarifying that the Project Biologist has the authority to halt work that could harm or harass a protected species.</li> <li>4. Review and/or designate the construction area in the field with the construction contractor in accordance with the final grading plan prior to clearing, grubbing, or grading.</li> <li>5. Conduct a field review of the staking to be set by the surveyor, designating the limits of all construction activity prior to clearing, grubbing, or grading.</li> <li>6. Flush special-status species (i.e., avian or other mobile species) from occupied habitat areas immediately prior to brush-clearing and earth-moving activities.</li> <li>7. To address hydrology impacts, the Project Biologist</li> </ol>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>shall verify that grading plans include a Stormwater Pollution Prevention Plan (if required pursuant to provisions of the State Water Resources Control Board 2009-0009-DWQ Construction General Permit, or equivalent applying the standards set forth in the County of San Diego Stormwater Standards Manual); see <b>M-BI-4</b>.</p> <p>8. Periodically monitor the construction site to see that dust is minimized according to the fugitive dust control measures delineated in M-AQ-2 and M-AQ-3 and that temporary impacted areas are revegetated as soon as possible.</p> <p>9. Periodically monitor the construction site to verify that artificial security light fixtures are directed away from open space and are shielded.</p> <p>10. Oversee the construction site so that cover and/or escape routes for wildlife from excavated areas are provided on a daily basis. All steep trenches, holes, and excavations during construction shall be covered at night with backfill, plywood, metal plates, or other means, and the edges covered with soils and plastic sheeting such that small wildlife cannot access them, and/or excavations shall provide an earthen ramp to allow for a wildlife escape route.</p>						
<p><b>M-BI-3 Temporary Construction Flagging/Fencing.</b> Prior to issuance of grading or building permits, the Boulder Brush Developer or its designee shall install temporary flagging or fencing, as required, where the limits of grading are adjacent to sensitive vegetation communities or jurisdictional aquatic resources. Temporary flagging or fencing, as required, will also be installed for areas where Boulder Brush Facilities impacts are adjacent to a population of special-status</p>	<p>Prior to any clearing, grubbing, trenching, grading, or any land disturbances</p>	<p>The [PDS, PPD] shall either attend the preconstruction conference and approve the installation of the temporary</p>	<p>County of San Diego</p>			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
plant species. Temporary flagging or fencing shall remain in place for the duration of construction activities. All temporary flagging/fencing shall be shown on plans and a Fencing and Flagging Plan will be prepared and submitted to applicable agencies for review prior to construction. Access roads would be staked at the outermost perimeter of 40 feet, to ensure no project personnel go beyond these boundaries. Stakes would be placed every 200 feet in accordance with industry standards. Additionally, all on-site construction workers performing ground disturbance activities would be equipped with GPS units that would clearly delineate the limits of grading.		flagging/fencing and signage, or review the certification and pictures provided by the permittee.				
<p><b>M-BI-4 SWPPP.</b> If required, the Stormwater Pollution Prevention Plan (SWPPP) shall include, at a minimum, the best management practices listed below. The combined implementation of these requirements shall protect adjacent habitats and special-status species during construction to the maximum extent practicable. At a minimum, the following measures and/or restrictions shall be incorporated into the SWPPP and noted on construction plans, where appropriate, to avoid impacts to special-status species, sensitive vegetation communities, and/or jurisdictional waters during construction. The Project Biologist shall verify the implementation of the following design requirements:</p> <ol style="list-style-type: none"> <li>1. No planting or seeding of invasive plant species (per the most recent version of the California Invasive Plant Council California Invasive Plant Inventory for the project region) shall be permitted.</li> <li>2. Construction activity shall not be permitted in jurisdictional waters of the United States/state except as authorized by applicable law and permit(s), including permits and authorizations approved by the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and Regional Water Quality Control Board.</li> </ol>	Prior to the approval or issuance of any grading permit, and prior to any grading clearing, or other disturbance, and during construction	The [PDS, LDR] shall review the final SWPPP.. During construction, the County of San Diego shall review SWPPP measures for compliance with this measure	County of San Diego			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<ol style="list-style-type: none"> <li>3. Silt settling basins installed during the construction process shall be located away from areas of ponded or flowing water to prevent discolored, silt-bearing water from reaching areas of ponded or flowing water during normal flow regimes.</li> <li>4. Temporary structures, staging, and storage areas for construction equipment and/or materials shall not be located in jurisdictional waters, including wetlands and riparian areas.</li> <li>5. Any equipment or vehicles driven and/or operated within jurisdictional waters of the United States/state shall be checked and maintained by the operator daily to prevent leaks of oil or other petroleum products that could be deleterious to aquatic life if introduced to the watercourse.</li> <li>6. No stationary equipment, such as motors, pumps, generators, and welders, or fuel storage tanks shall be located within 200 feet of jurisdictional waters of the United States/state.</li> <li>7. No debris, bark, slash sawdust, rubbish, cement, concrete, oil, or petroleum products shall be stored where it may be washed by rainfall or runoff into jurisdictional waters of the United States/state.</li> <li>8. When construction operations are completed, any excess materials or debris shall be removed from the work area.</li> <li>9. No equipment maintenance shall be performed within 200 feet of jurisdictional waters of the United States/state where petroleum products or other pollutants from the equipment may enter these areas.</li> <li>10. Fully covered trash receptacles that are animal-proof and</li> </ol>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>weather-proof shall be installed and used by the operator to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Littering shall be prohibited and trash shall be removed from construction areas daily. All food-related trash and garbage shall be removed from the construction sites on a daily basis.</p>						
<p><b>M-BI-5</b>  <b>(a) Pre-Construction Surveys.</b> Pre-construction surveys for special-status plants and Quino checkerspot butterfly host plants will be conducted during the spring and summer within the portion of the Boulder Brush Facilities development footprint that has not been previously surveyed (approximately 2.6 acres). If any special-status plants are found during the pre-construction surveys, the Applicant shall develop a plant mitigation plan for the off-site open space. The mitigation plan shall be (prepared by a biologist with at least 5 years of experience in rare plant relocation and/or mitigation), and the plan shall include a combination of preservation relocation and/or plantings with plant specimens grown on site or from local seed or cutting sources to achieve the mitigation ratios required by the County. The individuals shall be planted within the open space to secure a 2:1 mitigation ratio for any County List A species, and a 1:1 mitigation ratio for County list B species identified. If relocation and/or plantings is conducted as part of the mitigation plan. The plant mitigation plan shall require the Applicant to submit a revegetation plan, including annual monitoring reports for at least 5 years after the replanting to demonstrate that the plants have been successfully established at the required mitigation ratio. If any Quino checkerspot butterfly host plants are found, the</p>	<p>(a) Prior to any clearing, grubbing, trenching, grading, or any land disturbances</p> <p>(b) Prior to the issuance of any grading or building permits, the mitigation shall occur.</p> <p>(c) The RMP shall be approved prior to acquisition of any habitat land.</p>	<p>(a) The [DPW, PDCI] shall not allow any grading, unless a concurrence from the wildlife agencies is received. The [PDS, PPD] shall review the concurrence letter.</p> <p>(b) If mitigation credits are purchased at a bank (Option #1), the [PDS, PPD] shall review the mitigation credit purchase or enforceable agreement to purchase. If off-site habitat preservation is selected (Option #2), the [PDS, PPD] shall pre-approve</p>	<p>County of San Diego</p>			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>habitat model for Quino checkerspot butterfly shall be updated and additional mitigation for potentially occupied habitat may be required, as determined through M-BI-1.</p> <p><b>(b) Habitat Preservation.</b> To mitigate for impacts to vegetation communities and habitats for special-status wildlife species and occurrences of special-status plant species resulting from the Boulder Brush Facilities, suitable off-site mitigation land shall be acquired prior to issuance of grading or building permits. The Boulder Brush Developer shall purchase habitat credit or provide for the conservation of habitat generally consistent with the assemblage of vegetation communities impacted by the Boulder Brush Facilities. As proposed, the Boulder Brush Facilities is estimated to impact the following vegetation community acreages; however, the permanent open space acres shall be dependent on the actual temporary and permanent areas of impact. Montane buckwheat scrub (17.0 acres), red shank chaparral (18.3 acres), semi-desert chaparral (31.1 acres), and unvegetated stream channel (0.1 acres) would be mitigated at a 1:1 ratio; big sagebrush scrub (9.2 acres) would be mitigated at a 2:1 ratio; wildflower field (3.7 acres), emergent wetland (0.2 acres), southern arroyo willow riparian forest (0.4 acres), coast live oak woodland (5.4 acres), open coast live oak woodland (0.1 acre), and oak root zone (7.3 acres) would be mitigated at a 3:1 ratio; and granitic northern mixed chaparral (33.4 acres), and granitic chamise chaparral (3.6 acres) would be mitigated at a 0.5:1 ratio. The permanent open space acres shall be dependent on the final as-built drawings. This shall mitigate for Boulder Brush Facilities impacts to sensitive vegetation communities, thereby preserving compensatory habitat that provides equal or greater benefit to</p>		<p>the land proposed for mitigation and ensure requirements of the this measure are met.</p> <p>c) If Option 2 is selected, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this measure and the RMP Guidelines.</p>				

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>plant and wildlife species. The off-site mitigation options are described below:</p> <p>County List A and B species shall be mitigated based on impacts to individual plants. County List A plant species will be mitigated at 2:1, List B species are mitigated at 1:1 and impacts to List D species are not ratio based but will be through the preservation of suitable habitat. Therefore, mitigation for the loss of special-status plant species shall be as follows: 2:1 mitigation ratio for impacts to 111 Jacumba milk-vetch individuals, 20 southern jewelflower individuals, and 61 Tecate tarplant individuals; and 1:1 mitigation ratio for impacts to 1,308 desert beauty individuals and 203 sticky geraea individuals. Impacts to Colorado Desert larkspur will be mitigated through preservation of suitable habitat for the species. If additional special-status plant populations are recorded during the pre-construction surveys in the additional survey areas, the off-site mitigation site shall provide for any additionally required mitigation.</p> <p>This shall mitigate for Boulder Brush Facilities impacts to sensitive vegetation communities, thereby preserving compensatory habitat that provides equal or greater benefit to plant and wildlife species. The off-site mitigation site will also provide for the preservation of known populations of special-status plants impacted by the Boulder Brush Facilities. The off-site mitigation options for the Boulder Brush Facilities are described below:</p> <p><b>Option 1:</b> If purchasing mitigation credit, the mitigation bank shall be approved by the Wildlife Agencies (i.e., U.S. Fish and Wildlife Service and California Department of Fish and Wildlife). The evidence of purchase shall include the following information to be provided by the mitigation bank:</p>						



## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<ol style="list-style-type: none"> <li>1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.</li> <li>2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.</li> <li>3. To ensure the land is protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.</li> <li>4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by the project and the amount remaining after use by the project.</li> </ol> <p><b>Option 2:</b> If habitat credit cannot be purchased in a mitigation bank, then the Boulder Brush Developer shall provide for the conservation of habitat of the same amount and type of land located in San Diego County as required per County guidelines:</p> <ol style="list-style-type: none"> <li>1. Prior to purchasing the land for the proposed mitigation, the location shall be pre-approved by the Department of Planning and Development Services (PDS).</li> <li>2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Report Format and Content Requirements: Biological Resources to the satisfaction of the Director of PDS.</li> <li>3. An open space easement or deed restrictions over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.</li> <li>4. The purchase and dedication of the land and the</li> </ol>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.</p> <p>5. In lieu of providing a private habitat manager, the Boulder Brush Developer may contract with a federal, state, or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land shall be managed by the agency for conservation of natural resources in perpetuity.</p> <p><b>(c) Resource Management Plan.</b> If Option 2 is chosen, to provide for the long-term management of the proposed Open Space Preserve, an RMP shall be prepared and shall be implemented. The final RMP shall be completed to the satisfaction of the Director of PDS, as follows: (1) the RMP shall be prepared and approved pursuant to the most current version of the County of San Diego Report Format and Content Requirements: Biological Resources; (2) the habitat land to be managed shall be owned by a land conservancy or equivalent; (3) open space easements shall be dedicated or deed restrictions recorded in perpetuity; (4) a resource manager shall be selected and approved, with evidence provided demonstrating acceptance of this responsibility; (5) the RMP funding mechanism shall be identified and adequate to fund annual costs for implementation; and (6) a contract between the Boulder Brush Developer and County of San</p>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
Diego shall be executed for the implementation of the RMP, and funding will be established with the County of San Diego as the third-party beneficiary.						
<p><b>M-BI-6 Nesting Bird Survey.</b> To avoid any direct impacts to raptors and/or any migratory birds protected under the Migratory Bird Treaty Act and California Fish and Game Code, removal of habitat that supports active nests on the proposed area of disturbance shall occur outside of the nesting season for these species (January 15 through September 1, annually). If, however, removal of habitat on the proposed area of disturbance must occur during the nesting season, the Boulder Brush Developer or its designee shall retain a biologist approved by the County of San Diego to conduct a preconstruction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The preconstruction survey must be conducted within 72 hours prior to the start of construction that would impact any vegetation that could support nesting birds.</p> <p>If nesting birds are detected by the biologist, buffers shall be established per the biologist's best professional judgment. The buffer shall be flagged in the field and mapped on the construction plans. The non-construction buffer zones shall be avoided until the nesting cycle is complete. Exceptions may be made if the biologist determines that work within the buffer would not affect the nesting cycle.</p>	Prior to any grading, clearing, or land disturbance during the nesting season (January 15 through September 1). If a nest is identified, prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction.	The [DPW, PDCI] shall not allow any grading in the non-construction buffer zones during the specified dates, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.	County of San Diego			
<p><b>M-BI-7 Revegetation.</b> Disturbed areas that are not required to be clear for operations and maintenance activities (i.e., temporarily disturbed areas) shall be revegetated or stabilized using soil binders within 90 days of construction completion. The Boulder Brush Facilities would result in temporary impacts to sensitive upland and jurisdictional aquatic resources (ephemeral channels). Temporary impacts shall be revegetated to provide</p>	<p>Within 90 days of construction completion.</p> <p>Prior to decommissioning</p>	<p>The [PDS, PCC] shall review the documentation for conformance with this measure.</p> <p>The [PDS, PCC] shall review the</p>	County of San Diego			

## MITIGATION MONITORING AND REPORTING PROGRAM

---

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>erosion control, slope stabilization, or other necessary function. Revegetation areas may incorporate salvaged materials, such as seed collection and translocation of plant materials, as determined to be appropriate. The Project Biologist shall review the plant materials prior to grading and determine if salvage is warranted. Ephemeral channels will be restored to pre-construction conditions, as feasible.</p> <p>Prior to decommissioning of Boulder Brush Facilities, a decommissioning plan consistent with the terms of the Private Lease would be prepared and implemented. The decommissioning plan shall include revegetation of the previously disturbed areas. Soil would be revegetated with native plant species found within adjacent habitats. Locally available seed would be used, and seed from species that are unavailable for collection would not be incorporated into the final seed palette. Revegetation of disturbed areas shall provide a minimum of 40% cover of plant species native to adjacent habitats within 2 years of construction completion. If 40% cover of native species is not achieved within 2 years, adaptive management measures will be pursued until 40% cover of native species is achieved.</p>		Decommissioning Plan for conformance with this measure.				

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p><b>M-BI-8 APLIC Standards.</b> Provide evidence to the Director of PDS that all transmission poles and lines are designed to conform to Avian Power Line Interaction Committee (APLIC) standards. The Boulder Brush Facilities shall implement recommendations by the APLIC (2006, 2012), which will protect raptors and other birds from electrocution. These measures are sufficient to protect even the largest birds that may perch or roost on transmission lines or poles from electrocution. Specifically, these measures will include guidance on proper pole and crossmember dimensions, phasing, and insulator design and dimensions to preclude wire to wire contact with a goal of providing 150 centimeters (approximately 60 inches) of separation between energized conductors and energized hardware and ground wire.</p>	Prior to issuance of a building permit.	The [PDS, PCC] shall review Building and/or Right-of-Way Construction Plans for conformance with this measure.	County of San Diego			
<p><b>M-BI-9 Removal of Carcasses.</b> All large animal carcasses (e.g., any domestic livestock, feral animal, or big game) incidentally found within or adjacent to the development footprint during operation and maintenance activities shall be removed from the Boulder Brush Corridor to prevent attraction of carrion-consuming birds of prey.</p>	During operation	The [PDS, Code Enforcement Division] shall ensure conformance with this measure.	County of San Diego			
<p><b>M-BI-10 Fugitive Dust Control.</b> The Boulder Brush Developer shall implement the fugitive dust control measures outlined in mitigation measures M-AQ-2 and M-AQ-3 (Fugitive Dust Control) of the Final EIR.</p>	During grading and construction	The County of San Diego shall review the Fugitive Dust Control Plan and ensure compliance with the fugitive dust control measures.	County of San Diego			
<p><b>M-BI-11 Erosion and Runoff Control.</b> During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This shall protect sensitive vegetation from being inundated with sediment-laden runoff. Dewatering shall be conducted in accordance with</p>	Prior to the approval of any plan and the issuance of any permit	The NPDES permit shall be accepted by [PDS, PPD] as compliance with this measure.	County of San Diego			

## MITIGATION MONITORING AND REPORTING PROGRAM

---

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
standard regulations of the Regional Water Quality Control Board (RWQCB). A construction National Pollutant Discharge Elimination System permit, issued by RWQCB to discharge water from dewatering activities, shall be required prior to start of construction. This shall minimize erosion, siltation, and pollution within sensitive communities. Design of drainage facilities shall incorporate long-term control of pollutants and stormwater flow to minimize pollution and hydrologic changes.						
<b>M-BI-12 Regulation of Chemical Pollutants.</b> Weed control treatments shall include legally permitted chemical, manual, and mechanical methods applied with the authorization of the County of San Diego agriculture commissioner. The application of herbicides shall be in compliance with all state and federal laws and regulations under the prescription of a Pest Control Adviser and implemented by a licensed applicator. Where manual and/or mechanical methods are used, disposal of the plant debris shall follow the regulations set by the County agriculture commissioner. In addition, use of rodenticides shall not be allowed.	During operation	The [PDS, Code Enforcement Division] shall ensure compliance with this measure.	County of San Diego			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p><b>M-BI-13 Prevention of Invasive Plant Species.</b> A County of San Diego –approved plant list shall be used for the revegetation areas. A hydroseed mix that incorporates native species and is appropriate to the area, shall be used for slope stabilization in transitional areas. No invasive plant species as included on the most recent version of the California Invasive Plant Council’s California Invasive Plant Inventory for the Project region shall be included in the seed mix, and the plant palette shall be composed of native species that do not require high irrigation rates. The hydroseed mix and a map of the seeded areas shall be submitted and approved by the County of San Diego prior to re-seeding. Additionally, a weed management plan shall be developed prior to commencement of construction activities. The plan will cover a Weed Management Area (WMA) which includes all project disturbance areas, and a 50 foot buffer. The plan shall include the following:</p> <ol style="list-style-type: none"> <li>1. Baseline weed inventory and risk assessment, identifying species targeted for control that currently occur within, or that may invade, the WMA</li> <li>2. Identification of baseline infestation areas and necessary containment/preventive measures</li> <li>3. Annual surveys within the WMA to document weed species during construction and for 2 years post construction</li> <li>4. Success standards, such as no more than a 10% increase in target weed species within the WMA</li> <li>5. Control techniques and adaptive management measures</li> <li>6. Reporting</li> </ol> <p>All herbicide application shall be in compliance with applicable laws and regulations under the prescription of a Pest Control Adviser and implemented by a licensed applicator.</p>	<p>Weed management plan prior to construction and weed management activities during construction and operation.</p>	<p>The [PDS, LA] shall review the Weed Management Plan and ensure compliance with this measure.</p>	<p>County of San Diego</p>			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<b>M-BI-14 Fire Protection.</b> To minimize impacts to biological resources from fire hazards, the Boulder Brush Facilities Fire Protection Plan shall be implemented in conjunction with development of the Boulder Brush Facilities. See also mitigation measure M-WF-1.	Prior to use of the premises in reliance of this permit, permittee shall provide documentation (inspection reports or photos) demonstrating implementation of the Fire Protection Plan.	The [PDS, PPD] and County of San Diego Fire Authority (SDCFA) shall ensure compliance with the Fire Protection Plan.	County of San Diego SDCFA			
<b>M-BI-15 Access Control.</b> To minimize unauthorized access to the Boulder Brush Facilities, all access roads adjacent to a public road shall be gated and locked to the extent permitted by adjacent land owners, easements, and County of San Diego requirements.	During operation	The [PDS, Code Enforcement Division] shall ensure compliance with this measure	County of San Diego			
<b>M-BI-16 Federal, State, and Local Agency Permits.</b> Prior to impacts occurring to U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) (collectively, the Resource Agencies) jurisdictional aquatic resources, the Boulder Brush Developer or its designee shall obtain the following permits: ACOE 404 permit or authorization under a Nationwide Permit, RWQCB 401 Water Quality Certification, and California Fish and Game Code 1602 Streambed Alteration Agreement. To mitigate for impacts to jurisdictional waters, the Developer may purchase mitigation bank credits, including establishment, re-establishment, enhancement, or rehabilitation. Alternatively, a suitable mitigation site shall be selected and approved by the Resource Agencies	Consultation and permits must be obtained prior to the approval or issuance of the first grading permit, and prior to any grading, clearing, or other disturbance which may impact jurisdictional	The [PDS, PCC] shall review the permits/agreement for compliance with this measure.	County of San Diego, U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW).			



## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>during the permitting process. Either of these mitigation options would result in no net loss of jurisdictional aquatic resources. A functional assessment, such as the California Rapid Assessment Method (CRAM), of the jurisdictional areas proposed to be impacted and preserved at the mitigation site shall be conducted. The purpose of the functional assessment is to evaluate the existing functions and services within the jurisdictional drainages and ensure that the functions and values of the jurisdictional areas lost are replaced at the mitigation site. The precise mitigation ratio shall depend on the functions and values of the mitigation site and any restoration activities that may be conducted to further increase the functions and values of the mitigation site. Impacts to Resource Protection Ordinance wetlands (with the exception of the intermittent channel) shall be mitigated at a minimum of ratio 3:1, with a minimum of 1:1 impact-to-creation ratio; restoration/enhancement of existing wetlands may be used to make up the remaining requirements. This would result in no net loss of County RPO wetlands. If mitigation is proposed to occur within the Boulder Brush Corridor or within the off-site mitigation area, then a Wetlands Mitigation and Monitoring Plan shall be prepared. Prior to issuance of land development permits, including clearing, grubbing, and grading permits for activities that would impact jurisdictional aquatic resources, the Boulder Brush Developer shall prepare a Wetlands Mitigation and Monitoring Plan to the satisfaction of the Director of Planning &amp; Development Services (or his/her designee) and the applicable Resource Agencies. The Conceptual Wetlands Mitigation and Monitoring Plan shall, at a minimum, prescribe site preparation, planting, irrigation, and a 5-year maintenance and monitoring program with qualitative and quantitative evaluation of the revegetation effort and specific performance criteria to determine successful revegetation.</p>	resources.					

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<b>Cultural Resources</b>						
<p><b>M-CR-1 Temporary Fencing.</b> To prevent inadvertent disturbance of archaeological sites within the avoidance areas (avoided by Project design), temporary fencing shall be installed where resources are located within 50 feet of the Boulder Brush area of direct impact (ADI). The temporary fencing shall include the following requirements:</p> <ul style="list-style-type: none"> <li>• Prior to the commencement of any grading and/or clearing in association with the grading and/or improvement plan, temporary orange construction fencing shall be placed to protect archaeological sites from inadvertent disturbance within the avoidance areas (avoided by Project design) and the unimpacted portions of sites outside of the Boulder Brush ADI during earth-disturbing activities. Temporary fencing shall be installed prior to the pre-construction meeting and prior to any clearing, grubbing, trenching, grading, or land disturbances; and shall remain for the duration of earth-disturbing activities. The temporary fencing plan shall be prepared in consultation with a County-approved archaeologist and the Kumeyaay Native American monitor. The fence shall be installed under the supervision of the County-approved archaeologist prior to commencement of any earth-disturbing activities. The temporary fencing plan shall include the following:               <ul style="list-style-type: none"> <li>○ Temporary fencing is required in all locations of the Project where proposed grading or clearing is within 50 feet of any archaeological site within avoidance areas (open space) or the unaffected portions of sites outside of the Boulder Brush ADI. The Project</li> </ul> </li> </ul>	<p>Prior to any clearing, grubbing, trenching, grading, or any land disturbances and during grading</p>	<p>The [PDS, PPD] shall review the signed and stamped statement for compliance this condition.</p> <p>Installation of temporary fencing shall require the presence of monitor(s) (archaeological and Kumeyaay Native American).</p>	<p>County of San Diego</p>			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>archaeologist shall identify the locations where temporary fencing is required.</p> <ul style="list-style-type: none"> <li>○ The placement of temporary fencing shall be approved by the County. Upon approval, the temporary fencing shall be installed under the supervision of the Project archaeologist.</li> <li>○ A signed and stamped statement from a California Registered Engineer, or licensed surveyor shall be submitted to Planning &amp; Development Services for approval. The statement shall identify that temporary fencing has been installed in all required locations where grading or clearing is within 50 feet of an archaeological site or the unaffected portions of sites outside of the Boulder Brush ADI.</li> <li>○ The fencing shall remain in place until the conclusion of grading activities, after which the fencing shall be removed.</li> <li>○ Installation of temporary fencing shall require the presence of monitor(s) (archaeological and Kumeyaay Native American).</li> </ul>						
<p><b>M-CR-2 Archaeological Monitoring.</b> To mitigate for potential impacts to undiscovered, buried archaeological resources in the Boulder Brush area of direct impact (ADI), an archaeological monitoring program and potential data recovery program shall be implemented pursuant to the County of San Diego's (County's) Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources and the California Environmental Quality Act (CEQA) and shall include the following requirements:</p> <ul style="list-style-type: none"> <li>a. Pre-Construction <ul style="list-style-type: none"> <li>• The Boulder Brush Developer shall contract with a</li> </ul> </li> </ul>	<p>Prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the earth disturbing</p>	<p>The [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this measure.</p> <p>The [DPW, PDCI] shall ensure that</p>	<p>County of San Diego</p>			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>County-approved archaeologist to perform archaeological monitoring. The Project archaeologist shall contract with a Kumeyaay Native American monitor(s) to conduct Native American monitoring for the Project.</p> <ul style="list-style-type: none"> <li>• The pre-construction meeting shall be attended by the Project archaeologist and the Kumeyaay Native American monitor(s).</li> </ul> <p>b. Construction</p> <ul style="list-style-type: none"> <li>• Monitoring. Both the Project archaeologist and Kumeyaay Native American monitor(s) are to be on site during all earth-disturbing activities. The frequency and location of monitoring of native soils shall be determined by the Project archaeologist in consultation with the Kumeyaay Native American monitor(s). Both the Project archaeologist and the Kumeyaay Native American monitor(s) shall evaluate fill soils to ensure that they are negative for cultural resources.</li> <li>• Inadvertent Discoveries                             <ul style="list-style-type: none"> <li>○ Both the Project archaeologist and the Kumeyaay Native American monitor(s) have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.</li> <li>○ The Project archaeologist shall contact the County archaeologist.</li> <li>○ The Project archaeologist, in consultation with the County archaeologist and the Kumeyaay Native American monitor(s), shall determine the significance of discovered resources.</li> </ul> </li> </ul>	<p>activities.</p> <p>Prior to final grading release or use of the premises in reliance of this permit, the final report shall be prepared.</p>	<p>the Project Archeologist is on-site performing the monitoring duties of this measure. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or applicant or its designee fails to comply with this measure.</p> <p>The [PDS, PPD] shall review the report or field monitoring memo for compliance with this measure.</p>				

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<ul style="list-style-type: none"> <li>○ Construction activities shall be allowed to resume after the County archaeologist has agreed with the significance evaluation.</li> <li>○ Isolates and non-significant deposits shall be minimally documented in the field. If the isolates and non-significant deposits are not be collected by the Project archaeologist, the Kumeyaay Native American monitor(s) may collect the cultural material for transfer to a tribal curation facility or repatriation program.</li> <li>○ 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(s) 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).</li> </ul> <p>c. Human Remains</p> <ul style="list-style-type: none"> <li>● The Property Owner or their representative (Boulder Brush Developer) shall contact the County coroner and the County Planning &amp; Development Services staff archaeologist.</li> <li>● Upon identification of human remains, no further disturbance shall occur in the area of the find until the</li> </ul>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>County coroner has made the necessary findings as to origin. Should the human remains need to be taken offsite for evaluation, they shall be accompanied by a Kumeyaay Native American monitor.</p> <ul style="list-style-type: none"> <li>• 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 to determine proper treatment and disposition of the remains.</li> <li>• 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 their recommendations as required by California Public Resources Code, Section 5097.98, has been conducted.</li> <li>• California Public Resources Code, Section 5097.98; CEQA Guidelines, Section 15064.5; and California Health and Safety Code, Section 7050.5, shall be followed in the event that human remains are discovered.</li> <li>• On the Reservation, the procedures outlined in the Native American Graves Protection and Repatriation Act (NAGPRA) will be followed. The Tribe is the responsible government agency for treatment of human remains under NAGPRA.</li> </ul> <p>d. Rough Grading</p> <ul style="list-style-type: none"> <li>• Upon completion of rough grading, a monitoring report identifying whether resources were encountered shall be prepared. A copy of the monitoring report shall be provided to any culturally affiliated tribe that requests a copy.</li> </ul>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>e. Final Grading</p> <ul style="list-style-type: none"> <li>• A final report substantiating that earth-disturbing activities are completed and whether cultural resources were encountered shall be prepared. A copy of the final report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated tribe that requests a copy.</li> </ul> <p>f. Cultural Material Conveyance</p> <p>The final report shall include the following:</p> <ul style="list-style-type: none"> <li>• Evidence that all prehistoric materials have been curated at a San Diego curation facility or tribal curation facility that meets federal standards according to Title 36, Part 79, of the Code of Federal Regulations or alternatively have been repatriated to a culturally affiliated tribe.</li> </ul> <p>Evidence that historic materials have been curated at a San Diego curation facility that meets federal standards according to Title 36, Part 79, of the Code of Federal Regulations.</p>						
<p><b>M-CR-3</b> Three Resource Protection Ordinance (RPO) significant sites (CA-SDI-7140, CA-SDI-7151/7162, and CA-SDI-22581), are located on unincorporated County lands within the Boulder Brush Boundary and contain human remains. The locations of human remains at each site shall be entirely avoided by Project design.</p>	<p>Prior to any clearing, grubbing, trenching, grading, or any land disturbances this measure shall be completed.</p>	<p>The [PDS, PCC] shall review plans for conformance with this measure</p>	<p>County of San Diego</p>			
Hazards and Hazardous Materials						
<p><b>M-HZ-1 Hazardous Materials Management Plan (HMMP).</b> Prior to approval of final construction plans by the County, the Boulder Brush Developer and/or contractor(s) will prepare an HMMP for the</p>	<p>Prior to approval of any plan or issuance of any</p>	<p>The [DEH, HMD] shall review the HMMP and ensure</p>	<p>County of San Diego</p>			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>construction phase of the Boulder Brush Facilities, which would be reviewed and approved by the coordinating agencies. The HMMP would be included as part of all contractor specifications and final construction plans to the satisfaction of the appropriate agency. The HMMP would include the following components:</p> <ul style="list-style-type: none"> <li>• The HMMP shall identify all hazardous materials that could be present on any portion of the construction site, including fuels, solvents, and petroleum products. The HMMP would address storage, use, transport, and disposal of each hazardous material anticipated to be used at the site. The HMMP would establish inspection procedures, storage requirements, storage quantity limits, inventory control, nonhazardous product substitutes, and disposition of excess materials.</li> <li>• The HMMP would identify secondary containment and spill prevention countermeasures, as well as a contingency HMMP to identify potential spill hazards, how to prevent their occurrence, and responses for different quantities of spills that may occur. Secondary containment and countermeasures would be in place throughout construction so that if any leaks or spills occur, responses shall be made immediately. Emergency spill supplies and equipment would be clearly marked and located adjacent to areas of work and in temporary construction staging areas.</li> <li>• The HMMP would identify adequate safety and fire-suppression devices for construction-related activities involving toxic, flammable, or explosive materials (including refueling construction vehicles and equipment). Such devices would be readily accessible at the Boulder Brush Facilities, as specified by the County</li> </ul>	<p>permit, and prior to construction. Observation and enforcement would occur during construction.</p>	<p>compliance with this measure.</p>				



## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>Fire Department and per the Uniform Building Code and Uniform Fire Code.</p> <ul style="list-style-type: none"> <li>• Prior to construction, the Boulder Brush Developer/all contractor and subcontractor personnel would receive training regarding the components of the HMMP, as well as applicable environmental laws and regulations related to hazardous materials handling, storage, and spill prevention and response measures.</li> <li>• The Boulder Brush Developer and/or Boulder Brush Developer's contractor would designate a qualified environmental field representative who would be on site to observe, enforce, and document adherence to the plan for all construction activities. The HMMP would be submitted to the appropriate agencies for approval prior to construction.</li> </ul>						
<b>Noise</b>						
<p><b>M-N-1 Construction Noise Best Management Practices for Activities on Private Land.</b></p> <ul style="list-style-type: none"> <li>• Ensure that all construction equipment driven or powered by internal combustion engines shall be equipped with a factory-approved or recommended muffler. If traffic control and construction signs that require power for lighting or flashing are located near residences, the source of power should be batteries, solar cells, or another quiet source.</li> <li>• Where and when construction activity is expected to occur within 200 feet of an Off-Reservation noise-sensitive land use (NSLU) and/or along the segment of Ribbonwood Road from the intersection of Opalocka Road to the entrance to the Boulder Brush Boundary,</li> </ul>	During construction	The [DPW, PDC] shall ensure compliance with this measure and contact the [PDS,PCC} if non-compliance occurs.	County of San Diego			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>provide the owner/occupant at least 24 hours advance notice of anticipated construction schedule and activities. Information should include a contact phone number so that noise concerns can be brought to the contractor's attention.</p> <ul style="list-style-type: none"> <li>Restrict the use of engine exhaust compression braking (a.k.a. "jake braking") on all trucks.</li> <li>All stationary construction equipment (especially pieces that are expected to operate frequently, or in a continuous or otherwise "steady-state" manner) should be located as far as practicable from NSLUs.</li> <li>Vehicles should observe limitations on duration of engine idling, as defined by applicable standards (e.g., air quality regulations and policies).</li> </ul> <p>For roadway improvements to Ribbonwood Road, which would benefit members of the community that use this roadway, the Project applicant or its contractors shall apply for a variance per Sections 36.423 through 36.427 of the San Diego County Code. This variance, granted after review and approval by the County's designated noise control officer, provides a means for "non-emergency work on a public right-of-way, public utility facility, public transportation facility or some other project for the benefit of the general public" to temporarily deviate from the 75 dBA <math>L_{eq(8hr)}</math> construction noise standard per 36.409 of the County Noise Ordinance.</p>						
Tribal Cultural Resources						
<p><b>M-TCR-1 Temporary Fencing.</b> To prevent inadvertent disturbance of tribal cultural resources (TCRs) within the avoidance areas (preservation in place), temporary fencing shall be installed where resources are located within 50 feet of the</p>	<p>Prior to any clearing, grubbing, trenching,</p>	<p>(1) The [PDS, PPD] shall review the signed and stamped statement</p>	<p>County of San Diego</p>			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>Boulder Brush area of direct impact (ADI). The temporary fencing shall include the following requirements:</p> <ul style="list-style-type: none"> <li>• Prior to the commencement of any grading and/or clearing in association with the grading and/or improvement plan, temporary orange construction fencing shall be placed to protect archaeological sites from inadvertent disturbance within the avoidance areas (preservation in place) and the unimpacted portions of sites outside of the Boulder Brush ADI during earth-disturbing activities. Temporary fencing shall be installed prior to the pre-construction meeting and prior to any clearing, grubbing, trenching, grading, or land disturbances; and shall remain for the duration of earth-disturbing activities. The temporary fencing plan shall be prepared in consultation with a County of San Diego (County)-approved archaeologist and the Kumeyaay Native American monitor. The fence shall be installed under the supervision of the County-approved archaeologist prior to commencement of any earth-disturbing activities. The temporary fencing plan shall include the following: <ul style="list-style-type: none"> <li>○ Temporary fencing is required in all locations of the Project where proposed grading or clearing is within 50 feet of any archaeological site within avoidance areas (open space) or the unaffected portions of sites outside of the Boulder Brush ADI. The Project archaeologist shall identify the locations where temporary fencing is required.</li> <li>○ The placement of temporary fencing shall be approved by the County. Upon approval, the temporary fencing shall be installed under the</li> </ul> </li> </ul>	grading, or any land disturbances	for compliance this measure.				

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>supervision of the Project archaeologist.</p> <ul style="list-style-type: none"> <li>○ A signed and stamped statement from a California Registered Engineer, or licensed surveyor shall be submitted to Planning &amp; Development Services for approval. The statement shall identify that temporary fencing has been installed in all required locations where grading or clearing is within 50 feet of an archaeological site or the unaffected portions of sites outside of the Boulder Brush ADI.</li> <li>○ The fencing shall remain in place until the conclusion of grading activities, after which the fencing shall be removed.</li> </ul> <p>Installation of temporary fencing shall require the presence of monitor(s) (archaeological and Kumeyaay Native American).</p>						
<p><b>M-TCR-2 Archaeological and Tribal Monitoring.</b> To mitigate for potential impacts to undiscovered, buried tribal cultural resources (TCRs) in the Boulder Brush area of direct impact (ADI), an archaeological and tribal monitoring program and potential data recovery program shall be implemented pursuant to the County of San Diego's (County's) Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources and the California Environmental Quality Act (CEQA) and shall include the following requirements:</p> <ul style="list-style-type: none"> <li>a. Pre-Construction                             <ul style="list-style-type: none"> <li>• The Boulder Brush Developer shall contract with a County-approved archaeologist to perform archaeological and tribal monitoring. The Project archaeologist shall contract with a Kumeyaay Native American monitor(s) to conduct Native American monitoring for the Project.</li> <li>• The pre-construction meeting shall be attended by</li> </ul> </li> </ul>	<p>Prior to any clearing, grading and or improvement plans and issuance of any Grading or Construction Permits.</p> <p>Throughout the duration of the earth disturbing activities</p> <p>Prior to final grading release or use of the</p>	<p>The [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this measure.</p> <p>The [DPW, PDCI] shall ensure that the Project Archeologist is on-site performing the monitoring duties of this measure.</p>	<p>County of San Diego</p>			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>the Project archaeologist and the Kumeyaay Native American monitor(s).</p> <p>b. Construction</p> <ul style="list-style-type: none"> <li>• Monitoring. Both the Project archaeologist and Kumeyaay Native American monitor(s) are to be on site during all earth-disturbing activities. The frequency and location of monitoring of native soils shall be determined by the Project archaeologist in consultation with the Kumeyaay Native American monitor(s). Both the Project archaeologist and the Kumeyaay Native American monitor(s) shall evaluate fill soils to ensure that they are negative for cultural resources.</li> <li>• Inadvertent Discoveries                             <ul style="list-style-type: none"> <li>○ Both the Project archaeologist and the Kumeyaay Native American monitor(s) have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.</li> <li>○ The Project archaeologist shall contact the County archaeologist.</li> <li>○ The Project archaeologist, in consultation with the County archaeologist and the Kumeyaay Native American monitor(s), shall determine the significance of discovered resources and whether they constitute a TCR.</li> <li>○ Construction activities shall be allowed to resume after the County archaeologist has agreed with the significance evaluation.</li> <li>○ Isolates and non-significant deposits shall be minimally documented in the field. If the isolates and non-significant deposits are not be collected by the Project archaeologist, the</li> </ul> </li> </ul>	<p>premises in reliance of this permit, the final report shall be prepared.</p>	<p>The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or applicant or its designee fails to comply with this measure.</p> <p>The [PDS, PPD] shall review the report or field monitoring memo for compliance with this measure.</p>				

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>Kumeyaay Native American monitor(s) may collect the cultural material for transfer to a tribal curation facility or repatriation program.</p> <ul style="list-style-type: none"> <li>○ 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(s) 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).</li> </ul> <p>c. Human Remains</p> <ul style="list-style-type: none"> <li>● The Property Owner or their representative (Boulder Brush Developer) shall contact the County coroner and the County Planning &amp; Development Services staff archaeologist.</li> <li>● 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. Should the human remains need to be taken off site for evaluation, they shall be accompanied by a Kumeyaay Native American monitor.</li> <li>● 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</li> </ul>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>Property Owner or their representative to determine proper treatment and disposition of the remains.</p> <ul style="list-style-type: none"> <li>• 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 their recommendations as required by California Public Resources Code, Section 5097.98, has been conducted.</li> <li>• California Public Resources Code, Section 5097.98; CEQA Guidelines, Section 15064.5; and California Health and Safety Code, Section 7050.5, shall be followed in the event that human remains are discovered.</li> <li>• On the Reservation, the procedures outlined in the Native American Graves Protection and Repatriation Act (NAGPRA) will be followed. The Tribe is the responsible government agency for treatment of human remains under NAGPRA.</li> </ul> <p>d. Rough Grading</p> <ul style="list-style-type: none"> <li>• Upon completion of rough grading, a monitoring report identifying whether resources were encountered shall be prepared. A copy of the monitoring report shall be provided to any culturally affiliated tribe that requests a copy.</li> </ul> <p>e. Final Grading</p> <ul style="list-style-type: none"> <li>• A final report substantiating that earth-disturbing activities are completed and whether cultural resources were encountered shall be prepared. A copy of the final report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated tribe that requests a copy.</li> </ul>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>f. Cultural Material Conveyance</p> <p>The final report shall include the following:</p> <ul style="list-style-type: none"> <li>• Evidence that all prehistoric materials have been curated at a San Diego curation facility or tribal curation facility that meets federal standards according to Title 36, Part 79, of the Code of Federal Regulations or alternatively have been repatriated to a culturally affiliated tribe.</li> </ul> <p>Evidence that historic materials have been curated at a San Diego curation facility that meets federal standards according to Title 36, Part 79, of the Code of Federal Regulations.</p>						
<p><b>M-TCR-3</b> Three Resource Protection Ordinance (RPO) significant sites (CA-SDI-7140, CA-SDI-7151/7162, and CA-SDI-22581), are located on unincorporated County of San Diego lands within the Boulder Brush Boundary and contain human remains. The locations of human remains at each site shall be preserved in perpetuity through preservation in place. The entirety of each site will be avoided by the Boulder Brush Facilities.</p>	<p>Prior to any clearing, grubbing, trenching, grading, or any land disturbances</p>	<p>The [PDS, PPD] shall review the final Grading plans for compliance with this measure and shall ensure compliance</p>	<p>County of San Diego</p>			
Wildfire						
<p><b>M-WF-1 Fire Protection Measures.</b> To minimize the fire risk, all fire protection measures and features identified in the Boulder Brush Facilities Fire Protection Plan (FPP) shall be implemented in conjunction with development of the Boulder Brush Facilities. The following measures and design considerations identified in Section 7 of the FPP (Appendix I) would be employed:</p> <ul style="list-style-type: none"> <li>• FMZs throughout the Boulder Brush Corridor for Off-Reservation gen-tie power line structures, high-voltage substation, switchyard, and access roads (Required measure).</li> <li>• A contiguous fuel modification zone 50 feet outside of the perimeter fences (approximately 100 feet from the</li> </ul>	<p>During construction and operations</p>	<p>The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is</p>	<p>County of San Diego SDCFA</p>			



## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>electrical components) around the high-voltage substation and switchyard would be maintained. The high-voltage substation pad area will be free of vegetation around all electrical equipment (Required measure).</p> <ul style="list-style-type: none"> <li>• A technical report (See Appendix H to this FPP for more details) indicating special precautions for firefighting response (Code-exceeding measure).</li> <li>• Up to 30-foot wide primary access road that connects to the high-voltage substation and switchyard. 16-foot wide roads provide access to Off-Reservation gen-tie power line structures (Required measure).</li> <li>• Off-Reservation gen-tie power line poles would be non-combustible (steel) with lightning protection (Code-exceeding measure).</li> <li>• Participation in an Agreement with SDCFA, for funding firefighting and emergency medical resources, the details of which will be determined in the Fire Service Developer Agreement (Required measure).</li> <li>• Boulder Brush Developer annual fuel modification zone inspections to ensure compliance with this FPP (Code-exceeding measure).</li> <li>• Motion sensor illuminated (and/or reflective) signage at main entrance (Required measure).</li> <li>• Preparation and implementation of a CFPP for the Boulder Brush Facilities. (Code-exceeding measure).</li> <li>• Class B/C, 15-pound portable carbon dioxide (CO<sub>2</sub>) fire extinguishers mounted at high-voltage transformer units (Required measure).</li> <li>• Three (3) 10,000-gallon water tanks will be installed near the switchyard and high-voltage substation dedicated for</li> </ul>		<p>responsible for enforcement of this measure. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements during operations.</p>				

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>firefighting purposes (Required measure).</p> <ul style="list-style-type: none"> <li>• During construction, one pick-up truck would be outfitted with Skid-Mounted Unit, including fire pump, hoses, and nozzle, and personnel properly trained to use the firefighting equipment. After construction is completed, the pickup truck will remain on the Project Site and personnel will be trained to use the firefighting equipment (Required measure).</li> <li>• Boulder Brush Facilities contact information with local fire agencies/stations to assist responding firefighters during an emergency (Required measure).</li> <li>• On-going maintenance of all facility components for the life of the Boulder Brush Facilities (Required measure).</li> <li>• Maintenance logs to be kept and made available upon request to SDCFA/CAL FIRE (Required measure).</li> <li>• Consistent placarding and labeling of all components for fire safety/response (Required measure).</li> </ul> <p>Additional measures to reduce the risk of ignitions would also be employed, as appropriate, during each phase of the Boulder Brush Facilities (construction, operation, maintenance, and decommissioning). These measures would be enforced by the site Safety Officer (SSO) and through ongoing worker safety training:</p> <ul style="list-style-type: none"> <li>• Fire rules shall be posted on the Facilities bulletin board at the contractor's field office or permanent operations and maintenance building in areas visible to employees. This shall include the field offices of all contractors and subcontractors if more than one.</li> <li>• Internal combustion engines used for construction of the</li> </ul>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>Boulder Brush Facilities shall be equipped with spark arrestors that are in good working order.</p> <ul style="list-style-type: none"> <li>• Once initial two-track roads have been cut, light-duty trucks and cars shall be used only on roads where the roadway is cleared of vegetation. Mufflers on cars and light-duty trucks shall be maintained in good working order.</li> <li>• A cache of shovels, Mcleods, and Pulaskis shall be available at staging sites. The amount of equipment shall be determined by consultation between SSO and SDCFA/CAL FIRE. Additionally, on-site pickup trucks would be equipped with first aid kits, fire extinguishers, and shovels. Contractor vehicles would be required to include the same basic equipment.</li> <li>• Equipment parking areas and small stationary engine sites (e.g., generators) shall be cleared of extraneous flammable materials and provided with a gravel surface.</li> <li>• Restrict use of chainsaws, chippers, vegetation masticators, grinders, drill rigs, tractors, torches, and explosives during Red Flag Warnings. When the above tools are used, water tanks equipped with hoses, fire rakes, and axes shall be easily accessible to personnel.</li> <li>• A fire watch (person responsible for monitoring for ignitions) shall be provided during hot work and shall monitor for a minimum of 30 minutes following completion of the hot work activities.</li> <li>• No smoking within 50 feet of combustible materials storage, 25 feet of dispensing, 20 feet of storage/refueling areas, and no smoking on Red Flag Warning days. No smoking signs shall be posted in these areas.</li> </ul>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<ul style="list-style-type: none"> <li>• Each construction area (if construction occurs simultaneously at various locations) shall be equipped with fire extinguishers and firefighting equipment sufficient to extinguish small fires.</li> <li>• The Boulder Brush Developer shall ensure coordination with SDCFA/CAL FIRE to create a training component for emergency first responders to prepare for specialized emergency incidents that may occur at the Boulder Brush Facilities.</li> <li>• Construction workers, plant personnel, and maintenance workers visiting the plant and/or transmission lines to perform maintenance activities shall receive training on the evacuation plans and routes, proper use of firefighting equipment and procedures to be followed in the event of a fire. Training records shall be maintained and be available for review by the SDCFA/CAL FIRE.</li> <li>• Employees shall participate in annual fire prevention and response training exercises with SDCFA/CAL FIRE.</li> <li>• Implement ongoing fire patrols during Red Flag Warning periods. The SSO shall be assigned as fire patrol to monitor work activities when an activity risk exists for fire compliance. The SSO shall verify proper tools and equipment are on site, assess any fire agency work restrictions, and serve as a lookout for fire starts, including staying behind (e.g., a fire watch) to make certain no residual fire exists. The SSO shall perform routine patrols of the facilities during the fire season equipped with a portable fire extinguisher and communications equipment. SDCFA/CAL FIRE shall be notified of the name and contact information of the SSO in the event of any change.</li> </ul>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<ul style="list-style-type: none"> <li>• Remote monitoring of major electrical equipment (transformers and inverters) shall screen for unusual operating conditions. Higher than nominal temperatures, for example, could be compared with other operational factors to indicate the potential for overheating which, under certain conditions, could precipitate a fire. Units could then be shut down or generation could be curtailed remotely until corrective actions are taken.</li> <li>• Fires ignited on site shall be immediately reported to SDCFA and CAL FIRE.</li> <li>• The engineering, procurement, and construction contracts for the Boulder Brush Facilities shall clearly state the fire safety requirements that are the responsibility of any person who enters the Boulder Brush Facilities, as described in the CFPP.</li> <li>• Upon completion of constructing the internal roadway network, light trucks and cars shall be used only on roads where the roadway is cleared of vegetation. Roads are to be kept free of ruts, drainages, wash boarding, and maintained in a hard-compacted state to support fire engines.                             <ul style="list-style-type: none"> <li>a) All site Vehicles used during construction, operation and maintenance, and decommissioning shall be equipped with the following fire prevention equipment (employee vehicles are not required to include this equipment):                                     <ul style="list-style-type: none"> <li>○ 10 pound, 4A:80BC dry chemical fire extinguisher</li> <li>○ 46-inch round-point shovel</li> <li>○ 5 gallons of water or a 5-gallon water backpack</li> <li>○ First aid kit</li> </ul> </li> </ul> </li> </ul>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<ul style="list-style-type: none"> <li>• No driving (cars, trucks, all-terrain vehicles, or similar) over unmaintained dry vegetation shall occur.</li> <li>• Vehicles can be parked a minimum of 10 feet from vegetation as long as the vehicle is parked in an area previously cleared of vegetation.</li> <li>• Site activities shall be restricted during Red Flag Warning weather periods; stay alert to fire and weather conditions and, in the event of an emergency, evacuate employees if it is safe to do so.</li> <li>• Consultants/contractors shall conduct operations safely to limit the risk of fire.</li> <li>• Minimize combustible and flammable materials storage on site.</li> <li>• Store combustible or flammable materials that need to be on site away from ignition sources.</li> <li>• Keep evacuation routes free of obstructions.</li> <li>• Tanks and containers shall be labeled as required in CFC Chapter 34, to identify potentially hazardous materials with their contents, and store in the same location as flammable or combustible liquids.</li> <li>• Perform “hot work”<sup>1</sup> according to fire safety practices in a controlled environment and with fire suppression equipment at the job site. “Hot work” is defined as operations involving cutting, welding, thermite welding, brazing, soldering, grinding, thermal spraying, thawing pipe, or other similar operations. Hot work areas are defined as the areas exposed to sparks, hot slag, radiant heat, or convective heat because of the hot work.</li> </ul>						

<sup>1</sup> “Hot work” is defined as operations involving cutting, welding, thermite welding, brazing, soldering, grinding, thermal spraying, thawing pipe, or other similar operations. Hot work areas are defined as the areas exposed to sparks, hot slag, radiant heat, or convective heat because of the hot work.

## MITIGATION MONITORING AND REPORTING PROGRAM

---

BOULDER BRUSH FACILITIES MITIGATION MEASURES						
Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<ul style="list-style-type: none"> <li>• A fire watch person (Fire Patrol), with extinguishing capability (e.g. fire extinguishers), should be in place for all 'Hot Work' activities during construction. Ensure hot work adheres to the guidelines provided.</li> <li>• Report and repair fuel leaks without delay.</li> <li>• Do not overload circuits or rely on extension cords where other options would be safer.</li> <li>• Turn off and unplug electrical equipment when not in use.</li> </ul>						

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES PROJECT DESIGN FEATURES (PDFs)						
Project Design Feature	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<b>PDF-HY-2 Implementation of GMMP for JCSD:</b> To ensure non-potable water purchased from the Jacumba Community Services District (JCSD) does not result in impacts to the aquifers accessed by JCSD's non-potable water production wells (Well 6, Highland Center Well, and Park Well), the Boulder Brush Developer will implement the Groundwater Mitigation Monitoring and Mitigation Plans (GMMPs) for the Flat Creek and Boundary Creek Watersheds.	Prior to any construction activities that utilize groundwater, or prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits whichever comes first	The [PDS, Groundwater Geologist] shall ensure compliance with this measure	County of San Diego and JCSD			
<b>PDF-TR-1 Traffic Control Plan.</b> Prior to obtaining a grading permit from the County of San Diego for the Boulder Brush Facilities, the Boulder Brush Developer shall implement a construction Traffic Control Plan.	Prior to approval of any grading and or improvement plans and issuance of any permits for the Plan, and during construction	The [PDS, LDR] shall review the Traffic Control Plan for compliance with this measure.	County of San Diego			
<b>PDF-CON-1</b> On-site access roads would be staked at the outermost perimeter of 40 feet, to ensure no Project personnel go beyond these boundaries. Stakes would be placed every 200 feet in accordance with industry standards. Additionally, on-site construction workers performing ground-disturbance activities would be equipped with GPS units that would clearly delineate the limits of grading.	Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching,	The [PDS, PPD]	County of San Diego			



## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES PROJECT DESIGN FEATURES (PDFs)						
Project Design Feature	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
	grading, or any land disturbances the stakes shall be installed and shall remain for the duration of the grading and clearing.					
<b>PDF-CON-2</b> Prior to construction of roadway improvements, the off-site, up to 30-foot roadway improvement boundaries would be marked by stakes every 200 feet in accordance with industry standards, to delineate the extent of allowed grading limits. Additionally, on-site construction workers performing ground-disturbance activities would be equipped with GPS units that would clearly delineate the limits of grading.	Prior to any off-site clearing, grubbing, trenching, grading, or any off-site land disturbances	The [PDS, PPD] shall ensure compliance with this measure.	County of San Diego			
<b>PDF-CON-3</b> Prior to the issuance of a grading permit for Boulder Brush Facilities, the Worker Environmental Awareness Program (WEAP) training for on-site personnel would be submitted for approval to the County. The County may require additional information to be added to the WEAP training, and must approve the finalized WEAP training prior to its implementation. All Boulder Brush Facilities personnel would be required to attend the WEAP training prior to working on site and monthly updated lists, to include full name, phone number, and position/company of personnel who have received the WEAP training, would be provided to the County. In addition, temporary personnel delivering equipment and supplies to the site would be aware of the requirements and required to comply with the WEAP training, including, but not limited to, speed limit, stopping for wildlife observed in the access road, driving within the approved right-of-	Prior to approval or issuance of any grading permit	The [PDS, PCC] shall review the WEAP for compliance with this measure.	County of San Diego			

## MITIGATION MONITORING AND REPORTING PROGRAM

BOULDER BRUSH FACILITIES PROJECT DESIGN FEATURES (PDFs)						
Project Design Feature	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
way, observing bird buffer signs and not stopping within the buffers, and driving slower than the approved speed limit, should dust occur on the access road.						
<b>PDF-CON-4</b> Stockpiles of soil shall be properly contained to eliminate or reduce sediment transport from the site to on-site access roads, drainage facilities, or adjacent properties via runoff, vehicle tracking, or wind. Stockpiles would be stabilized using temporary cover best management practices to protect stockpiles and prevent erosion and runoff through the application of seeding, soil blankets, mulches, mats, soil binders, positioning of fiber rolls and silt fence around the stockpile, or other cover on bare soil. Additional methods such as applying water or installing wind barriers should also be used to reduce wind erosion. Temporary disturbance areas would be reseeded with native species in accordance with the applicable requirements.	During construction	The [DPW, PDCI] shall ensure compliance with this measure and contact t the [PDS, PCC] if the applicant or its designee fails to comply with this measure.	County of San Diego			
<b>PDF-CON-5</b> Blasting operations would be in general conformance with the blasting specifications prepared by the U.S. Bureau of Mines and the blasting permit requirements issued by the County. The blasting contractor would be required to limit the blasting intensities so as to prevent damage to all existing structures, and in no case would intensities exceed the safety standard of particle velocity recommended by the U.S. Bureau of Mines. Also, air-borne noise from drilling operations is regulated through Section 36.410 of the County's noise ordinance.	During blasting phase(s) of construction	The [DPW, PDCI] shall ensure compliance with this measure and contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure.	County of San Diego			