

**Fenton Parkway Bridge Project**

**Mitigation Monitoring and Reporting Program**

(Pursuant to Public Resources Code Section 21081.6,  
And State CEQA Guidelines Section 15097)

Final Environmental Impact Report  
(State Clearinghouse Number 2023050534)

Project Files May be Reviewed at:

San Diego State University  
Offices of Facilities Planning, Design, and Construction  
5500 Campanile Drive  
San Diego, California 92182-1624



## **I. INTRODUCTION**

This Mitigation Monitoring and Reporting Program (“MMRP”) has been prepared in conformance with the California Environmental Quality Act (“CEQA;” Pub. Resources Code, Section 21000 et seq.), and specifically Public Resources Code section 21081.6 and section 15097 of the State CEQA Guidelines (Cal. Code Regs., tit. 14 Section 15000 et seq.). The MMRP establishes the framework that California State University/San Diego State University (“CSU/SDSU”) and others will use to implement the mitigation measures adopted in connection with approval of the Fenton Parkway Bridge Project, and the monitoring/reporting of such implementation. “Monitoring” is generally an ongoing or periodic process of project oversight. “Reporting” generally consists of a written compliance review that is presented to the decision-making body or authorized staff person.

It is the intent of this program to: (1) provide a framework to document implementation of the required mitigation; (2) identify monitoring/reporting responsibility; (3) establish the frequency and duration of monitoring/reporting; (4) provide a record of the monitoring/reporting; and (5) ensure compliance with those mitigation measures that are within the responsibility of CSU/SDSU to implement. The CSU Board of Trustees has adopted those mitigation measures within its responsibility to implement as binding conditions of approval, and implementation of the measures are fully enforceable by the Board.

The following table lists each of the mitigation measures adopted by the CSU Board of Trustees in connection with approval of the Fenton Parkway Bridge Project, the project phase and timing during which the measure is to be implemented, the person/agency responsible for implementing and monitoring implementation of the measure, the frequency of monitoring and reporting, and the status of compliance with the mitigation measure.

Mitigation Monitoring and Reporting Program

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
<b>3.2 Air Quality</b>				
<b>MM-AQ-1</b>	<b>Tier 4 Final Construction Equipment.</b> Prior to the commencement of any construction activities, the applicant or its designee shall provide evidence to the San Diego State University (University) that for off-road equipment with engines rated at 25 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 University if the applicant documents that equipment with the required tier is not reasonably available and equivalent reductions in PM10 exhaust emissions are achieved from other construction equipment. Before an exemption may be considered by the University, the applicant 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 equipment could not be located within the San Diego region. The University shall review the exemption request and provide a determination within 10 business days from receipt of the request.	Confirm construction contractor compliance or need for exemption at least 10 business days prior to construction start	Prior to the start of construction and ongoing during construction as new equipment is introduced	SDSU Design and Construction Department
<b>3.3 Biological Resources</b>				
<b>MM-BIO-1</b>	<b>Listed Species Take Avoidance.</b> Based on observations of least Bell's vireo ( <i>Vireo bellii pusillus</i> ), riparian habitat on site is considered occupied. Southwestern willow flycatcher ( <i>Empidonax traillii extimus</i> ) and coastal California gnatcatcher ( <i>Poliophtila californica californica</i> ) are not currently occupying the proposed impact areas; however, there is suitable habitat within the project site for these species. Habitat impacts will be mitigated as specified in MM-BIO-2 or as determined through the consultation process with U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW). Take authorization shall be obtained through the federal Section 7 Consultation or Section 10 and state 2080.1 consistency determination or 2081 incidental take permit requirements. California State University/San Diego State University or its designee shall comply with any and all conditions, including pre-construction surveys, that USFWS		Seasonal pre-construction surveys: One time prior to start of construction if construction takes place between September 16 (or earlier per Agencies) and March 14.  Noise monitoring:  Ongoing, as needed, during construction	SDSU Design and Construction Department

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	<p>and/or CDFW may require for take of these species pursuant to the federal Endangered Species Act and/or California Endangered Species Act.</p> <p>To avoid take of least Bell's vireo and/or southwestern willow flycatcher, seasonal avoidance or pre-construction surveys will be conducted as follows unless USFWS and CDFW authorize a deviation from those protocols:</p> <ol style="list-style-type: none"> <li>1. Vegetation clearing and grading in or within 500 feet (152.40 meters) of occupied least Bell's vireo and southwestern willow flycatcher habitat shall occur from September 16 (or sooner if a USFWS- and CDFW-approved project biologist demonstrates to the satisfaction of the USFWS and U.S. Army Corps of Engineers [Agencies] that all nesting is complete) to March 14 to avoid the least Bell's vireo and southwestern willow flycatcher breeding season. For other project-related construction that cannot be restricted to outside of the vireo and flycatcher breeding season, construction noise reduction and monitoring will be provided as detailed below.</li> <li>2. To minimize potential adverse impacts to least Bell's vireo and southwestern willow flycatcher from construction-related noise, construction-related activities within 500 feet of occupied habitat will be timed to occur outside of the breeding season if possible. For construction-related activities within 500 feet of occupied habitat that must occur during the breeding season, all feasible on-site noise reduction techniques shall be implemented to limit construction-related noise within the occupied habitat areas to levels that do not exceed 60 A-weighted decibels (dBA) equivalent continuous sound level (<math>L_{eq}</math>) (1 hour) or pre-construction ambient noise levels, whichever is greater. Where nests are found, all feasible on-site noise reduction techniques shall be implemented to limit construction noise to levels that do not exceed 60 dBA hourly <math>L_{eq}</math> or the ambient noise level, whichever is higher,</li> </ol>	<ol style="list-style-type: none"> <li>1. Grading and clearing to be timed to occur between September 16 and March 14 to avoid peak breeding season, if possible.</li> <li>2. Pre-construction surveys and monitoring of all construction activity within 500 feet of occupied habitat if grading and clearing must take place during peak breeding season (March 15-September 15 for the least Bell's vireo and May 1-August 30 for southwestern willow flycatcher).</li> </ol>		

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	<p>at the nest location. If there are signs of disturbance, as determined by a USFWS- and CDFW-approved biologist, further noise reduction techniques shall be implemented if feasible. Noise reduction techniques may include but are not limited to constructing a sound barrier, utilization of quieter equipment, adherence to equipment maintenance schedules, installation of temporary sound barriers, or shifting construction work away from occupied areas and/or further from the nest.</p> <p>3. To the extent feasible, construction noise levels at least Bell's vireo and southwestern willow flycatcher nests will be kept below 60 dBA hourly Leq, or pre-construction ambient noise levels, whichever is higher, from 5:00 a.m. to 11:00 a.m. during the peak nesting period (March 15–September 15 for the least Bell's vireo and May 1–August 30 for southwestern willow flycatcher). For the balance of the day/season, feasible noise reduction techniques will be implemented to reduce the noise levels at the nest to below 60 dBA averages, or pre-construction ambient noise levels (whichever is higher), over a 1-hour period dBA (i.e., 1-hour Leq/dBA).</p> <p>4. During the vireo breeding season (March 15–September 15), the USFWS- and CDFW-approved project biologist will be on site during all construction-related activities within 500 feet (152.40 meters) of least Bell's vireo and southwestern willow flycatcher habitat to ensure compliance with all mitigation measures. The project biologist shall be familiar with the habitats, plants, and wildlife along the San Diego River to ensure that issues relating to biological resources are appropriately and lawfully managed. The project biologist shall perform the following duties:</p> <p>a. Perform a minimum of three surveys, on separate days, to determine the presence of least Bell's vireo nest building activities, egg incubation activities, or brood rearing activities within 500 feet (152.40 meters) of construction-related activities proposed</p>	<p>3. Noise monitoring of construction during peak breeding season (March 15–September 15 for the least Bell's vireo and May 1–August 30 for southwestern willow flycatcher).</p> <p>Construction noise adherence to 60 dBA hourly Leq or pre-construction ambient noise levels, whichever is higher, between 5:00 a.m. and 11:00 a.m. during breeding season.</p>		

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	<p>during the least Bell's vireo breeding season. The surveys will begin a maximum of 7 days prior to project construction and one survey will be conducted the day immediately prior to the initiation of work. Additional surveys will be done once per week during project construction in the breeding season. These additional surveys may be suspended as approved by the Agencies. The Applicant will notify the Agencies at least 7 days prior to the initiation of surveys and within 24 hours of locating any vireo or southwestern willow flycatcher.</p> <p>b. If an active least Bell's vireo or southwestern willow flycatcher nest is found within 500 feet (152.40 meters) of construction-related activities, the project biologist shall flag and map the nest location and 500-foot avoidance buffer on the construction plans and provide the information to the construction supervisor and any personnel working near the nest buffer. To the extent feasible, no construction activities shall occur within the 500-foot avoidance buffer. Should it be necessary for construction activities to occur within the 500-foot avoidance buffer, a qualified biological monitor shall monitor the nest(s) for any signs of disturbance and construction shall continue in accordance with federal and state take permit requirements. Any signs of disturbance to the bird shall be documented, and noise reduction techniques triggered if applicable. All feasible on-site noise reduction techniques shall be implemented to limit construction noise to levels that do not exceed 60 dBA hourly Leq or the ambient noise level, whichever is higher, at the nest location. If there are signs of disturbance, noise reduction techniques shall be implemented and may include constructing</p>			

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	<p>a sound barrier or shifting construction work further from the nest.</p> <p>c. Be on site during all construction-related activities in least Bell's vireo and southwestern willow flycatcher habitat to be impacted or within 500 feet (152.40 meters) of least Bell's vireo and southwestern willow flycatcher habitat to be avoided.</p> <p>d. Halt work, if necessary, and confer with the Agencies to ensure the proper implementation of species and habitat protection measures. The project biologist will report any violation to the Agencies within 24 hours of its occurrence.</p> <p>e. Submit weekly letter reports (including photographs of impact areas) via regular or electronic mail (email) to the Agencies during clearing of vireo/flycatcher habitat and/or project construction within 500 feet (152.40 meters) of avoided habitat. The weekly reports will document that authorized impacts were not exceeded, document any project-related activities within 500 feet (152.40 meters) of active least Bell's vireo or southwestern willow flycatcher nests, and document general compliance with all conditions. The reports will also outline the duration of vireo/flycatcher monitoring, the location of construction activities, the type of construction that occurred, and equipment used. These reports will specify numbers, locations, and sex of vireos/flycatchers (if present); observed vireo/flycatcher behavior (especially in relation to construction activities); and remedial measures employed to avoid, minimize, and mitigate impacts to vireos and/or southwestern willow flycatchers. Raw field notes should be available upon request by the Agencies.</p> <p>f. Submit a final report to USFWS and, as necessary, CDFW, within 60 days of project completion that</p>			



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	<p>includes as-built construction drawings with an overlay of habitat that was impacted and avoided, photographs of habitat areas that were to be avoided, and other relevant summary information documenting that authorized impacts were not exceeded and that general compliance with all conditions of this biological opinion was achieved.</p> <p>To avoid and/or minimize impacts to western spadefoot, which is proposed for listing as federally threatened, presence/absence surveys and, if needed, pre-construction surveys and relocation, shall be conducted as follows:</p> <ol style="list-style-type: none"> <li>5. Prior to the start of construction, focused surveys for western spadefoot shall be conducted by a qualified biologist(s) (biologists familiar with amphibian eye-shine and all life stages of the local amphibian cohort) to determine if western spadefoot is present on site. Surveys will generally include spotlight surveys at night during or immediately following the first 4 major rain events of the wet season, defined as 0.20 inches or greater during a 24-hour period. Survey methodology shall be submitted to USGS for review.</li> <li>6. If surveys are negative, western spadefoot shall be considered absent from the site and no further action shall be necessary. If surveys are positive, prior to the start of construction, a qualified biologist(s) shall conduct pre-construction surveys for western spadefoot and relocate spadefoot individuals of all life stages to suitable habitat outside of the project work area. Surveys and relocation shall be conducted in accordance with a Western Spadefoot Relocation Plan, to be reviewed by USGS, and which shall include, at a minimum, the following elements: <ol style="list-style-type: none"> <li>a. During the wet season prior to construction, exclusion fencing shall be installed by, or under the supervision of, a qualified biologist at the edge of</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>5. Pre-construction surveys for western spadefoot toad, with specific timing in accordance with survey protocols.</li> </ol>		

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	<p>upland areas at the edges of and adjacent to the project site, outside of the dense riparian vegetation in the river channel bottom (i.e., suitable aestivation habitat). During at least the first four large rain events of the season, defined as 0.20 inches or greater during a 24-hour period, a qualified biologist(s) shall conduct spotlight surveys at night during or immediately following the rain event. Adult spadefoot shall be collected and shall either be held by a Wildlife Agency-approved biologist to be released back into the site after construction activities, or relocated to an area within the San Diego River channel that provides suitable breeding and aestivation habitat.</p> <p>b. To the extent feasible, construction shall begin when the project site does not contain ponded water that may support breeding by western spadefoot. If construction is scheduled to begin during a time when portions of the site could support western spadefoot breeding, a qualified biologist(s) shall conduct pre-construction surveys of pool habitat and relocate any larvae and tadpoles present on site to suitable pool habitat within the San Diego River channel. To the extent feasible, pre-construction surveys shall include a minimum of 3 passes separated by 2 weeks, with the final pass occurring no more than 7 days prior to the start of construction. More frequent surveys may be conducted if necessary to conduct 3 surveys prior to construction.</p> <p>c. The Western Spadefoot Relocation Plan shall include the timing and methods for surveying, capturing, and releasing spadefoot.</p> <p>d. The location of receiving sites within the San Diego River and the location of exclusion fence to be</p>			

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	<p>placed on City lands shall be subject to City of San Diego approval.</p> <p>e. During construction, the biological monitor(s) present on site in accordance with MM-BIO-9, shall relocate any western spadefoot individuals found within the project work area in accordance with the Western Spadefoot Relocation Plan. The biological monitor(s) shall maintain a complete record of any western spadefoot encountered during the project and coordinate with USGS regarding additional data to be collected. Information shall include, at a minimum, location, date, and time of observation; details of the observed behavior; relocation site; estimated number of toads seen or heard; and photographs (when feasible).</p> <p><b>Documentation:</b> Federal and state take authorization shall be issued by USFWS and the California Department of Fish and Wildlife prior to clearing of habitat within the San Diego River. Western Spadefoot Relocation Plan, if western spadefoot is determined to be present on the project site.</p> <p><b>Timing:</b> Federal and state take authorization for listed species shall be obtained prior to the start of construction, which cannot occur before the City Notice to Proceed. Avoidance and minimization measures shall be implemented prior to and throughout the construction phase of the project, as described in conditions 4(a) through 4(d) above. Surveys to establish presence/absence and the development of a Western Spadefoot Relocation Plan, if necessary, shall occur prior to the start of construction. If western spadefoot is present on the project site, pre-construction surveys and relocation of spadefoot shall be conducted, in accordance with the Western Spadefoot Relocation Plan and condition 5 above, during the wet season prior to the start of construction.</p> <p><b>Monitoring:</b> The USFWS- and CDFW-approved project biologist will be on site during the activities specified in condition 4 above. Monitoring for spadefoot during</p>			

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	<p>construction will be conducted in accordance with condition 6e above.</p> <p><b>Reporting:</b> Submit weekly letter reports to the Agencies as described in condition 4(e) above. Submit a final report to the Agencies within 60 days of project completion as described in condition 4(f) above.</p>			
<b>MM-BIO-2</b>	<p><b>Habitat Mitigation.</b> Temporary and permanent impacts to southern cottonwood–willow riparian forest will be mitigated at a minimum 3:1 mitigation ratio, and those to non-vegetated channel will be mitigated at a minimum 2:1 mitigation ratio, as determined during the permitting process (see MM-BIO-18). Additionally, temporary and permanent impacts to Baccharis-dominated Diegan coastal sage scrub and restored Diegan coastal sage scrub shall be mitigated at a minimum 1.5:1 mitigation ratio. Conservation of habitat shall be by land acquisition, off-site creation and/or enhancement, and/or purchase of appropriate credits at an approved mitigation bank in the City of San Diego. For southern cottonwood–willow riparian forest and non-vegetated channel, habitat mitigation shall be separate from and in addition to 1:1 restoration of temporarily impacted areas that shall be restored to their original condition, as described in MM-BIO-17. For restored Diegan coastal sage scrub, 1:1 restoration of temporarily impacted areas required by MM-BIO-17 shall count toward the overall habitat mitigation requirement; therefore, temporarily impacted Diegan coastal sage scrub shall require an additional 0.5:1 habitat mitigation beyond the restoration conducted as a part of MM-BIO-17. If required, any invasive plant removal shall be completed using hand equipment, and removal will be completed outside of the nesting bird season. If invasive removal cannot be completed outside of the nesting bird season, pre-work surveys shall be conducted per the nesting bird survey noted in MM-BIO-6. If off-site creation and/or enhancement is done, the California</p>	<p>Prior to the start of construction, a mitigation plan and/or proof of purchase of credits from a mitigation bank shall be provided to the City and responsible agencies.</p>	<p>At least 5 years</p>	<p>SDSU Design and Construction Department</p>

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	<p>State University/San Diego State University or its designee shall prepare a conceptual mitigation plan outlining the enhancement/restoration of these communities and implement the plan, including monitoring and maintenance for a period of at least 5 years. The conceptual mitigation plan shall be reviewed and approved by City of San Diego. If applicable, the mitigation land would be managed by an approved land manager through a non-wasting endowment.</p> <p>The mitigation habitat shall be appropriate habitat for special-status amphibians, reptiles, mammals, invertebrates, and birds with potential to occur on site.</p> <p><b>Documentation:</b> The mitigation plan and/or proof of purchase of credits from a mitigation bank shall be provided to the City of San Diego, Wildlife Agencies (U.S. Fish and Wildlife Service and California Department of Fish and Wildlife), Regional Water Quality Control Board, and U.S. Army Corps of Engineers.</p> <p><b>Timing:</b> Prior to the start of construction, which cannot occur before the City Notice to Proceed.</p>			
<b>MM-BIO-3</b>	<p><b>Coastal California Gnatcatcher Survey.</b> Suitable habitat for coastal California gnatcatcher shall not be cleared between February 15 and August 31 (or sooner if a biologist demonstrates to the satisfaction of the U.S. Fish and Wildlife Service that all nesting is complete). Prior to the initiation of vegetation clearing activities outside of the nesting season, a biologist will perform a minimum of three focused surveys, on separate days, to determine the presence of gnatcatchers in the project impact footprint and suitable habitat within 500 feet of the impact area where access is granted. Surveys will begin a maximum of 7 days prior to performing vegetation clearing and one survey will be conducted the day immediately prior to the initiation of vegetation clearing. If any gnatcatchers are found within the project impact footprint, the biologist will direct construction personnel to begin vegetation clearing in an area away from the gnatcatchers. It will be the</p>	<p>Pre-construction surveys for suitable California Gnatcatcher habitat 7 days and one day prior to vegetation clearing, outside of the breeding season.</p>	<p>Ongoing during construction</p>	<p>SDSU Design and Construction Department</p>

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	<p>responsibility of the biologist to ensure that gnatcatchers are not in the vegetation to be cleared by flushing individual birds away from vegetation clearing. The biologist will also record the number and location of gnatcatchers disturbed by vegetation clearing.</p> <p><b>Documentation:</b> The biologist shall submit a 15-day notification letter to the U.S. Fish and Wildlife Service prior to conducting the surveys.</p> <p><b>Timing:</b> Surveys shall begin a maximum of 7 days prior to performing vegetation clearing and one survey will be conducted the day immediately prior to the initiation of clearing; vegetation clearing cannot occur before the City Notice to Proceed.</p> <p><b>Reporting:</b> The biologist shall submit a report to the City of San Diego documenting the methods and results of the survey prior to vegetation clearing activities, as well as to the U.S. Fish and Wildlife Service within 45 days of completing the surveys.</p>			
MM-BIO-4	<p><b>Bat Surveys and Roost Avoidance or Exclusion.</b> Prior to the removal of riparian trees that could support roosting bats, a bat biologist shall survey the areas that could provide suitable roosting habitat for bats to confirm they contain no potential maternity roosts. If a potential maternity roost is present, the following measures shall be implemented to reduce the potential impact to special-status bat species to a less-than-significant level:</p> <ol style="list-style-type: none"> <li>1. Maternity Roosting Season Avoidance. All proposed project activities that have the potential to disturb suitable bat roosting habitat, including bat roost exclusion, should occur outside the general bat maternity roosting season of March through August to reduce any potentially significant impact to maternity roosting bats. If the maternity roosting season cannot be avoided, then roost exclusion can occur outside the maternity roosting</li> </ol>	Pre-construction surveys for suitable roosting habitat for bats no more than 7 days prior to vegetation clearing and/or removal of riparian trees.	One week prior to vegetation clearing activities	SDSU Design and Construction Department

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	<p>season (September through February) to exclude bats from work areas prior to the start of project activities during the maternity roosting season.</p> <p>2. Roost Exclusion. Roost exclusion must only occur during the time when bats are most active (early spring or fall) to increase the potential to exclude all bats from roosts and minimize the potential for a significant impact to occur by avoiding the maternity roosting season. The primary exit points for roosting bats will be identified, and all secondary ingress/egress locations will be covered with a tarp or wood planks to prevent bats from leaving from other locations. The primary exit point will remain uncovered to allow exclusion devices to be installed. Exclusion devices will consist of a screen (poly netting, window screen, or fiberglass screening) with mesh 1/6 of an inch or smaller, installed at the top of the roost location and sealed along the sides and passing 2 feet below the bottom of the primary exit point. The exclusion devices will be installed at night to increase the potential that bats have already left the roost and are less likely to return. Exclusion devices will be left in place for a 1-week period to ensure that any remaining bats in the roost are excluded. A passive acoustic monitoring detector will also be deployed during the exclusion period in order to verify excluded species and monitor if bat activity has decreased during the exclusion period. Periodic monitoring during the exclusion period should also be conducted to observe if any bats are still emerging from additional areas on the project site, and an active monitoring survey conducted on the final night of exclusion to ensure that no bats are emerging and determine that exclusion has been successful. Any continued presence of roosting bats will require an adjustment to the exclusion devices and schedule. The exclusion devices may remain in place until the start of tree removal activities. If any bats are found roosting in any proposed tree removal areas prior to clearing,</p>			

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	<p>additional exclusion will be required and will follow the same methodology described in this mitigation measure.</p> <p><b>Documentation/Reporting:</b> The biologist shall submit a report to the City of San Diego documenting the methods and results of the surveys prior to vegetation clearing activities.</p> <p><b>Timing:</b> Surveys shall be completed no more than one week prior to vegetation clearing, which cannot occur before the City Notice to Proceed.</p>			
MM-BIO-5	<p><b>Pre-Construction Survey for Crotch's Bumble Bee and Take Avoidance.</b> If ground-disturbing activities occur outside of the overwintering season, a pre-construction survey for Crotch's bumble bee (<i>Bombus crotchii</i>) shall occur within the construction area between February and October prior to the start of construction activities. Surveys shall be conducted by a qualified biologist familiar with the species' behavior and life history. Crotch's bumble bee is a habitat generalist, ground-nesting bee. Surveys and other relevant recommendations shall be in accordance with the most recent CDFW-recommended protocols available at the time of the surveys. The survey shall focus on detecting Crotch's bumble bee nests, as well as foraging individuals, within the construction area. If active nests of Crotch's bumble bee are present, an appropriate no-disturbance buffer zone of at least 50 feet should be established around the nest to reduce the risk of disturbance or accidental take. Construction activities shall not occur within the no-disturbance buffers until the colony is no longer active (i.e., no bees are seen flying in or out of the nest for three consecutive days indicating the colony has completed its nesting season and the next season's queens have dispersed from the colony). If a nest is detected or if foraging individuals are observed, the Project biologist shall consult with CDFW to confirm that any proposed site-specific avoidance measures are sufficient to avoid take.</p> <p>If active nests cannot be avoided, or take of foraging individuals is anticipated, an Incidental Take Permit may be</p>	Pre-construction surveys for Crotch's bumble bee within the impact area between February and October.	Ongoing during construction	SDSU Design and Construction Department



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	<p>needed and mitigation for direct impacts to Crotch's bumble bee will be fulfilled through compensatory mitigation at a minimum 1:1 nesting habitat replacement of equal or better functions and values to those impacted by the project, or as otherwise determined through the Incidental Take Permit process. If foraging individuals are detected and an Incidental Take Permit will not be pursued, compensatory mitigation for loss of foraging habitat will be provided at a 1:1 replacement ratio. Mitigation will be accomplished either through off-site conservation or through a California Department of Fish and Wildlife (CDFW) approved mitigation bank. If mitigation is not purchased through a mitigation bank and lands are conserved separately, a cost estimate will be prepared to estimate the initial start-up costs and ongoing annual costs of management activities for the management of the conservation easement area(s) in perpetuity. The funding source will be in the form of a maintenance fund to help the qualified natural lands management entity that is ultimately selected to hold the conservation easement(s). The endowment amount will be established following the completion of a project-specific Property Analysis Record to calculate the costs of in-perpetuity land management. The Property Analysis Record will take into account all management activities required in the Incidental Take Permit to fulfill the requirements of the conservation easement(s), which are currently in review and development.</p> <p><b>Documentation/Reporting:</b> The biologist shall submit a report to the City of San Diego and Wildlife Agencies (U.S. Fish and Wildlife Service and CDFW) documenting the methods and results of the surveys prior to vegetation clearing activities.</p> <p><b>Timing:</b> Surveys shall be completed between February and October prior to the start of construction activities, which cannot occur before the City Notice to Proceed.</p>			

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<b>MM-BIO-6</b>	<p><b>Nesting Bird Survey.</b> Construction-related ground-disturbing activities (e.g., vegetation clearing, grading, and other intensive activities) that occur during the typical breeding season (February 1 through September 15) shall require a one-time biological survey for nesting bird species to be conducted within the proposed impact area and a 500-foot buffer within 72 hours prior to construction. This survey is necessary to ensure avoidance of impacts to nesting raptors (e.g., Cooper’s hawk [Accipiter cooperii]) and/or birds protected by the federal Migratory Bird Treaty Act and California Fish and Game Code, Sections 3503 and 3513. If any active nests are detected, the area shall be flagged and mapped on the construction plans and the information provided to the construction supervisor and any personnel working near the nest buffer. If occupied nests are found, then limits of construction (e.g., 250 feet for passerines to 500 feet for raptors) to avoid occupied nests shall be established by the project biologist in the field with brightly colored flagging tape, conspicuous fencing, or other appropriate barriers and signage; and construction personnel shall be instructed on the sensitivity of nest areas. To the extent feasible, no construction activities shall occur within the limits of construction around an active nest. Should it be necessary for construction activities to occur within an avoidance buffer, a biological monitor shall be present during those periods when construction activities occur near active nest areas to avoid inadvertent impacts to these nests. Any signs of disturbance shall be documented and noise reduction techniques triggered if applicable, which may include utilization of quieter equipment, adherence to equipment maintenance schedules, shifting construction phase timelines so that they occur outside of the breeding season, installation of temporary sound barriers, or shifting construction work further from the nest. The project biologist may adjust the 250-foot or 500-foot setback depending on the species and the location of the nest (e.g., if the nest is well protected in an area buffered by dense vegetation). However, if needed,</p>	<p>Pre-construction nesting bird survey within 72 hours of construction and within a 500-foot buffer of the impact area if construction is to occur during the breeding season (February 1 through September 15).</p>	<p>One time prior to construction if occurring during the breeding season.</p>	<p>SDSU Design and Construction Department</p>

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>additional qualified monitor(s) shall be provided in order to monitor active nest(s) or other project activities in order to ensure all of the project biologist's duties are completed. Once the nest is no longer occupied for the season, construction may proceed in the setback areas.</p> <p>If construction activities, particularly vegetation clearing, grading, and other intensive activities, stop for more than 3 days, an additional nesting bird survey shall be conducted within the proposed impact area and a 500-foot buffer.</p> <p><b>Documentation/Reporting:</b> The biologist shall submit a report to the City of San Diego documenting the methods and results of the surveys prior to vegetation clearing activities.</p> <p><b>Timing:</b> Surveys shall be completed during the breeding season (typically February 1 through September 15), within 72 hours prior to the start of construction activities, which cannot occur before the City Notice to Proceed.</p>			
MM-BIO-7	<p><b>Special-Status Plants.</b> A qualified biologist will be present prior to and during construction to ensure avoidance of impacts on special-status plant species that were found on the project site during protocol plant surveys (San Diego marsh-elder [<i>Iva hayesiana</i>] and San Diego County viguiera [<i>Viguiera laciniata</i>]) by implementing one or more of the following, as appropriate, per the biologist's recommendation:</p> <ol style="list-style-type: none"> <li>1. Flag the population or natural community areas to be protected</li> <li>2. Allow adequate buffers</li> <li>3. Time construction or other activities during dormant and/or non-critical life cycle periods</li> </ol> <p>For unavoidable impacts to special-status plant species, compensatory mitigation shall be required based on recommendations of the qualified biologist. If deemed necessary based on the type and extent of special-status plant populations affected, compensatory mitigation shall entail one of the following:</p>	A qualified biologist shall be present prior to and during construction to ensure avoidance or require compensatory mitigation of special-status species.	Prior to and ongoing during construction	SDSU Design and Construction Department

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	<ol style="list-style-type: none"> <li>1. The protection, through land acquisition or a conservation easement, of a population of equal or greater size and health. Individual plants lost shall be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value.</li> <li>2. If it is not feasible to acquire and preserve a known population of a special-status plant to be impacted, suitable unoccupied habitat capable of supporting the species will be acquired and used to create a new population. For population creation, the following considerations will also be met: <ol style="list-style-type: none"> <li>i. Prior to unavoidable and permanent disturbance to a population of a special-status plant species, propagules shall be collected from the population to be disturbed. This may include seed collection or cuttings, and these propagules will be used to establish a new population on suitable, unoccupied habitat as described above. Transplantation may be attempted but will not be used as the primary means of plant salvage and new population creation.</li> <li>ii. Creation of new populations will require identifying suitable locations and researching and determining appropriate and viable propagation or planting techniques for the species. It will also require field and literature research to determine the appropriate seed sampling techniques and harvest numbers for acquisition of seed from existing populations.</li> <li>iii. Compensatory and preserved populations will be self-producing. Populations will be considered self-producing when: <ol style="list-style-type: none"> <li>a. Plants reestablish annually for a minimum of 5 years with no human intervention such as supplemental seeding; and</li> <li>b. Reestablished and preserved habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types in the project vicinity.</li> </ol> </li> </ol> </li> </ol>			

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>c. If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures will be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, success criteria such as those listed above, and other details, as appropriate, to target the preservation of long-term viable populations.</p> <p><b>Documentation/Reporting:</b> The biologist shall submit a report to the City of San Diego documenting the methods and results of the surveys prior to vegetation clearing activities.</p> <p><b>Timing:</b> Surveys shall be completed prior to the start of construction activities, which cannot occur before the City Notice to Proceed.</p>			
MM-BIO-8	<p><b>Temporary Installation of Fencing.</b> To prevent inadvertent disturbance to areas outside the limits of disturbance for each phase, the contractor shall install temporary fencing, or utilize existing fencing, along the limits of disturbance. The fencing shall be installed to ensure it does not prevent wildlife from moving through the San Diego River channel.</p> <p><b>Documentation:</b> The biologist shall submit a report to the City of San Diego documenting the installation of the fencing.</p> <p><b>Timing:</b> Prior to vegetation clearing activities, which cannot occur before the City Notice to Proceed.</p> <p><b>Monitoring:</b> The temporary fencing shall be examined during monitoring by the project biologist.</p> <p><b>Reporting:</b> The temporary fencing shall be described in a monitoring report prepared after the construction activities are completed.</p>	Prior to vegetation clearing the construction contractor shall install temporary fencing along limits of disturbance.	Prior to construction.	SDSU Design and Construction Department

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
<b>MM-BIO-9</b>	<p><b>Construction Monitoring and Reporting.</b> To prevent inadvertent disturbance to areas outside the limits of disturbance for each phase, all disturbance of native habitat shall be monitored by a qualified biologist. The biological monitor(s) shall be contracted to perform biological monitoring during all vegetation clearing activities and shall: (1) have a Bachelor's degree in biology or a closely related field; (2) be knowledgeable and experienced in the biology and natural history of local plant and wildlife resources, particularly rare and endangered species; (3) be able to identify biological resources that are or have the potential to be present on the project site; and (4) have previous biological monitoring experience on construction projects.</p> <p>The project biologist(s) also shall perform the following duties:</p> <ol style="list-style-type: none"> <li>1. Attend the pre-construction meeting with the contractor and other key construction personnel prior to vegetation clearing to reduce conflict between the timing and location of construction activities with other mitigation requirements (e.g., seasonal surveys for nesting birds).</li> <li>2. During vegetation clearing activities, the project biologist shall conduct meetings with the contractor and other key construction personnel each morning prior to construction activities in order to go over the proposed activities for the day, and for the monitor(s) to describe the importance of restricting work to designated areas and of minimizing harm to or harassment of wildlife prior to vegetation clearing activities.</li> <li>3. Review the construction area in the field with the contractor in accordance with the final grading plan prior to vegetation clearing.</li> <li>4. Supervise and monitor all vegetation clearing activities to ensure against direct and indirect impacts to biological resources that are intended to</li> </ol>	Monitoring by a qualified biologist prior to construction, during vegetation clearing, and during construction.	Prior to and during construction	SDSU Design and Construction Department

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>be protected and preserved and to document that protective fencing is intact.</p> <p>5. Flush wildlife species (i.e., reptiles, mammals, avian, or other mobile species) from occupied habitat areas immediately prior to brush-clearing activities. This does not include disturbance of nesting birds (see MM-BIO-6) or “flushing” of federally or state-listed species (i.e., least Bell’s vireo and southwestern willow flycatcher (see MM-BIO-1)). Flushing and any handling of wildlife necessary to move wildlife out of harm’s way shall be conducted in accordance with current regulations, including California Fish and Game Code, which may require the biological monitor(s) to hold a Scientific Collecting Permit should flushing/handling not be approved through an alternative mechanism such as a Lake and Streambed Alteration Agreement.</p> <p>6. Monitoring shall occur daily when construction activities are occurring that have the potential to affect sensitive resources within or adjacent to the project work area, as determined by the project biologist(s), to ensure that the project adheres to and implements the appropriate measures to protect sensitive resources. At a minimum, the project biologist(s) shall:</p> <p>a. Monitor the construction site to verify that the project is implementing the following stormwater pollution prevention plan best management practices: dust control, silt fencing, removal of construction debris, a clean work area, covered trash receptacles that are animal-proof and weather-proof, prohibition of pets on the construction site, and a speed limit of 15 miles per hour during daylight and 10 miles per hour during hours of darkness.</p>			

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	<p>b. Monitor the construction site after grading is completed and during the construction phase to see that artificial security light fixtures are directed away from open space and are shielded, and to document that no unauthorized impacts have occurred.</p> <p>7. Keep monitoring notes for the duration of the proposed project for submittal in a final report to substantiate the biological supervision of the vegetation clearing and grading activities and the protection of the biological resources.</p> <p>8. Prepare and submit to the City regular (no less than monthly) letter reports during Project construction. Prepare and submit to the City a final monitoring report after the construction activities are completed that includes the following: description of the biological monitoring activities, including a monitoring log; photos of the site before, during, and after the grading and clearing activities; and a list of special-status species observed.</p> <p><b>Timing:</b> Monitoring responsibilities shall occur prior to construction (attendance of pre-construction meeting), during vegetation clearing, and during construction after vegetation clearing has been completed (as required in part 6 of this mitigation measure).</p> <p><b>Reporting:</b> Monthly monitoring reports will be submitted to the City of San Diego. A final monitoring report will be prepared and submitted to the City of San Diego after the construction activities are completed.</p>			
MM-BIO-10	<p><b>Air Quality Standards.</b> The following guidelines shall be adhered to:</p> <p>1. No person shall engage in construction activity subject to San Diego Air Pollution Control District Rule 55 – Fugitive Dust Control in a manner that discharges visible dust emissions into the atmosphere beyond the property</p>	Adherence to air quality guidelines during construction.	Ongoing during design	SDSU Design and Construction Department



Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>line (or work area) for a period or periods aggregating more than 3 minutes in any 60-minute period.</p> <p>2. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall:</p> <p>a. Be minimized by the use of any of the following, or equally effective track-out/carry-out and erosion control measures that apply to the project or operation: track-out grates or gravel beds at each egress point, wheel-washing at each egress during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding, and for outbound transport trucks, using secured tarps or cargo covering, watering, or treating of transported material.</p> <p>b. Be removed at the conclusion of each workday when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only coarse particulate matter (PM10) efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.</p> <p><b>Timing:</b> These guidelines shall be adhered to during the construction activities.</p> <p><b>Reporting:</b> A monitoring report shall be prepared and submitted to the City of San Diego after the construction activities are completed and will include documentation of adherence to these guidelines.</p>			
<b>MM-BIO-11</b>	<p><b>Construction Documents.</b> The Multiple Species Conservation Program (MSCP) staff at the City of San Diego shall verify that SDSU has accurately represented the project's design in or on the construction documents and is in conformance with the City's Multi-Habitat Planning Area</p>	<p>Prior to the start of construction City of San Diego MSCP staff shall ensure requirements listed are</p>	<p>Prior to construction</p>	<p>SDSU Design and Construction Department</p>

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>(MHPA) Land Use Adjacency Guidelines (LUAGs). SDSU shall provide an implementing plan and include references on the construction documents of the following:</p> <ol style="list-style-type: none"> <li>1. <b>Drainage.</b> Document the type of drain design proposed (must not include Caltrans Type D-1 deck drains which are inconsistent with the City's Drainage Design Manual).</li> <li>2. <b>Toxics/Project Staging Areas/Equipment Storage.</b> Projects that use chemicals or generate by-products such as pesticides, herbicides, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Provide a note on the Construction Documents that states: "All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."</li> <li>3. <b>Lighting.</b> Lighting shall be designed to minimize light pollution within native habitat areas, while enhancing safety, security, and functionality. All artificial outdoor light fixtures within 100 feet of the MHPA shall be installed so they are shielded and directed away from sensitive areas, resulting in very little light spillage over the bridge into the San Diego River. Any safety lighting required should be directed away from sensitive areas to ensure compliance with the MSCP's LUAGs and to be in accordance with Land Development Code Section 142.0740 (Outdoor Lighting Regulations). The specific types of light poles, arms, and luminaires can be adjusted to suit aesthetics. In order to minimize potential effects from light spillover and light pollution within native</li> </ol>	<p>identified on an implementing plan and construction documents.</p>		

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>habitat areas, the following lighting standards shall be adopted where and when it is safe to do so:</p> <ol style="list-style-type: none"> <li>a. Outdoor lighting shall not exceed nominal 3,000 Kelvin Color Correlated Temperature.</li> <li>b. Adaptive controls shall be incorporated to exterior lighting to reduce the duration and intensity of lighting.</li> <li>c. Use fully shielded fixtures to direct light downward and prevent spillover into the MHPA and other nearby habitat areas.</li> <li>d. Limit the lumen levels to the necessary minimum for safe operation of the bridge.</li> <li>e. Lighting plans shall incorporate regular monitoring of lighting intensity.</li> </ol> <p>4. <b>Barriers.</b> The construction documents shall show any new fencing (temporary or permanent) added along the boundaries of the MHPA to reduce public access, as well as any barriers required to provide adequate noise reduction where needed.</p> <p>5. <b>Invasives.</b> No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.</p> <p><b>Documentation:</b> Reference to the requirements described above shall be included on the construction documents. SDSU shall take aerial photographs of the bridge construction area approximately one year before the start of construction, within one month of the start of construction, after construction has been completed and after the 5-year restoration program has been completed. These aerial photographs will be included in the final onsite restoration report. To ensure an adequate qualitative comparison, an upstream portion of the San Diego River will also be taken at</p>			

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>the above intervals. These aerial photographs shall be submitted to the City.</p> <p><b>Timing:</b> Reference to the requirements described above shall be included on construction documents prior to the start of construction, which cannot occur before the City Notice to Proceed. Aerial photographs shall be taken at timing intervals noted above.</p>			
MM-BIO-12	<p><b>Invasive Plant Species Control.</b> To reduce potential effects of invasive species to the adjacent Stadium Wetland Mitigation Site, the project site shall remain free of non-native vegetation during the construction period. After construction, the project site shall be maintained in accordance with the non-native plant species cover requirements identified in MM-BIO-17 and the on-site conceptual restoration plan (see MM-BIO-17), which are consistent with the Stadium Wetland Mitigation Site. The applicant shall also perform the following on the project site and within a 25-foot buffer extending from the project site into the Stadium Wetland Mitigation Site:</p> <ol style="list-style-type: none"> <li>1. Weed control treatments shall occur prior to seed set and/or weed species reaching 6 inches in height, and will include the application of legally permitted herbicide, as well as manual and mechanical methods of removal. The application of herbicides shall comply with state and federal laws and regulations under the prescription of a Pest Control Advisor and shall be implemented by a Licensed Qualified Applicator. Herbicides shall not be applied during or within 72 hours of a forecasted measurable rain event or during high wind conditions that could cause spray drift onto native vegetation. Where manual or mechanical methods are used, plant debris shall be disposed of at a certified disposal site. The timing of the weed control treatment shall be determined for each plant species with the goal of controlling populations before they start producing seeds.</li> </ol>	During and after construction the project site shall remain free of non-native vegetation.	During construction and after construction	SDSU Design and Construction Department

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>2. All straw materials used during project construction and operation shall be weed-free rice straw or other weed-free product, and all gravel and fill material shall be weed free. If straw wattles are used, they shall not be encased in plastic mesh.</p> <p>3. Prior to entry to the project area for the first time, equipment must be free of soil and debris on tires, wheel wells, vehicle undercarriages, and other surfaces (a high-pressure washer and/or compressed air may be used to ensure that soil and debris are completely removed). Compliance with the provision is achieved by on-site inspection and verification or by demonstrating that the vehicle or equipment has been cleaned at a commercial vehicle or appropriate truck washing facility. In addition, the interior of equipment (cabs, etc.) shall be free of mud, soil, gravel, and other debris (interiors may be vacuumed or washed). If a vehicle or piece of equipment leaves the site or is used at another site, this process will be repeated each time the vehicle or equipment returns to the site.</p> <p>4. All vegetative material removed from the project site shall be transported in a covered vehicle and will be disposed of at a certified disposal site; plant material shall not be stockpiled on the project site.</p> <p><b>Timing:</b> These guidelines shall be adhered to during the construction activities.</p> <p><b>Reporting:</b> A monitoring report shall be prepared and submitted to the City of San Diego after the construction activities are completed and will include documentation of adherence to these guidelines.</p>			
MM-BIO-13	<p><b>Signage and Barriers.</b> To prevent long-term inadvertent disturbance to sensitive vegetation and species adjacent to the bridge site, signage and, if needed, visual barriers (e.g., berm, fence, rocks, plantings, etc.) shall be installed where appropriate to deter access from the bridge into the San Diego River. The signage shall state that these areas are</p>	<p>Prior to the start of construction, signage and visual barriers shall be installed to deter access from the</p>	<p>Ongoing until signage and barriers are installed</p>	<p>SDSU Design and Construction Department</p>

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>native habitat areas, and that no trespassing is allowed. Signage shall also include prohibitions on littering.</p> <p><b>Documentation:</b> The locations of these signs shall be shown on the Conceptual On-site Restoration Plan, Wetlands Habitat Mitigation and Monitoring Plan, construction documents or similar document, which shall be reviewed by the City of San Diego.</p> <p><b>Timing:</b> Prior to the start of construction, which cannot occur before the City Notice to Proceed.</p>	bridge into the San Diego River.		
<b>MM-BIO-14</b>	<p><b>Invasive Species Prohibition.</b> Final landscape and revegetation plans shall be reviewed by the project biologist and a qualified botanist to confirm there are no invasive plant species as included on the most recent version of the California Invasive Plant Council California Invasive Plant Inventory for the project region.</p> <p><b>Documentation:</b> Final landscape and/or revegetation plans, which shall be reviewed by the City of San Diego.</p> <p><b>Timing:</b> Prior to the start of construction, which cannot occur before the City Notice to Proceed.</p>	Prior to the start of construction final landscape and revegetation plans shall be reviewed by qualified biologist, botanist, and City of San Diego	Prior to construction	SDSU Design and Construction Department
<b>MM-BIO-15</b>	<p><b>Short-Term Noise.</b> Pre-construction biological and noise surveys shall be conducted for any work between February 1 and September 15. Between 3 and 7 days prior to start of construction activities, a qualified biologist with experience in identifying least Bell's vireo (<i>Vireo bellii pusillus</i>), southwestern willow flycatcher (<i>Empidonax traillii extimus</i>), and coastal California gnatcatcher (<i>Polioptila californica californica</i>) shall conduct a pre-construction survey for the least Bell's vireo, coastal California gnatcatcher, and, if needed, southwestern willow flycatcher to document presence/absence and the extent of habitat being occupied by the species. The pre-construction survey area for these species shall encompass all suitable habitats within the impact area, as well as suitable habitat within a 500-foot buffer of the construction activities. If active nests for any of these species are detected, the project biologist shall flag and</p>	Pre-construction biological and noise surveys shall be conducted for any work between February 1 and September 15; between 3 and 7 days prior to start of construction activities at the impact area and a 500-foot buffer.	Prior to and ongoing during construction. Additionally, a monitoring report will be prepared and submitted to the City of San Diego after the construction activities are completed.	SDSU Design and Construction Department

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	<p>map the nest location and a 500-foot avoidance buffer on the construction plans and provide the information to the construction supervisor and any personnel working near the nest buffer. To the extent feasible, no construction activities shall occur within the 500-foot avoidance buffer. Should it be necessary for construction activities to occur within the 500-foot avoidance buffer, a qualified biologist shall conduct sound monitoring near the observed nesting position(s) to sample the pre-construction outdoor ambient noise level and document any signs of disturbance prior to construction activities. Nest locations, their horizontal distances to planned construction activities, and the measured outdoor ambient noise levels shall be provided to a qualified acoustician, who shall recommend where implementation of practical noise reduction technique(s) would yield predicted construction noise exposure at the nest location not greater than the allowable threshold of 60 A-weighted decibels equivalent continuous sound level or ambient noise level, whichever is higher. To the extent feasible, on-site noise reduction techniques shall be implemented prior to construction activity within 500 feet of an active nest to minimize construction noise levels and meet this sound level threshold at the nest location(s). During construction activity, a qualified biologist shall monitor the observed nest locations and document any signs of disturbance, which would trigger further implementation of noise reduction techniques or alternatives that may include utilization of quieter equipment, adherence to equipment maintenance schedules, shifting construction phase timelines so that they occur outside of the breeding season, installation of temporary sound barriers, or shifting construction work further from the nest.</p> <p><b>Timing:</b> Surveys shall be completed during the breeding season (February 1 through September 15), within 72 hours prior to the start of construction activities, which cannot occur before the City Notice to Proceed.</p>			

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	<p><b>Reporting:</b> The biologist shall submit a report to the City of San Diego documenting the methods and results of the surveys prior to construction activities to be conducted between February 1 and September 15. Additionally, a monitoring report will be prepared and submitted to the City of San Diego after the construction activities are completed.</p>			
<p><b>MM-BIO-16</b></p>	<p><b>Brown-Headed Cowbird Control.</b> A brown-headed cowbird reduction program shall be initiated within the project area. The control program may be achieved by selecting one of the following methods which will be determined by SDSU or its designee:</p> <ol style="list-style-type: none"> <li>1. Fair share funding into the San Diego River Endowment Fund (managed by the San Diego Foundation) or other program whose primary purpose is to provide funds to support work of U.S. Fish and Wildlife Service, California Department of Fish and Game, or other governmental or not-for-profit environmental organization for exotic species control, brown-headed cowbird trapping, least Bell's vireo monitoring and other activities to benefit the least Bell's vireo. The exact financial contribution amount will be negotiated with the USFWS during the Incidental Take Permit processing but should cover the cost of cowbird control for the area 0.3 miles downstream and 0.3 miles upstream of the bridge for five years after the bridge has been constructed. Should this option be selected, payment of the negotiated fee shall occur prior to the commencement of construction.</li> <li>2. Establishment of a trapping program within and immediately adjacent to the bridge construction work area. Pre-construction trapping shall begin prior to the first phase of construction to document baseline conditions. The post-construction trapping program will commence the spring after the bridge is constructed and will continue for a period of 5 years, or until such time as an alternative control method is developed, which shall then replace the trapping program through the 5-year</li> </ol>	<p>Prior to the start of construction a brown-headed cowbird reduction program shall be initiated.</p>	<p>Prior to, during, and after construction</p>	<p>SDSU Design and Construction Department</p>



Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>period. If brown-headed cowbird populations have increased from baseline conditions during the 5-year trapping program, trapping (or an alternative equally effective control method) shall continue for trapping program continue for up to an additional 10 years, with the right to terminate if brown-headed cowbird populations decrease to the baseline levels or achieves another equivalent metric. If the brown-headed cowbird population decreases during the 5-year trapping program, the program will be deemed successful and trapping beyond the 5-year timeframe will no longer be necessary. The trapping program shall be based on the most currently used trapping methods. Three traps shall be set: one in the bridge construction work area, one approximately 1/3 mile upstream of the bridge work area and one 1/3 mile downstream of the bridge work area. If there are current programs in place within that distance within the 5-year trapping program, then the project-related trapping will end. If the other trapping program ends within the 5-year period, SDSU or its designee will ensure that a trapping program is conducted for the duration of the 5-year period. Trapping shall be performed between April 1 and August 1 unless 21 days without brown-headed cowbirds occurs, then trapping may end for that year. The location of traps placed on City of San Diego property shall be reviewed and approved by City of San Diego prior to placement.</p> <p>Yearly reporting of the trapping results shall be provided to the City and will minimally include the rationale for trap placement, number of target species, non-target species, mortalities of each, sex and age of each as able to be determined, comparison to prior trapping, and suggestions for the following year.</p> <p><b>Documentation/Reporting:</b> Trapping conducted under method 2, described above, shall include yearly reporting</p>			

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>of the trapping results shall be provided to the City for the duration of the trapping/control program.</p> <p><b>Timing:</b> Trapping conducted under method 2, described above, shall begin the spring after the bridge has been constructed and continue for a period of 5 years (or up to an additional 10 years as described above). Trapping shall be performed between April 1 and August 1 unless 21 days without brown-headed cowbirds occurs, then trapping may end for that year.</p> <p>3. Alternative brown-headed cowbird control program. Given that the science is evolving on the effectiveness of brown-headed cowbird control programs, should another method of control be developed and proved equally or more effective than one of the above methods, this option could be selected. This option would need to include the same performance criteria of ensuring that the brown-headed cowbird populations would be the same or lower than the baseline (season before the bridge construction begins).</p>			
<b>MM-BIO-17</b>	<p><b>Restore Temporary Impacts.</b> Temporary impacts to Diegan coastal sage scrub, unvegetated channel, and southern cottonwood–willow riparian forest (federally and state-regulated wetlands) shall be restored to their original condition. California State University/San Diego State University or its designee shall prepare a conceptual restoration plan outlining the restoration of these communities and implement the restoration plan, including monitoring and maintenance, for a period of at least 5 years with a goal to restore temporarily impacted areas to above 90% total native cover and to limit target non-native species identified in Table 9 of the Stadium Wetland Mitigation Project (San Diego River) Mitigation Plan to no more than 1% of all vegetative cover within the southern cottonwood–willow riparian forest restoration areas and 3% of all vegetative cover within the Diegan coastal sage scrub restoration areas. The conceptual restoration plan shall be reviewed and approved by City of</p>	<p>Prior to the start of construction a Conceptual Restoration Plan for temporary impacts to wetlands and uplands shall be reviewed and approved by the City of San Diego.</p>	<p>Conceptual Restoration plan to be approved prior to the start of construction.</p> <p>Monitoring of restoration shall occur over a period of at least 5 years.</p>	<p>SDSU Design and Construction Department</p>

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	<p>San Diego and shall be consistent with the long-term maintenance requirements for the City of San Diego Stadium Wetland Mitigation Site.</p> <p><b>Documentation:</b> The Conceptual Restoration Plan prepared for the temporary impacts to wetlands and uplands (as applicable) within the Project Site.</p> <p><b>Timing:</b> Conceptual plans shall be submitted to the City of San Diego prior to the start of construction, which cannot occur before the City Notice to Proceed.</p> <p><b>Monitoring:</b> Monitoring of restoration shall occur over a period of at least 5 years.</p> <p><b>Reporting:</b> Reporting shall occur upon commencement of the mitigation installation, at the completion of mitigation installation, at the completion of the 120-day plant establishment period, and annually throughout the 5-year monitoring effort.</p>			
MM-BIO-18	<p><b>MM-BIO-18 Wetland Mitigation.</b> The overall ratio of wetland/riparian habitat mitigation shall be, at a minimum, 3:1. Impacts shall be mitigated at a minimum 1:1 impact-to-creation ratio by either the creation, or purchase of credits for the creation, of jurisdictional habitat of similar functions and values. An additional 2:1 mitigation-to-impact ratio, which shall be met through a combination of off-site creation, enhancement, restoration, and/or purchase of credits at an approved mitigation bank, shall be required to meet the overall 3:1 mitigation-to-impact ratio for impacts to wetlands/riparian habitat</p> <p>Impacts to the unvegetated stream channels in the San Diego River shall be mitigated at a minimum overall ratio of 2:1, with a minimum 1:1 impact-to-creation ratio by either the creation, or purchase of credits for the creation, of jurisdictional habitat of similar functions and values. Additional mitigation to achieve the overall 2:1 mitigation-to-impact ratio for impacts to unvegetated channels will occur through a combination of off-</p>	Prior to the start of construction a wetland/riparian habitat mitigation plan and/or proof of purchase of credits from a mitigation bank shall be provided to the City of San Diego, Wildlife Agencies, Regional Water Quality Control Board, and U.S. Army Corps of Engineers.	Prior to the start of construction	SDSU Design and Construction Department

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>site creation, enhancement, restoration, and/or purchase of credits at an approved mitigation bank.</p> <p>If mitigation is proposed outside of an approved mitigation bank, a Conceptual Wetlands Mitigation and Monitoring Plan shall be prepared and implemented. 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 criteria to determine successful revegetation. The California State University/San Diego State University shall be responsible for the maintenance and monitoring program.</p> <p>Prior to impacts occurring to U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) jurisdictional aquatic resources, California State University/San Diego State University or its designee shall obtain the following permits: USACE 404 permit, RWQCB 401 Water Quality Certification, and CDFW 1600 Streambed Alteration Agreement. For those wetland and riparian habitat areas covered under any federal or state wetland permit, wetland mitigation required as part of any federal (404) or state (1601/1603) wetland permit shall supersede the above stated ratios only if those ratios are higher. Should those negotiated ratios be lower than the above, mitigation ratios in this mitigation measure shall be the minimum ratio necessary to satisfy the requirements of this CEQA document.</p> <p><b>Documentation:</b> The mitigation plan and/or proof of purchase of credits from a mitigation bank shall be provided to the City of San Diego, Wildlife Agencies (U.S. Fish and Wildlife Service and California Department of Fish and Wildlife), Regional Water Quality Control Board, and U.S. Army Corps of Engineers.</p> <p><b>Timing:</b> Prior to the start of construction, which cannot occur before the City Notice to Proceed.</p>			

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
<b>3.4 Cultural Resources</b>				
<b>MM-CUL-1</b>	<p>In order to mitigate impacts to cultural resources to a level that is less than significant, procedures for proper treatment of unanticipated archaeological finds must comply with the California Environmental Quality Act (CEQA) Guidelines. Adherence to the following requirements during initial earth-disturbing activities will assure the proper treatment of unanticipated archaeological or Native American cultural material:</p> <ol style="list-style-type: none"> <li>1. An archaeological monitor and a qualified Kumeyaay Native American monitor shall be present fulltime during all initial ground-disturbing activities of previously undisturbed soils. If proposed project excavation later present evidence suggesting a decrease in cultural sensitivity such as geologic formation predating human occupation of the Americas, the monitoring schedule can be reduced pending archaeological, Native American, and San Diego State University (SDSU) consultation. Prior to the start of construction, the monitors will be provided a copy of the Geotechnical Boring Report (Group Delta, May 2024) to have as a reference throughout monitoring activity.</li> <li>2. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor, Kumeyaay Native American monitor, construction or other personnel shall have the authority to divert or temporarily halt ground disturbance operations within 50 feet of the find. The archaeological monitor shall promptly evaluate and document isolates and clearly non-significant deposits in the field. More significant deposits shall be evaluated under the direction of the lead archaeologist on the proposed project, in consultation with the Native American monitor and SDSU staff. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the qualified archaeologist and approved by SDSU, then carried out expeditiously using</li> </ol>	During initial ground disturbing activities to ensure proper treatment of unanticipated finds.	Ongoing during construction	SDSU Design and Construction Department

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<p>professional archaeological methods. The Research Design and Data Recovery Program shall include (1) reasonable efforts to preserve (avoidance) “unique” cultural resources or Sacred Sites pursuant to CEQA Section 21083.2(g) as the preferred option; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for unavoidable cultural resources. Construction activities will be allowed to resume in the affected area only after proper evaluation, as described above.</p>			
<b>MM-CUL-2</b>	<p>In order to mitigate impacts to human remains to a level that is less than significant, procedures for proper treatment of unanticipated finds must comply with the California Environmental Quality Act (CEQA) Section 15064.5(e). In the event of discovery of unanticipated human remains, personnel shall comply with California Public Resources Code Section 5097.98, CEQA Section 15064.5, and Health and Safety Code Section 7050.5 during ground-disturbing activities:</p> <ul style="list-style-type: none"> <li>a. If any human remains are discovered, the construction personnel or the appropriate representative shall contact the County Coroner and San Diego State University. Upon identification of human remains, no further disturbance shall occur in the immediate area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the property owner or their representative to make recommendations regarding the proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until the opportunity to complete consultation with the Most Likely Descendant regarding their recommendations as</li> </ul>	<p>During construction in the event unanticipated human remains are discovered.</p>	<p>Ongoing during construction</p>	<p>SDSU Design and Construction Department</p>

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	required by California Public Resources Code Section 5097.98 has occurred. California Public Resources Code Section 5097.98, CEQA Section 15064.5, and California Health and Safety Code Section 7050.5 shall be followed.			
<b>3.6 Geology and Soils</b>				
<b>MM-GEO-1</b>	<p><b>Paleontological Resources Impact Mitigation Program and Paleontological Monitoring.</b> Prior to commencement of any grading activity on site, the applicant shall retain a qualified paleontologist per the 2010 Society of Vertebrate Paleontology (SVP) guidelines. The qualified paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the project that shall be consistent with the 2010 SVP guidelines. The PRIMP shall outline requirements for preconstruction meeting attendance and worker environmental awareness training; where paleontological monitoring is required within the project site based on construction plans and/or geotechnical reports; procedures for paleontological monitoring and discoveries treatment per SVP (2010) guidelines; and paleontological methods (including sediment sampling for microinvertebrate and microvertebrate fossils), reporting, and collections management. The PRIMP shall also include a statement that any fossil lab or curation costs (if necessary due to fossil recovery) are the responsibility of the project proponent. A qualified paleontological monitor shall be on site during initial rough grading and other significant ground-disturbing activities (including augering) in areas underlain by the old alluvial flood plain deposits and below a depth of 5 feet below the ground surface in areas underlain by Holocene flood plain deposits to determine if they are old enough to preserve scientifically significant paleontological resources. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot-radius buffer. Once documentation</p>	Prior to construction a qualified paleontologist shall prepare a Paleontological Resources Impact Mitigation Plan and during construction they shall monitor ground disturbing activities.	Prior to and during construction	SDSU Design and Construction Department

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	and collection of the find is completed, the monitor shall allow grading to recommence in the area of the find. Any fossils encountered and recovered shall be prepared to the point of identification, catalogued, and donated to a public, nonprofit institution with a research interest in the materials. Accompanying notes, maps, and photographs shall also be filed at the repository. This mitigation measure shall be added to the final construction plans for grading and large drilling components of the project.			
<b>3.8 Hazards and Hazardous Materials</b>				
	Implement <b>MM-WF-1</b> , identified in Section 3.16, Wildfire.	Pre-construction; Construction	Ongoing during construction	SDSU Design and Construction Department
<b>3.11 Noise</b>				
<b>MM-NOI-1</b>	<p>Implement <b>MM-BIO-15</b>, identified in Section 3.3, Biological Resources.</p> <p><b>Noise Barrier for Multi-Family Receptors.</b> The applicant and/or project contractor shall implement the following measures before the start of construction activities:</p> <ul style="list-style-type: none"> <li>▪ All construction equipment must be in good working order and have functional sound mufflers to attenuate exhaust noise, which shall be properly maintained and used whenever such equipment is in operation.</li> <li>▪ To the extent practical given site constraints, the project contractor shall orient/operate stationary construction equipment (i.e. construction equipment that is not mobile in nature and propelled by a built-in motor, such as generators, light stands, and pumps) so that emitted noise is directed away from sensitive receptors nearest the project site.</li> <li>▪ The construction contractor shall locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during the construction period.</li> </ul>	Prior to construction the construction contractor shall install a temporary noise barrier and during construction shall ensure equipment is operating and oriented appropriately.	Prior to and during construction	SDSU Design and Construction Department



Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<ul style="list-style-type: none"> <li>▪ All noise-producing construction activities, including warming up or servicing equipment and any preparation for construction, shall not exceed the nighttime noise level thresholds as stated in the City's ordinance between the hours of 7:00 p.m. and 7:00 a.m.</li> <li>▪ An eight (8) foot tall temporary plywood noise barrier shall be erected along the northern project site property line where the project boundary is adjacent to the noise sensitive receptor (multi-family development to the north of the project site). The temporary barrier shall not restrict access to City of San Diego Public Utilities Department assets or facilities. <ul style="list-style-type: none"> <li>- The materials used for temporary barrier shall be sufficient to last through the duration of construction of the project, and shall be maintained in good repair.</li> <li>- The acoustical material or composite material assembly used shall be weather and abuse-resistant.</li> <li>- The eight-foot-tall temporary solid noise barrier shall be constructed of 3/4-inch Medium Density Overlay (MDO) plywood sheeting, or other material of equivalent utility and appearance having a surface weight of 2 pounds per square foot or greater.</li> <li>- Barrier panels shall be attached to support frames to withstand, via ground anchoring methods such as rigid attachment or weighted loading (e.g., sandbags), anticipated onsite wind loads plus a 30 percent gust factor.</li> <li>- The temporary acoustical barrier material shall be installed in vertical and horizontal segments with the vertical segments extending the full enclosure height.</li> <li>- The acoustical material shall have a Sound Transmission Class (STC) of STC-20 or greater, based on certified sound transmission loss (TL) data taken according to American Society of Testing and Materials (ASTM) Test Method E90 and exhibited by the material supplier.</li> </ul> </li> </ul>			

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<ul style="list-style-type: none"> <li>- When including sound-absorptive media as an assembly feature, the Noise Reduction Coefficient (NRC) rating shall be 0.6 or greater, based on certified sound absorption coefficient data taken according to ASTM Test Method C423 and exhibited by the material supplier.</li> <li>- A temporary flexible acoustical barrier may also be used in lieu of or in combination with a temporary solid noise barrier. The flexible acoustical barrier (a.k.a., “blanket”, “curtain”, or “partial enclosure”) shall consist of durable, flexible single or composite material featuring a noise barrier layer optionally bonded to sound-absorptive material on the side intended to face the noise-producing equipment or activity of concern. This type of flexible acoustical barrier can be hung from a support structure.</li> <li>- Prefabricated acoustic barriers are available from various vendors. An equivalent barrier design can be submitted instead of the plywood barrier described above provided that the noise reduction performance of the equivalent design is substantiated as being equivalent or superior.</li> </ul>			
<b>3.14 Tribal Cultural Resources</b>				
	Implement <b>MM-CUL-1</b> , identified in Section 3.4, Cultural Resources.	During construction	Ongoing during construction	SDSU Design and Construction Department
<b>3.16 Wildfire</b>				
<b>MM-WF-1</b>	<p><b>Pre-Construction Requirements.</b> The following pre-construction requirements shall be implemented. These features shall be coordinated with the San Diego Fire-Rescue Department (SDFD) or their designee prior to commencing project construction.</p> <ul style="list-style-type: none"> <li>▪ Existing flammable vegetation shall be cleared from staging areas, the project site, and bridge column locations prior to commencement of construction.</li> </ul>	Prior to the start of construction, fire prevention features shall be coordinated with the SDFD and a Construction Fire Prevention Plan shall be prepared.	Prior to and during construction.	SDSU Design and Construction Department

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<ul style="list-style-type: none"> <li>▪ Dead fuel, ladder fuel (fuel which can spread fire from the ground to trees), and downed fuel shall be removed, and trees/shrubs shall be properly limbed, pruned, and spaced.</li> <li>▪ A response map update, including roads and fire hydrant locations, in a format compatible with current SDFD mapping, shall be provided to the SDFD.</li> </ul> <p><b>Construction Requirements.</b> The following construction requirements shall be implemented. These features shall be coordinated with the SDFD or their designee.</p> <ul style="list-style-type: none"> <li>▪ Throughout the duration of construction, the construction contractor shall ensure that adequate access is provided for emergency vehicles during all construction phases.</li> <li>▪ Throughout the duration of construction, the construction contractor shall ensure that adequate water supply for firefighting is available during all phases of construction.</li> <li>▪ The construction contractor shall ensure the implementation of all construction-phase vegetation clearance prior to commencing construction activities.</li> </ul> <p><b>Construction Fire Prevention Plan.</b> Prior to commencement of construction activities, the California State University/San Diego State University or its designee shall develop a Construction Fire Prevention Plan that addresses training of construction personnel and provides details of fire-suppression procedures and equipment to be used during construction. Information contained in the plan shall be included as part of project-related environmental awareness training. At minimum, the plan shall include the following:</p> <ul style="list-style-type: none"> <li>▪ Procedures for minimizing potential ignition, including, but not limited to, vegetation clearing, parking requirements/restrictions, idling restrictions, smoking restrictions, proper use of gas-powered equipment, use of spark arrestors, and hot work restrictions</li> <li>▪ Work restrictions during Red Flag Warnings and High to Extreme Fire Danger days</li> </ul>			

Mitigation Measure No.	Mitigation Measures	Implementation Timing	Monitoring Frequency	Implementation Responsibility
	<ul style="list-style-type: none"> <li>▪ Fire coordinator role and responsibility</li> <li>▪ Worker training for fire prevention, initial attack firefighting, and fire reporting</li> <li>▪ Emergency communication, response, and reporting procedures</li> <li>▪ Coordination with local fire agencies to facilitate agency access through the project site</li> <li>▪ Emergency contact information</li> <li>▪ Demonstrate compliance with applicable plans and policies established by state agencies</li> </ul>			