

Part II

**MITIGATION MONITORING AND
REPORTING PROGRAM**

Part II **MITIGATION MONITORING AND REPORTING PROGRAM FOR THE
COLLIER PARK RENOVATIONS PROJECT MASTER PLAN EIR**

Mitigation Measures	Implementation Action	Method of Verification	Timing of Verification	Responsible Person	Verification Date
BIOLOGICAL RESOURCES					
<p>BIO-1 Avoidance of Nesting Birds. To prevent impacts to nesting passerines (song birds) and other non-raptors protected under the Migratory Bird Treaty Act (MBTA) and the California Fish and Game (CFG) Code, the City shall enforce the following:</p> <ol style="list-style-type: none"> 1) If construction occurs during the general nesting season for passerine birds (February 1 through August 31), and where any mature tree, shrub, or structure capable of supporting a bird nest occurs within 300 feet of proposed project construction activities, the City shall retain a qualified biologist to conduct a pre-construction survey for nesting birds prior to clearing, grading and/or construction activities. The survey shall be conducted within 72 hours prior to the start of construction. The construction contractor shall also retain a qualified biologist to monitor all clearing of vegetation during the general nesting season to ensure that construction activities stay within the project footprint and that any established avoidance buffers are being maintained. The biological monitor will submit weekly monitoring reports to the City during clearing of vegetation and shall notify the City immediately if project activities damage active nests. 2) If any nesting birds are present on or within 300 feet of the proposed project construction area, the City shall retain a qualified biologist to flag and demarcate the location of all nesting birds and monitor construction activities. Temporary avoidance of active bird nests, including the enforcement of an avoidance buffer of 300 feet, shall be required until the qualified biologist has verified that the young have fledged or the nest has otherwise become inactive. The biological monitor shall submit weekly monitoring reports to the City during clearing of vegetation and shall notify the City immediately if project activities damage active nests. Documentation of the nesting bird surveys and any follow-up monitoring, as necessary, shall be provided to the City within 10 days of completing the final survey or monitoring event. The avoidance buffer may be reduced from 300 feet to a minimum of 25 feet at the discretion of the monitoring biologist, and with written consent from the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG). If the biological monitor determines that a narrower buffer is warranted, the biological monitor shall provide USFWS and CDFG with a written explanation as to why. Based on the submitted explanation, USFWS and CDFG shall determine whether to allow the narrower buffer. 	Condition of approval	Field survey, documentation and submittal of monitoring report	Prior to the issuance of a grading permit and following field survey and monitoring	Community Development Department	

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<p>BIO-2 Avoidance of Nesting Raptors. To prevent impacts to nesting raptors protected under the MBTA and CFG Code, the City shall enforce the following:</p> <p>1) If construction occurs during the raptor nesting season (January 15 through July 31), and where any mature tree or structure capable of supporting a raptor nest occurs within 500 feet of proposed project construction activities, the City shall retain a qualified biologist to conduct a pre-construction survey for nesting raptors prior to clearing, grading and/or construction activities. The survey shall be conducted within 72 hours prior to the start of construction. The construction contractor shall also retain a qualified biologist to monitor all clearing of vegetation during the raptor nesting season to ensure that construction activities stay within the project footprint and that an established avoidance buffers are being maintained. The biological monitor will submit weekly monitoring reports to the City during clearing of vegetation and shall notify the City immediately if project activities damage active nests.</p> <p>2) If any nesting raptors are present on or within 500 feet of the proposed project construction area, the City shall retain a qualified biologist to flag and demarcate the location of all nesting raptors and monitor construction activities. Temporary avoidance of active raptor nests, including the enforcement of an avoidance buffer of 500 feet, shall be required until the qualified biologist has verified that the young have fledged or the nest has otherwise become inactive. The biological monitor shall submit weekly monitoring reports to the City during clearing of vegetation and shall notify the City immediately if project activities damage active nests. Documentation of the raptor surveys and any follow-up monitoring, as necessary, shall be provided to the City within 10 days of completing the final survey or monitoring event. The avoidance buffer may be reduced at the discretion of the monitoring biologist and with written consent from the USFWS and CDFG. If the biological monitor determines that a narrower buffer is warranted, the biological monitor shall provide USFWS and CDFG with a written explanation as to why. Based on the submitted explanation, USFWS and CDFG shall determine whether to allow the narrower buffer.</p>	Condition of approval	Field survey, documentation and submittal of monitoring report	Prior to the issuance of a grading permit and following field survey and monitoring	Community Development Department	
CULTURAL RESOURCES					
<p>CUL-1 <u>Historic American Landscape Survey</u>. Historic American Landscape Survey (HALS) Level II documentation of the Collier Park district (including all contributing structures and landscape features) shall occur prior to the start of construction activities for any phase of the proposed project. The HALS Level II documentation shall be prepared by a registered landscape historian in accordance with the Secretary of Interior’s Standards and Guidelines for Architectural and Engineering Documentation and the National Park Service’s HALS Guidelines. In conformity with the HALS Level II standards, the documentation package shall include the following three elements: 1) a narrative historical report; 2) large-format photographic documentation; and 3) reproduction of select existing drawings.</p>	Condition of approval	Submittal of HALS documentation package	Prior to the issuance of a grading permit	Community Development Department	

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<p>CUL-2 Preservation Measures. The City shall implement the following two preservation measures:</p> <ol style="list-style-type: none"> 1) Preservation of the undamaged portions of the original roof frame and tiles in the reconstruction of the drinking fountain. 2) Placement of interpretive signage throughout the park that conveys a brief history of Collier Park, its role and historical significance in the development of the City of La Mesa. At a minimum, signs shall be placed at the Spring House, current location of the drinking fountain, the former location of the stone bridge and water feature east of the Spring House, and in the general locale of the Panhandle and History Hill areas. Signs that include historic photographs shall be placed at a vantage point that provides direct observation of the view depicted. 	Condition of approval	Submittal of documentation identifying compliance with three or more of the listed measures	Prior to the issuance of a grading permit	Community Development Department	
<p>CUL-3 Archaeological and Native American Monitoring. An archaeological monitor and Native American monitor shall be present during all ground-disturbing activities in previously undisturbed soils. If an artifact is encountered, all operations in the area where the artifact was found shall be suspended immediately, the City shall be notified, and a qualified archaeologist and/or Native American monitor shall be retained by the City to evaluate the significance of the find; to salvage, record, clean, and curate significant artifact(s); and to document the find in accordance with current professional archaeological standards. Within 30 days of completion of ground-disturbing activities, either a letter signed by the archaeological and Native American monitors stating that no artifacts were found or, if artifacts were found, a report prepared by the qualified archaeologist and Native American monitor documenting the mitigation program shall be submitted to the City.</p>	Condition of approval	Submittal of a negative findings report or an artifact-recovery mitigation program report from the monitoring archaeologist and Native American monitor	During construction; report to be submitted within 30 days of completion of ground disturbing activities	Community Development Department	
<p>CUL-4 Paleontological Monitoring. A paleontological monitor shall be present during all initial cutting, grading, or excavation of previously undisturbed substratum. If a fossil of greater than 12 inches in any dimension (including circumference) is encountered, all operations in the area where the fossil was found shall be suspended immediately, the City shall be notified, and a qualified paleontologist shall be retained by the City to evaluate the significance of the find; to salvage, record, clean, and curate significant fossil(s); and to document the find in accordance with current professional paleontological standards. Within 30 days of completion of ground-disturbing activities, either a letter signed by the paleontological monitor stating that no fossils were found or, if fossils were found, a report prepared by the qualified paleontologist documenting the mitigation program shall be submitted to the City.</p>	Condition of approval	Submittal of a negative findings report or a fossil recovery mitigation program report from the monitoring paleontologist	During construction; report to be submitted within 30 days of completion of ground disturbing activities	Community Development Department	

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GEOLOGY AND SOILS					
<p>GEO-1 Preliminary Grading Recommendations. Remedial grading of the project site shall be conducted in accordance with the following preliminary grading recommendations, as provided in the Preliminary Geotechnical Investigation (Geocon Incorporated 2010):</p> <ol style="list-style-type: none"> 1) A pre-construction conference with the owner, contractor, civil engineer, and soil engineer in attendance shall be held at the site prior to the beginning of grading operations. Special soil handling requirements shall be discussed at that time. 2) Earthwork shall be observed and compacted fill shall be tested by a geotechnical engineering consultant. 3) Grading of the site shall commence with the removal of existing improvements from the areas to be graded. Deleterious debris and unacceptable contaminated soil (if encountered) shall be exported from the site and shall not be mixed with the fill soil. Existing underground improvements within the proposed building areas shall be removed and the resulting depressions properly backfilled in accordance with the procedures described in the recommended grading specifications (refer to Appendix C of the Preliminary Geotechnical Investigation [Geocon Incorporated 2010]). 4) Topsoil and highly weathered or decomposed formational rock material (if encountered) shall be removed to expose firm formational rock materials. The actual depth of removal shall be evaluated by a geotechnical engineering consultant during the grading operations. In addition, the existing formational rock material shall be undercut at least three feet and replaced with compacted fill. The undercuts shall facilitate trenching/landscaping at the planned finish grade. 5) Roadways and utility areas underlain by hard rock units at grade shall be undercut a minimum of eight feet for the areas inside of the public right-of-way (including joint utility structures and sidewalk areas). The undercut zone shall include the areas within one foot of the lowest utility or drain line. 6) The existing upper four feet of undocumented fill within the area of planned structures or flatwork improvements shall be removed and replaced with compacted fill. The actual depth of removal shall be evaluated by a geotechnical engineering consultant during grading operations. A deeper removal may be determined subsequent to performing the supplemental geotechnical investigation. Prior to the placement of compacted fill, the exposed ground surface shall be scarified where possible, moisture conditioned as necessary, and properly compacted. 7) The bottom of the excavations shall be scarified to a depth of at least eight inches where possible, moisture conditioned as necessary, and properly compacted. To the extent practical, excavated soils with an Expansion Index greater than 50 shall be kept at least 	Condition of approval	Plan check and field verification	Prior to issuance of a grading permit for any phase of the project; during remedial grading of the project site	City Engineer	

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<p>three to four feet below finish grades in areas of structural fill. Sheet-graded pads shall be capped with at least six feet of low expansive soil to accommodate minor regarding.</p> <p>8) If the remedial grading is limited due to the presence of utility lines or boundary conditions, partial removal and recompaction along with other corrective measures shall be implemented to accommodate the potential settlement. A geotechnical engineering consultant shall be contacted if this issue exists.</p> <p>9) The site shall be brought to final grade elevations with structural fill. Excavated soil generally free of deleterious debris shall be placed as fill and compacted in layers to the design finish grade elevations. Fill and backfill soil shall be placed in horizontal loose layers approximately six to eight inches thick, moisture conditioned as necessary, and compacted to a dry density of at least 90 percent of the laboratory maximum dry density near to slightly above optimum moisture content as determined by ASTM D 1557. Rock greater than one foot in maximum dimension shall not be placed within three feet of finish grades or one foot of the deepest utilities.</p> <p>10) Import fill shall consist of granular material with a “very low” to “low” expansion potential (Expansion Index of 50 or less) free of deleterious material or stones larger than three inches and shall be properly compacted as described in the recommended grading specifications (refer to Appendix C of the Preliminary Geotechnical Investigation [Geocon Incorporated 2010]). A geotechnical engineering consultant shall be notified of the import soil source and authorized to perform laboratory testing of import soil prior to its arrival at the site to evaluate its suitability as fill material.</p>					
<p>GEO-2 Design Level Geotechnical Investigation. Prior to the approval of the grading permit for each phase of the project, a design-level geotechnical investigation pursuant to Section J104 of the California Building Code shall be conducted by a qualified geotechnical consultant based on project grading plans. The geotechnical investigation shall include laboratory testing of onsite soils. If necessary, the geotechnical consultant shall identify and recommend more detailed grading recommendations to be implemented during grading of the project site. Any recommendations made by the geotechnical consultant shall be incorporated into the final grading plans.</p>	Condition of approval	Plan check and field verification	Prior to issuance of a grading permit for any phase of the project	City Engineer	

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NOISE					
<p>NOI-1 Limit Hours of Use. Consistent with Section 9.08.140 of the La Mesa Municipal Code, Collier Park shall be closed between the hours of 10:00 p.m. and 6:00 a.m. Additionally, events at the Collier Club House outdoor event area shall be limited to the hours between 7:00 a.m. and 10:00 p.m.</p>	Condition of approval	Plan check and field verification	Prior to the issuance of a certificate of occupancy	Community Development Department	
<p>NOI-2 Event Capacity Limitations. Active events at the Collier Club House outdoor event area, such as concerts, shall be limited to a maximum of 100 guests during daytime hours between 7:00 a.m. and 7:00 p.m., and a maximum of 25 guests in the evening hours between 7:00 p.m. and 10:00 p.m. Events with up to 50 guests may be permitted between 7:00 p.m. and 10:00 p.m., subject to approval by the City, provided that the event is a quiet, intimate event similar to events hosted at the proposed amphitheater, such as a wedding ceremony.</p>	Condition of approval	Submittal of permit applications for individual events	Ongoing during operation	Community Services Facilities Division	
<p>NOI-3 Facility Rental Agreement. Events at Collier Club House outdoor event area shall require a Rental Agreement between the event host and the City of La Mesa. The Rental Agreement shall include a security deposit that incorporates compliance with the City’s Noise Ordinance. At a minimum, the Rental Agreement shall include the following rules to limit noise:</p> <ol style="list-style-type: none"> 1) The host must demonstrate that a permit for operation of any sound amplifying equipment has been obtained; 2) Event capacities will be consistent with the limitations established in mitigation measure Noi-2; 3) Evening events will incorporate signage or verbal reminders for guests to be respectful of surrounding residents; 4) Security deposit will be forfeited if noise complaints are received from more than one adjacent residence; and 5) Any other rules the City deems appropriate based on the nature of the proposed event. Depending on the size and scope of the event, the host may be required to meet with the City to discuss event details and conditions prior to the event. Such events would include, but not limited to, concerts and performances. <p>If the event is found to be out of compliance with any section of the City Noise Ordinance or Rental Agreement, including noise level limits, the event shall be shut down immediately, and the host’s security deposit shall be forfeited.</p>	Condition of approval	Plan check and field verification	Prior to the issuance of a certificate of occupancy	Community Development Department	

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<p>NOI-4 Construction Notification. The construction contractor shall provide written notification to the four dental offices located to the south of Collier Park at least three weeks prior to the start of construction activities within 200 feet of these offices, informing them of the estimated start date and duration of daytime vibration-generating construction activities. This notification shall include a warning about the potential impacts related to vibration-sensitive equipment. The City shall provide a phone number for the affected businesses to call if they have vibration-sensitive equipment on their sites. If additional business licenses are issued for businesses with vibration-sensitive operations within 200 feet of Collier Park prior to completion of construction, written notification shall be provided to these businesses as well.</p>	Condition of approval	Submittal of documentation demonstrating the timing and content of letters sent to the affected offices	Three weeks prior to the start of construction activities	Community Development Department	
<p>NOI-5 Vibration Best Management Practices. For construction activities within 200 feet of the four dental offices to the south of Collier Park, the construction contractor shall implement the following measures during construction:</p> <ol style="list-style-type: none"> 1) Construction activities that have the potential to generate high vibration levels at identified businesses with vibration-sensitive operations shall be scheduled during times that would have the least impact on nearby land uses. This could include restricting construction activities in the areas of potential impact to the early and late hours of the work day, such as from 8:00 a.m. to 10:00 a.m. or from 4:00 p.m. to 6:00 p.m., Monday through Friday. 2) Stationary sources, such as temporary generators, shall be located as far from nearby vibration-sensitive receptors as possible. 3) Trucks shall be prohibited from idling along streets serving the construction site where businesses with vibration-sensitive operations are located. <p>If additional licenses are issued for businesses with vibration-sensitive operations within 200 feet of Collier Park prior to completion of construction, the vibration best management practices listed above shall be implemented for those businesses as well.</p>	Condition of approval	Plan check and field verification	During construction	Community Development Department	

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