CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN DIEGO REGION

2375 Northside Drive, Suite.100, San Diego, CA 92108
Phone (619) 516-1990 • Fax (619) 516-1994
http://www.waterboards.ca.gov/sandiego/

Clean Water Act Section 401 Water Quality Certification
and Waste Discharge Requirements
for Discharge of Dredged and/or Fill Materials

PROJECT: **Metropolitan Airpark Project**
Certification Number R9-2015-0025
WDID: 9 000002805

Reg. Meas. ID: 399486
Place ID: 812296
Party ID: 520475/549748
Person ID: 549746/549749

APPLICANTS: **City of San Diego, Real Estate Assets Department**
1200 Third Avenue, Suite 1700
San Diego, CA 92101

Metropolitan Airpark, LLC
2100 Palomar Airport Road, Suite 209
Carlsbad, CA 92011

ACTION:

☐ Order for Low Impact Certification	☐ Order for Denial of Certification
☑ Order for Technically-conditioned Certification	☐ Enrollment in Isolated Waters Order No. 2004-004-DWQ
☑ Enrollment in SWRCB GWDR Order No. 2003-017-DWQ	

PROJECT DESCRIPTION

An application dated January 6, 2015 was submitted by the City of San Diego and Metropolitan Airpark, LLC (hereinafter Applicants), for Water Quality Certification pursuant to section 401 of the Clean Water Act (United States Code (USC) Title 33, section 1341) for the proposed Metropolitan Airpark Project (Project). The California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) deemed the application to be complete on April 10, 2015. The Applicants propose to discharge dredged or fill material to waters of the United States and/or State associated with construction activity at the Project site. The Applicants have also applied for a Clean Water Act section 404 permit from the United States Army Corps of Engineers for the Project (USACE File No. SPL-2012-00212-MG).

The Project is located within the City of City of San Diego, San Diego County, California at 1424 Continental Street, San Diego, CA 92154. The Project center reading is located at latitude 32.570933 and longitude -116.980083. The Applicants have paid all required application fees for this Certification in the amount of $83,330.00. On an annual basis, the Applicants shall also pay all active discharge fees and post discharge monitoring fees, as appropriate. On April 10, 2015, the San Diego Water Board provided public notice of the Project application pursuant to California Code of Regulations, title 23, section 3858 by posting

information describing the Project on the San Diego Water Board's web site and providing a period of twenty-one days for public review and comment. No comments were received.

The Applicants propose a large-scale jet aviation development and other supportive aviation and related non-aviation facilities on the existing Brown Field Municipal Airport. The Project will include the following types of development: a jet aviation fixed-base operator (FBO), large and small aircraft hangars, a helicopter FBO, an industrial park, a commercial center, and a six to eight megawatt solar photovoltaic energy generation facility. The Project also includes off-site roadway improvements on and near the intersection of La Media and Airway Roads. The Project will be constructed in phases and is expected to be completed in approximately 20 years.

The Project will convert approximately 138 acres of pervious ground cover to impervious surfaces. Runoff leaving the developed Project area would be significantly greater in volume, velocity, peak flow rate, and duration than pre-development runoff from the same area without mitigation. Post-construction best management practices (BMPs) to manage and control the effects of these runoff increases will consist of bioretention facilities and extended detention facilities. These BMPs will be designed, constructed, and maintained to meet City of San Diego requirements for permanent storm water BMPs, including Source Control BMPs, LID Site Design BMPs, Treatment Control BMPs (TC-BMPs), and Hydromodification Management BMPs.

The Project application includes a description of the design objective, operation, and degree of treatment expected to be attained from equipment, facilities, or activities (including construction and post-construction BMPs) to treat waste and reduce runoff or other effluents which may be discharged. Compliance with the Certification conditions will help ensure that construction and post-construction discharges from the Project will not cause on-site or off-site downstream erosion, damage to downstream properties, or otherwise damage stream habitats in violation of water quality standards in the *Water Quality Control Plan for the San Diego Basin (9)* (Basin Plan).

Project construction will permanently impact 0.74 acre (5,257 linear feet) of stream channel, 0.24 acre (783 linear feet) of wetland, and 0.30 acre of vernal pool waters of the United States and/or State. The Applicants report that the Project purpose cannot be practically accomplished in a manner which would avoid or result in less adverse impacts to aquatic resources considering all potential practicable alternatives, such as the potential for alternate available locations, designs, reductions in size, configuration or density.

The Applicants report that compensatory mitigation for the permanent loss of 1.28 acre of jurisdictional waters will be achieved through the establishment of 0.74 acres of stream channel waters of the United States and/or State and re-establishment of 2.75 acres of vernal pool waters of the United States and/or State. All waters of the United States and/or State receiving temporary discharges of fill material will be restored upon removal of the fill. Mitigation for discharges of fill material to waters of the United States and/or State will be completed by the Applicants at the following:

- The On-site Ephemeral Channel Mitigation Site located in the Tijuana hydrologic sub-area (HSA 911.12) at a minimum compensation ratio of 1:1 (area mitigated:area impacted) for stream channel impacts, and

- The On-site MAP Vernal Pool Restoration Project Site located in the Otay hydrologic sub-area (HAS 910.20) at a minimum compensation ratio of 1:1 for stream channel impacts, 2:1 for wetland impacts, and 5:1 for vernal pool impacts.

Detailed written specifications and work descriptions for the compensatory mitigation project including, but not limited to, the geographic boundaries of the project, timing, sequence, monitoring, maintenance, ecological success performance standards and provisions for long-term management and protection of the mitigation areas are described in the *Vernal Pool and Ephemeral Channel Habitat Restoration and Monitoring Plan for the Metropolitan Airpark Project* (Mitigation Plan), dated June 2016, or a revision and/or Supplemental Mitigation Plan) approved by the San Diego Water Board that provides the additional vernal pool compensatory mitigation for stream channel impacts as described in section V.B, and the *Draft Metropolitan Airpark Project Long-Term Management Plan for Vernal Pool and Ephemeral Channel Mitigation Sites on Brown Field Airport*, dated June 2016, or subsequent version approved by the U.S. Army Corps of Engineers. San Diego Water Board acceptance of the Mitigation Plan applies only to the Project described in this Certification and must not be construed as approval for other current or future projects that are planning to use additional acreage at the site for mitigation. The Mitigation Plan is incorporated in this Certification by reference as if set forth herein. The Mitigation Plan provides for implementation of compensatory mitigation which offsets adverse water quality impacts attributed to the Project in a manner that protects and restores the abundance, types and conditions of aquatic resources and supports their beneficial uses. Implementation of the Mitigation Plan will reduce significant environmental impacts to resources within the San Diego Water Board's purview to a less than significant level. Based on all of these considerations, the Mitigation Plan will adequately compensate for the loss of beneficial uses and habitat within waters of the United States and/or State attributable to the Project.

Additional Project details are provided in Attachments 2 through 5 of this Certification.

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Attachments:

1. **Definitions**
2. **Project Location Maps**
3. **Project Site Plans**
4. **Mitigation Figures**
5. **CEQA Mitigation Monitoring and Reporting Program**

I. STANDARD CONDITIONS

Pursuant to section 3860 of title 23 of the California Code of Regulations, the following three standard conditions apply to all water quality certification actions:

A. This Certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to section 13330 of the Water Code and chapter 28, article 6 (commencing with title 23, section 3867), of the California Code of Regulations.

B. This Certification action is not intended and shall not be construed to apply to any discharge from any activity involving a hydroelectric facility and requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent Certification application was filed pursuant to California Code of Regulations title 23, section 3855 subdivision (b), and that application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.

C. This Certification action is conditioned upon total payment of any fee required under title 23, chapter 28 (commencing with section 3830) of California Code of Regulations and owed by the Applicants.

II. GENERAL CONDITIONS

A. **Term of Certification**. Water Quality Certification No. R9-2015-0025 (Certification) shall expire upon a) the expiration or retraction of the Clean Water Act section 404 (33 USC Title 33, section1344) permit issued by the U.S. Army Corps of Engineers for this Project, or b) five (5) years from the date of issuance of this Certification, whichever occurs first.

B. **Duty to Comply.** The Applicants must comply with all conditions and requirements of this Certification. Any Certification noncompliance constitutes a violation of the Water Code and is grounds for enforcement action or Certification termination, revocation and reissuance, or modification.

C. **General Waste Discharge Requirements**. The requirements of this Certification are enforceable through Water Quality Order No. 2003-0017-DWQ, *Statewide General Waste Discharge Requirements for Discharges of Dredged or Fill Material that have Received State Water Quality Certification* (Water Quality Order No. 2003-0017-DWQ). This provision shall apply irrespective of whether a) the federal permit for which the Certification was obtained is subsequently retracted or is expired, or b) the Certification is expired. Water Quality Order No. 2003-0017-DWQ is accessible at:

http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/generalorders/go_wdr401regulated_projects.pdf.

D. **Project Conformance with Application.** All water quality protection measures and BMPs described in the application and supplemental information for water quality certification are incorporated by reference into this Certification as if fully stated herein. Notwithstanding any more specific conditions in this Certification, the Applicants shall construct, implement and comply with all water quality protection measures and BMPs described in the application and supplemental information. The conditions within this Certification shall supersede conflicting provisions within the application and supplemental information submitted as part of this Certification action.

E. **Project Conformance with Water Quality Control Plans or Policies**. Notwithstanding any more specific conditions in this Certification, the Project shall be constructed in a manner consistent with the Basin Plan and any other applicable water quality control plans or policies adopted or approved pursuant to the Porter Cologne Water Quality Act (Division 7, commencing with Water Code Section 13000) or section 303 of the Clean Water Act (33 USC section 1313). The Basin Plan is accessible at:

http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml

F. **Project Modification**. The Applicants must submit any changes to the Project, including Project operation, which would have a significant or material effect on the findings, conclusions, or conditions of this Certification, to the San Diego Water Board for prior review and written approval. If the San Diego Water Board is not notified of a significant change to the Project, it will be considered a violation of this Certification.

G. **Certification Distribution Posting**. During Project construction, the Applicants must maintain a copy of this Certification at the Project site. This Certification must be available at all times to site personnel and agencies. A copy of this Certification shall also be provided to any contractor or subcontractor performing construction work, and the copy shall remain in their possession at the Project site.

H. **Inspection and Entry**. The Applicants must allow the San Diego Water Board or the State Water Resources Control Board, and/or their authorized representative(s) (including an authorized contractor acting as their representative), upon the presentation of credentials and other documents as may be required under law, to:

1. Enter upon the Project or Compensatory Mitigation site(s) premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this Certification;

2. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this Certification;

3. Inspect, at reasonable times, any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Certification; and

4. Sample or monitor, at reasonable times, for the purposes of assuring Certification compliance, or as otherwise authorized by the Clean Water Act or Water Code, any substances or parameters at any location.

I. **Enforcement Notification**. In the event of any violation or threatened violation of the conditions of this Certification, the violation or threatened violation shall be subject to any remedies, penalties, process or sanctions as provided for under State law. For purposes of section 401(d) of the Clean Water Act, the applicability of any State law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Certification.

J. **Certification Actions**. This Certification may be modified, revoked and reissued, or terminated for cause including but not limited to the following:

1. Violation of any term or condition of this Certification;

2. Monitoring results indicate that continued Project activities could violate water quality objectives or impair the beneficial uses of the Otay River, the Tijuana River, or their tributaries;

3. Obtaining this Certification by misrepresentation or failure to disclose fully all relevant facts;

4. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge; and

5. Incorporation of any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act or section 303 of the Clean Water Act.

The filing of a request by the Applicants for modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance does not stay any Certification condition.

K. **Duty to Provide Information**. The Applicants shall furnish to the San Diego Water Board, within a reasonable time, any information which the San Diego Water Board may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this Certification or to determine compliance with this Certification.

L. **Property Rights**. This Certification does not convey any property rights of any sort, or any exclusive privilege.

M. **Petitions**. Any person aggrieved by this action of the San Diego Water Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with the California Code of Regulations, title 23, sections 3867 and following. The State Water Board must receive the petition by 5:00 p.m., 30 days after

the date of this Certification. Copies of the law and regulations applicable to filing petitions may be found on the Internet at: http://www.waterboards.ca.gov/public_notices/petitions/water_quality or will be provided upon request.

III. CONSTRUCTION BEST MANAGEMENT PRACTICES

A. **Approvals to Commence Construction**. The Applicants shall not commence Project construction until all necessary federal, State, and local approvals are obtained.

B. **Personnel Education.** Prior to the start of the Project, and annually thereafter, the Applicants must educate all personnel on the requirements in this Certification, pollution prevention measures, spill response measures, and BMP implementation and maintenance measures.

C. **Spill Containment Materials.** The Applicants must, at all times, maintain appropriate types and sufficient quantities of materials on-site to contain any spill or inadvertent release of materials that may cause a condition of pollution or nuisance if the materials reach waters of the United States and/or State.

D. **General Construction Storm Water Permit.** Prior to start of Project construction, the Applicants must, as applicable, obtain coverage under, and comply with, the requirements of State Water Resources Control Board Water Quality Order No. 2009-0009-DWQ, the *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activity*, (General Construction Storm Water Permit) and any reissuance. If Project construction activities do not require coverage under the General Construction Storm Water Permit, the Applicants must develop and implement a runoff management plan (or equivalent construction BMP plan) to prevent the discharge of sediment and other pollutants during construction activities.

E. **Waste Management.** The Applicants must properly manage, store, treat, and dispose of wastes in accordance with applicable federal, state, and local laws and regulations. Waste management shall be implemented to avoid or minimize exposure of wastes to precipitation or storm water runoff. The storage, handling, treatment, or disposal of waste shall not create conditions of pollution, contamination or nuisance as defined in Water Code section 13050. Upon Project completion, all Project generated debris, building materials, excess material, waste, and trash shall be removed from the Project site(s) for disposal at an authorized landfill or other disposal site in compliance with federal, state and local laws and regulations.

F. **Waste Management**. Except for a discharge permitted under this Certification, the dumping, deposition, or discharge of trash, rubbish, unset cement or asphalt, concrete, grout, damaged concrete or asphalt, concrete or asphalt spoils, wash water, organic or earthen material, steel, sawdust or other construction debris waste from Project activities directly into waters of the United States and or State, or adjacent to such waters in any manner which may permit its being transported into the waters, is prohibited.

G. **Downstream Erosion.** Discharges of concentrated flow during construction or after Project completion must not cause downstream erosion or damage to properties or stream habitat.

H. **Construction Equipment**. All equipment must be washed prior to transport to the Project site and must be free of sediment, debris, and foreign matter. All equipment used in direct contact with surface water shall be steam cleaned prior to use. All equipment using gas, oil, hydraulic fluid, or other petroleum products shall be inspected for leaks prior to use and shall be monitored for leakage. Stationary equipment (e.g., motors, pumps, generator, etc.) shall be positioned over drip pans or other types of containment.

I. **Process Water.** Water containing mud, silt, or other pollutants from equipment washing or other activities, must not be discharged to waters of the United States and/or State or placed in locations that may be subjected to storm water runoff flows. Pollutants discharged to areas within a stream diversion must be removed at the end of each work day or sooner if rain is predicted.

J. **Surface Water Diversion.** All surface waters, including ponded waters, must be diverted away from areas of active grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. Diversion activities must not result in the degradation of beneficial uses or exceedance of the receiving water quality objectives. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause little or no siltation. Normal flows must be restored to the affected stream immediately upon completion of work at that location.

K. **Re-vegetation and Stabilization.** All areas that have 14 or more days of inactivity must be stabilized within 14 days of the last activity. The Applicants shall implement and maintain BMPs to prevent erosion of the rough graded areas. After completion of grading, all areas must be re-vegetated with native species appropriate for the area. The re-vegetation palette must not contain any plants listed on the California Invasive Plant Council Invasive Plant Inventory, which can be accessed at http://www.cal-ipc.org/ip/inventory/.

L. **Hazardous Materials.** Except as authorized by this Certification, substances hazardous to aquatic life including, but not limited to, petroleum products, unused cement/concrete, asphalt, and coating materials, must be prevented from contaminating the soil and/or entering waters of the United States and/or State. BMPs must be implemented to prevent such discharges during each Project activity involving hazardous materials.

M. **Vegetation Removal.** Removal of vegetation must occur by hand, mechanically, or through application of United States Environmental Protection Agency (USEPA) approved herbicides deployed using applicable BMPs to minimize adverse effects to beneficial uses of waters of the United States and/or State. Discharges related to the application of aquatic pesticides within waters of the United States must be done in compliance with State Water Resources Control Board Water Quality Order No. 2004-0009-DWQ, the *Statewide General National Pollution Discharge Elimination System Permit for the Discharge of Aquatic Weed Control in Waters of the United States,* and any subsequent reissuance as applicable.

N. **Limits of Disturbance.** The Applicants shall clearly define the limits of Project disturbance to waters of the United States and/or State using highly visible markers such as flag markers, construction fencing, or silt barriers prior to commencement of Project construction activities within those areas.

O. **On-site Qualified Biologist.** The Applicants shall designate an on-site qualified biologist to monitor Project construction activities within or adjacent to waters of the United States and/or State to ensure compliance with the Certification requirements. The biologist shall be given the authority to stop all work on-site if a violation of this Certification occurs or has the potential to occur. Records and field notes of the biologist's activities shall be kept on-site and made available for review upon request by the San Diego Water Board.

P. **Beneficial Use Protection**. The Applicants must take all necessary measures to protect the beneficial uses of waters of the Otay River, the Tijuana River, and their tributaries. This Certification requires compliance with all applicable requirements of the Basin Plan. If at any time, an unauthorized discharge to surface waters (including rivers or streams) occurs or monitoring indicates that the Project is violating, or threatens to violate, water quality objectives, the associated Project activities shall cease immediately and the San Diego Water Board shall be notified in accordance with Notification Requirement VII.A of this Certification. Associated Project activities may not resume without approval from the San Diego Water Board.

IV. POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

A. **Post-Construction Discharges.** The Applicants shall not allow post-construction discharges from the Project site to cause or contribute to on-site or off-site erosion or damage to properties or stream habitats.

B. **Storm Drain Inlets.** All storm drain inlet structures within the Project boundaries must be stamped or stenciled (or equivalent) with appropriate language prohibiting non-storm water discharges.

C. **Post-Construction BMP Design.** The Project must be designed to comply with the requirements for priority development projects in section E.3 of the Regional MS4 Permit Order R9-2013-0001, *National Pollutant Discharge Elimination Systems Permit and Waste Discharge Requirements for Discharges of Urban Runoff from the MS4s Draining the Watersheds within the San Diego Region* (Regional MS4 Permit) as well as the most current BMP Design Manual for the City of San Diego. Where conflict exists between the referenced documents the most stringent requirements shall apply. Post-construction BMPs for the Project are described in the Water Quality Technical Report and Hydromodification Management Plan for Metropolitan Airpark (WQTR), dated April 2, 2015. The WQTR is incorporated by reference as if set forth in full herein.

D. **Post-Construction BMP Maintenance.** The post construction BMPs must be designed, constructed, and maintained in accordance with the most recent California Storm Water Quality Association (CASQA) [1] guidance. The Applicants shall:

1. No less than two times per year, assess the performance of the BMPs to ensure protection of the receiving waters and identify any necessary corrective measures;

2. Perform inspections of BMPs, at the beginning of the wet season no later than October 1 and the end of the wet season no later than April 1, for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows;

3. Regularly perform preventative maintenance of BMPs, including removal of accumulated trash and debris, as needed to ensure proper functioning of the BMPs;

4. Identify and promptly repair damage to BMPs; and

5. Maintain a log documenting all BMP inspections and maintenance activities. The log shall be made available to the San Diego Water Board upon request.

V. PROJECT IMPACTS AND COMPENSATORY MITIGATION

A. **Project Impact Avoidance and Minimization**. The Project must avoid and minimize adverse impacts to waters of the United States and/or State to the maximum extent practicable.

B. **Project Impacts and Compensatory Mitigation.** Unavoidable Project impacts to the Otay River and its unnamed tributaries and the unnamed tributaries of the Tijuana River within the Otay and Tijuana Watersheds must not exceed the type and magnitude of impacts described in the table below. At a minimum, compensatory mitigation required to offset unavoidable temporary and permanent Project impacts to waters of the United States and/or State must be achieved as described in the table below:

[1] California Storm Water Quality Association (*California Storm Water BMP Handbook, New Development and Redevelopment 2003)*, available on-line at: http://www.cabmphandbooks.org/ [Accessed on January 15, 2012]

	Impacts (acres)	Impacts (linear ft.)	Mitigation for Impacts (acres)	Mitigation Ratio (area mitigated :area impacted)	Mitigation for Impacts (linear ft.)	Mitigation Ratio (linear feet mitigated :linear feet impacted)
Permanent Impacts						
Stream Channel	0.74[1]	5,257[1]	0.74 Establishment[2] 0.74 Re-Establishment[3]	1:1 1:1	1,885 Establishment[2] NA	0.36:1 NA
Wetland	0.24[4]	783[4]	0.48 Re-establishment[3]	2:1	NA	NA
Vernal Pools	0.30[5]	NA	1.53 Re-establishment[3]	5:1	NA	NA

NA = Not Applicable

1. Permanent fill of 0.73 acre (5,173 linear feet) of on-site ephemeral stream channel and 0.01 acre (84 linear feet) of off-site ephemeral stream channel waters of the United States and/or State.
2. On-site establishment of non-wetland ephemeral stream channel waters of the United States and/or State at the On-site Ephemeral Channel Mitigation Site on the eastern edge of the Project Site, flowing south along La Media Road (Attachment 4, Figures 15 and 17).
3. On-site establishment of 2.75 acres of vernal pool waters of the United States and/or State at the On-site MAP Vernal Pool Restoration Project Site on the north side of the Project (Attachment 4, Figures 10, 18a, and 18b). Vernal pool mitigation is being provided for stream channel, wetland, and vernal pool impacts.
4. Permanent fill of 0.238 acre (782.72 linear feet) of off-site freshwater marsh wetland waters of the United States and/or State along La Media and Airway Roads.
5. Permanent fill of 0.275 acre of on-site vernal pool waters of the United States and/or State and 0.026 acre of off-site vernal pool waters of the United States and/or State.

C. **Compensatory Mitigation Plan Implementation.** The Applicants must fully and completely implement the Mitigation Plan; any deviations from, or revisions to, the Mitigation Plan must be pre-approved by the San Diego Water Board.

The Applicant must submit a Revised Mitigation Plan or a Supplemental Mitigation Plan that provides the detailed written specifications and work descriptions for the additional 0.74 acre of re-establishment of vernal pool waters of the United States and/or State within the Tijuana or Otay Watersheds for impacts to stream channels within 180 days of the issuance of this Certification for approval by the San Diego Water Board. The Applicant must fully and completely implement the Revised or Supplemental Mitigation Plan once it is approved by the San Diego Water Board.

D. **Performance Standards.** Compensatory mitigation required under this Certification shall be considered achieved once it has met the ecological success performance standards contained in the Mitigation Plan(s) to the satisfaction of the San Diego Water Board. The Applicant must propose and submit reference site locations for both the vernal pool and ephemeral stream channel compensatory mitigation, which will be used for making mitigation success determinations, that is acceptable to the San Diego Water Board.

E. **Compensatory Mitigation Site Design.** The compensatory mitigation site(s) shall be designed to be self-sustaining once performance standards have been achieved. This includes minimization of active engineering features (e.g., pumps) and appropriate siting to ensure that natural hydrology and landscape context support long-term sustainability in conformance with the following conditions:

1. The vernal pool complexes and the ephemeral stream channel through the mitigation sites shall be characterized by equilibrium conditions, with no evidence of erosion or severe aggradation or degradation;

2. As viewed along cross-sections, the vernal pool topography and channel and buffer area(s) shall have a variety of slopes, or elevations, that are characterized by different moisture gradients. Each sub-slope shall contain physical patch types or features that contribute to irregularity in height, edges, or surface and to complex topography overall; and

3. The mitigation sites shall have a well-developed plant community characterized by a high degree of horizontal and vertical interspersion among plant zones and layers.

F. **Temporary Project Impact Areas.** The Applicants must restore all areas of temporary impacts and all other areas of temporary disturbance which could result in a discharge or a threatened discharge of pollutants to waters of the United States and/or State. Restoration must include grading of disturbed areas to pre-project contours and re-vegetation with native species. The Applicants must implement all necessary BMPs to control erosion and runoff from areas associated with the Project.

G. **Long-Term Management and Maintenance.** The compensatory mitigation site(s) must be managed, protected, and maintained, in perpetuity, in conformance with the long-term management plan and the final ecological success performance standards identified in the Mitigation Plan. The aquatic habitats, riparian areas, buffers and uplands that comprise the mitigation site(s) must be protected in perpetuity from land-use and maintenance activities that may threaten water quality or beneficial uses within the mitigation area(s) in a manner consistent with the following requirements:

1. Any maintenance activities on the mitigation site(s) that do not contribute to the success of the mitigation site(s) and enhancement of beneficial uses and ecological functions and services are prohibited;

2. Maintenance activities must be limited to the removal of trash and debris, removal of exotic plant species, replacement of dead native plant species, and remedial measures deemed necessary for the success of the compensatory mitigation project;

3. The Mitigation site(s) must be maintained, in perpetuity, free of perennial exotic plant species including, but not limited to, pampas grass, giant reed, tamarisk, sweet fennel, tree tobacco, castor bean, and pepper tree. Annual exotic plant species must not occupy more than 5 percent of the mitigation site(s); and

4. If at any time a catastrophic natural event (e.g., fire, flood) causes damage(s) to the mitigation site(s) or other deficiencies in the compensatory mitigation project, the Applicants must take prompt and appropriate action to repair the damage(s) including replanting the affected area(s) and address any other deficiencies. The San Diego Water Board may require additional monitoring by the Applicants to assess how the compensatory mitigation site(s) or project is responding to a catastrophic natural event.

H. **Timing of Mitigation Site Construction.** The construction of proposed mitigation must be concurrent with project grading that impacts jurisdictional resources and completed no later than 9 months following the start of Project impact to jurisdictional resources. Delays in implementing mitigation must be compensated for by an increased mitigation implementation of 10% of the cumulative compensatory mitigation for each month of delay.

I. **Mitigation Site(s) Preservation Mechanism. Within 90 days from the issuance of this Certification**, the Applicants must provide the San Diego Water Board with a draft preservation mechanism (e.g. deed restriction, conservation easement, etc.) that will protect all mitigation areas and their buffers in perpetuity. **Within 180 days of the start of Project impact to jurisdictional resources**, the Applicants must submit proof of a completed final preservation mechanism that will protect all mitigation areas and their buffers in perpetuity. The conservation easement, deed restriction, or other legal limitation on the mitigation properties must be adequate to demonstrate that the sites will be maintained without future development or encroachment on the sites which could otherwise reduce the functions and values of the sites for the variety of beneficial uses of waters of the United States and/ or State that it supports. The legal limitation must prohibit, without exception, all residential, commercial, industrial, institutional, and transportation development, and any other infrastructure development that would not maintain or enhance the wetland and streambed functions and values of the sites. The preservation mechanism must clearly prohibit activities that would result in soil disturbance or vegetation removal, other than the removal of non-native vegetation. Other infrastructure development to be prohibited includes, but is not limited to, additional utility lines, maintenance roads, and areas of maintained landscaping for recreation.

VI. MONITORING AND REPORTING REQUIREMENTS

A. **Representative Monitoring**. Samples and measurements taken for the purpose of monitoring under this Certification shall be representative of the monitored activity.

B. **Monitoring Reports**. Monitoring results shall be reported to the San Diego Water Board at the intervals specified in section VI of this Certification.

C. **Monitoring and Reporting Revisions**. The San Diego Water Board may make revisions to the monitoring program at any time during the term of this Certification and may reduce or increase the number of parameters to be monitored, locations monitored, the frequency of monitoring, or the number and size of samples collected.

D. **Records of Monitoring Information.** Records of monitoring information shall include:

1. The date, exact place, and time of sampling or measurements;

2. The individual(s) who performed the sampling or measurements;

3. The date(s) analyses were performed;

4. The individual(s) who performed the analyses;

5. The analytical techniques or methods used; and

6. The results of such analyses.

E. **California Rapid Assessment Method.** California Rapid Assessment Method (CRAM)[2] monitoring must be performed to assess the current and potential ecological conditions (ecological integrity) of the impact site and proposed compensatory mitigation sites. These conditions reflect the overall level of ecological function of an aquatic resource. Prior to initiating Project construction, the Applicant shall develop a monitoring plan to implement California Rapid Assessment Method (CRAM) monitoring. The Applicants must conduct a quantitative function-based assessment of the health of wetland/streambed habitat, using the appropriate CRAM module for each aquatic resource type, to establish pre-project baseline conditions, set CRAM success criteria, and assess the mitigation site(s) progress towards meeting the success criteria. CRAM monitoring must be conducted prior to the start of Project construction authorized under this Certification and in years 3 and 5 for non-wetland waters mitigation and in years 3, 5, and 7 for the vernal pool mitigation following construction completion. The annual CRAM monitoring results shall be submitted with the Annual Project Progress Report. An evaluation, interpretation, and tabulation of all CRAM assessment data shall be submitted with the Final Project Completion Report.

[2] The most recent versions of the California Rapid Assessment Method (CRAM) for Wetlands and additional information regarding CRAM can be accessed at http://www.cramwetlands.org/

F. **Geographic Information System Data.** The Applicants must submit Geographic Information System (GIS) shape files of the Project impact sites within 30 days of the start of project construction and GIS shape files of the Project mitigation sites within 30 days of mitigation installation. All impact and mitigation site shape files must be polygons. Two GPS readings (points) must be taken on each line of the polygon and the polygon must have a minimum of 10 points. GIS metadata must also be submitted.

G. **Annual Project Progress Reports.** The Applicants must submit annual Project progress reports describing status of BMP implementation, compensatory mitigation, and compliance with all requirements of this Certification to the San Diego Water Board prior to **January 1** of each year following the issuance of this Certification, until the Project has reached completion. The Annual Project Progress Reports must contain compensatory mitigation monitoring information sufficient to demonstrate how the compensatory mitigation project is progressing towards accomplishing its objectives and meeting its performance standards. Annual Project Progress Reports must be submitted even if Project construction has not begun. The monitoring period for each Annual Project Progress Report shall be October 1st through September 31st of each year. Annual Project Progress Reports must include, at a minimum, the following:

1. **Project Status and Compliance Reporting.** The Annual Project Progress Report must include the following Project status and compliance information:

   a. The names, qualifications, and affiliations of the persons contributing to the report;

   b. The status, progress, and anticipated schedule for completion of Project construction activities including the installation and operational status of best management practices project features for erosion and storm water quality treatment;

   c. A description of Project construction delays encountered or anticipated that may affect the schedule for construction completion; and

   d. A description of each incident of noncompliance during the annual monitoring period and its cause, the period of the noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and the steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.

2. **Compensatory Mitigation Monitoring Reporting.** Mitigation monitoring information must be submitted as part of the Annual Project Progress Report for a period of not less than 5 years for non-wetland waters mitigation and not less than 7 years for vernal pool mitigation, sufficient to demonstrate that the compensatory mitigation project has accomplished its objectives and met ecological success performance standards contained in the Mitigation Plan. Following Project implementation the San Diego Water Board may reduce or waive compensatory mitigation monitoring requirements upon a determination that performance standards have been achieved. Conversely the San Diego Water Board may extend the monitoring period beyond five years upon a determination that the performance standards have not been met or the compensatory mitigation project is not on track to meet them. The Annual Project Progress Report must include the following compensatory mitigation monitoring information:

   a. Names, qualifications, and affiliations of the persons contributing to the report;

   b. An evaluation, interpretation, and tabulation of the parameters being monitored, including the results of the Mitigation Plan monitoring program, and all quantitative and qualitative data collected in the field;

   c. A description of the following mitigation site(s) characteristics:

      i. Detritus cover;
      ii. General topographic complexity;
      iii. General upstream and downstream habitat and hydrologic connectivity; and
      iv. Source of hydrology

   d. Monitoring data interpretations and conclusions as to how the compensatory mitigation project(s) is progressing towards meeting performance standards and whether the performance standards have been met;

   e. A description of the progress toward implementing a plan to manage the compensatory mitigation project after performance standards have been achieved to ensure the long term sustainability of the resource in perpetuity, including a discussion of long term financing mechanisms, the party responsible for long term management, and a timetable for future steps;

   f. Qualitative and quantitative comparisons of current mitigation conditions with pre-construction conditions and previous mitigation monitoring results;

   g. Photo documentation, including all areas of permanent and temporary impact, prior to and after mitigation site construction. Photo documentation must be conducted in accordance with guidelines posted at http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/401c/401PhotoDocRB9V713.pdf. In addition, photo documentation must include Geographic Positioning System (GPS) coordinates for each of the photo points referenced;

h. The results of the California Rapid Assessment Method (CRAM) monitoring required under section VI.E of this Certification;

i. As-built drawings of the compensatory mitigation project site(s), no bigger than 11”X17”; and

j. A survey report documenting boundaries of the compensatory mitigation site(s).

H. **Final Project Completion Report.** The Applicants must submit a Final Project Completion Report to the San Diego Water Board **within 30 days of completion of the Project.** The final report must include the following information:

1. Date of construction initiation;

2. Date of construction completion;

3. BMP installation and operational status for the Project;

4. As-built drawings of the Project, no bigger than 11”X17”;

5. Photo documentation of implemented post-construction BMPs and all areas of permanent and temporary impacts, prior to and after project construction. Photo documentation must be conducted in accordance with guidelines posted at http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/401c/401PhotoDocRB9V713.pdf. In addition, photo documentation must include Global Positioning System (GPS) coordinates for each of the photo points referenced; and

6. An evaluation, interpretation, and tabulation of all California Rapid Assessment Method (CRAM) assessment data collected throughout the term of Project construction in accordance with section VI.E of this Certification.

I. **Reporting Authority.** The submittal of information required under this Certification, or in response to a suspected violation of any condition of this Certification, is required pursuant to Water Code section 13267 and 13383. Civil liability may be administratively imposed by the San Diego Water Board for failure to submit information pursuant to Water Code sections 13268 or 13385.

J. **Electronic Document Submittal.** The Applicants must submit all reports and information required under this Certification in electronic format via e-mail to SanDiego@waterboards.ca.gov. Documents over 50 megabytes will not be accepted via e-mail and must be placed on a disc and delivered to:

California Regional Water Quality Control Board
San Diego Region
Attn: 401 Certification No. R9-2015-0025:812296:lhonma
2375 Northside Drive, Suite 100
San Diego, California 92108

Each electronic document must be submitted as a single file, in Portable Document Format (PDF), and converted to text searchable format using Optical Character Recognition (OCR). All electronic documents must include scanned copies of all signature pages; electronic signatures will not be accepted. Electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line: Certification No. R9-2015-0025: 812296:lhonma.

K. **Document Signatory Requirements**. All applications, reports, or information submitted to the San Diego Water Board must be signed as follows:

1. For a corporation, by a responsible corporate officer of at least the level of vice president.

2. For a partnership or sole proprietorship, by a general partner or proprietor, respectively.

3. For a municipality, or a state, federal, or other public agency, by either a principal executive officer or ranking elected official.

4. A duly authorized representative may sign applications, reports, or information if:

   a. The authorization is made in writing by a person described above.

   b. The authorization specifies either an individual or position having responsibility for the overall operation of the regulated activity.

   c. The written authorization is submitted to the San Diego Water Board Executive Officer.

If such authorization is no longer accurate because a different individual or position has responsibility for the overall operation of the Project, a new authorization satisfying the above requirements must be submitted to the San Diego Water Board prior to or together with any reports, information, or applications, to be signed by an authorized representative.

L. **Document Certification Requirements**. All applications, reports, or information submitted to the San Diego Water Board must be certified as follows:

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

VII. NOTIFICATION REQUIREMENTS

A. **Twenty Four Hour Non-Compliance Reporting.** The Applicants shall report any noncompliance which may endanger health or the environment. Any such information shall be provided orally to the San Diego Water Board within **24 hours** from the time the Applicants become aware of the circumstances. A written submission shall also be provided within five days of the time the Applicants become aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected; the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. The San Diego Water Board, or an authorized representative, may waive the written report on a case-by-case basis if the oral report has been received within 24 hours.

B. **Hazardous Substance Discharge**. Except as provided in Water Code section 13271(b), any person who, without regard to intent or negligence, causes or permits any hazardous substance or sewage to be discharged in or on any waters of the State, shall as soon as (a) that person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the County of San Diego, in accordance with California Health and Safety Code section 5411.5 and the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State toxic disaster contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.17), and immediately notify the State Water Board or the San Diego Water Board of the discharge. This provision does not require reporting of any discharge of less than a reportable quantity as provided for under subdivisions (f) and (g) of section 13271 of the Water Code unless the Applicants are in violation of a Basin Plan prohibition.

C. **Oil or Petroleum Product Discharge.** Except as provided in Water Code section 13272(b), any person who without regard to intent or negligence, causes or permits any oil or petroleum product to be discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, shall, as soon as (a) such person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State oil spill contingency plan adopted pursuant to Government Code Title 2, Division 1,

Chapter 7, Article 3.7 (commencing with section 8574.1). This requirement does not require reporting of any discharge of less than 42 gallons unless the discharge is also required to be reported pursuant to Clean Water Act section 311, or the discharge is in violation of a Basin Plan prohibition.

D. **Anticipated Noncompliance**. The Applicants shall give advance notice to the San Diego Water Board of any planned changes in the Project or the Compensatory Mitigation project which may result in noncompliance with Certification conditions or requirements.

E. **Commencement of Construction Notification.** The Applicants must notify the San Diego Water Board in writing at least 5 days prior to the start of initial Project construction ground disturbance

F. **Transfers.** This Certification is not transferable in its entirety or in part to any person or organization except after notice to the San Diego Water Board in accordance with the following terms:

1. **Transfer of Property Ownership:** The Applicants must notify the San Diego Water Board of any change in ownership of the Project area. Notification of change in ownership must include, but not be limited to, a statement that the Applicants has provided the purchaser with a copy of the Section 401 Water Quality Certification and that the purchaser understands and accepts the certification requirements and the obligation to implement them or be subject to liability for failure to do so; the seller and purchaser must sign and date the notification and provide such notification to the San Diego Water Board **within 10 days of the transfer of ownership.**

2. **Transfer of Mitigation Responsibility:** Any notification of transfer of responsibilities to satisfy the mitigation requirements set forth in this Certification must include a signed statement from an authorized representative of the new party (transferee) demonstrating acceptance and understanding of the responsibility to comply with and fully satisfy the mitigation conditions and agreement that failure to comply with the mitigation conditions and associated requirements may subject the transferee to enforcement by the San Diego Water Board under Water Code section 13385, subdivision (a). Notification of transfer of responsibilities meeting the above conditions must be provided to the San Diego Water Board **within 10 days of the transfer date.**

3. **Transfer of Post-Construction BMP Maintenance Responsibility:** The Applicants assume responsibility for the inspection and maintenance of all post-construction structural BMPs until such responsibility is legally transferred to another entity. At the time maintenance responsibility for post-construction BMPs is legally transferred the Applicants must submit to the San Diego Water Board a copy of such documentation and must provide the transferee with a copy of a long-term BMP maintenance plan that complies with manufacturer specifications. The Applicants must provide such notification to the San Diego Water Board within **10 days** of the

transfer of BMP maintenance responsibility.

Upon properly noticed transfers of responsibility, the transferee assumes responsibility for compliance with this Certification and references in this Certification to the Applicants will be interpreted to refer to the transferee as appropriate. Transfer of responsibility does not necessarily relieve the Applicants of responsibility for compliance with this Certification in the event that a transferee fails to comply.

VIII. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

A. The City of San Diego is the Lead Agency under the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et seq.) section 21067, and CEQA Guidelines (California Code of Regulations, title 14, section 15000 et seq.) section 15367, and has filed a Notice of Determination dated October 22, 2013 for the Final Environmental Impact Report (FEIR) titled *Metropolitan Airpark Project Final Environmental Impact Report* (State Clearing House Number 2010071054). The Lead Agency has determined the Project will have a significant effect on the environment and mitigation measures were made a condition of the Project.

B. The San Diego Water Board is a Responsible Agency under CEQA (Public Resources Code section 21069; CEQA Guidelines section 15381). The San Diego Water Board has considered the Lead Agency's FEIR and finds that the Project as proposed will have a significant effect on resources within the San Diego Water Board's purview.

C. The San Diego Water Board has required mitigation measures as a condition of this Certification to avoid or reduce the environmental effects of the Project to resources within the Board's purview to a less than significant level.

D. The Lead Agency has adopted a mitigation monitoring and reporting program pursuant to Public Resources Code section 21081.6 and CEQA Guidelines section 15097 to ensure that mitigation measures and revisions to the Project identified in the FEIR are implemented. The Mitigation Monitoring and Reporting Program (MMRP) is included and incorporated by reference in Attachment 5 to this Certification. The Applicants shall implement the Lead Agency's MMRP described in the FEIR, as it pertains to resources within the San Diego Water Board's purview. The San Diego Water Board has imposed additional MMRP requirements as specified in sections V and VI of this Certification.

E. As a Responsible Agency under CEQA, the San Diego Water Board will file a Notice of Determination in accordance with CEQA Guidelines section 15096 subdivision (i).

IX. SAN DIEGO WATER BOARD CONTACT PERSON

Lisa Honma, Environmental Scientist
Telephone: 619-521-3367
Email: Lisa.Honma@waterboards.ca.gov

X. WATER QUALITY CERTIFICATION

I hereby certify that the proposed discharge from the **Metropolitan Airpark Project** (Certification No. R9-2015-0025) will comply with the applicable provisions of sections 301 ("Effluent Limitations"), 302 ("Water Quality Related Effluent Limitations"), 303 ("Water Quality Standards and Implementation Plans"), 306 ("National Standards of Performance"), and 307 ("Toxic and Pretreatment Effluent Standards") of the Clean Water Act. This discharge is also regulated under State Water Board Order No. 2003-0017-DWQ, "*Statewide General Waste Discharge Requirements for Dredged or Fill Discharges that have Received State Water Quality Certification (General WDRs)*," which requires compliance with all conditions of this Water Quality Certification. Please note that enrollment under Order No. 2003-017-DWQ is conditional and, should new information come to our attention that indicates a water quality problem, the San Diego Water Board may issue individual waste discharge requirements at that time.

Except insofar as may be modified by any preceding conditions, all Certification actions are contingent on (a) the discharge being limited to, and all proposed mitigation being completed in strict compliance with, the Applicants' Project description and/or the description in this Certification, and (b) compliance with all applicable requirements of the Basin Plan.

I, David W. Gibson, Executive Officer, do hereby certify the forgoing is a full, true, and correct copy of Certification No. R9-2015-0025 issued on July 26, 2016.

David W. Gibson

DAVID W. GIBSON
Executive Officer
San Diego Water Board

26 July 2016
Date

ATTACHMENT 1
DEFINITIONS

Activity - when used in reference to a permit means any action, undertaking, or project including, but not limited to, construction, operation, maintenance, repair, modification, and restoration which may result in any discharge to waters of the state.

Buffer - means an upland, wetland, and/or riparian area that protects and/or enhances aquatic resource functions associated with wetlands, rivers, streams, lakes, marine, and estuarine systems from disturbances associated with adjacent land uses.

California Rapid Assessment Method (CRAM) - is a wetland assessment method intended to provide a rapid, scientifically-defensible and repeatable assessment methodology to monitor status and trends in the conditions of wetlands for applications throughout the state. It can also be used to assess the performance of compensatory mitigation projects and restoration projects. CRAM provides an assessment of overall ecological condition in terms of four attributes: landscape context and buffer, hydrology, physical structure and biotic structure. CRAM also includes an assessment of key stressors that may be affecting wetland condition and a "field to PC" data management tool (eCRAM) to ensure consistency and quality of data produced with the method**.**

Compensatory Mitigation Project - means compensatory mitigation implemented by the Applicant as a requirement of this Certification (i.e., applicant -responsible mitigation), or by a mitigation bank or an in-lieu fee program.

Discharge of dredged material – means any addition of dredged material into, including redeposit of dredged material other than incidental fallback within, the waters of the United States and/or State.

Discharge of fill material – means the addition of fill material into waters of the United States and/or State.

Dredged material – means material that is excavated or dredged from waters of the United States and/or State.

Ecological Success Performance Standards – means observable or measurable physical (including hydrological), chemical, and/or biological attributes that are used to determine if a compensatory mitigation project meets its objectives.

Enhancement – means the manipulation of the physical, chemical, or biological characteristics of an aquatic resource to improve a specific aquatic resource function(s). Enhancement results in the gain of selected aquatic resource function(s), but may also lead to a decline in other aquatic resource function(s). Enhancement does not result in a gain in aquatic resource area.

Establishment – means the manipulation of the physical, chemical, or biological characteristics present to develop an aquatic resource that did not previously exist. Creation results in a gain in aquatic resource area.

Fill material – means any material used for the primary purpose of replacing an aquatic area with dry land or of changing the bottom elevation of a water body.

Isolated wetland – means a wetland with no surface water connection to other aquatic resources.

Mitigation Bank – means a site, or suite of sites, where resources (e.g., wetlands, streams, riparian areas) are restored, established, enhanced, and/or preserved for the purpose of providing mitigation for impacts authorized by this Certification.

Preservation - means the removal of a threat to, or preventing the decline of, aquatic resources by an action in or near those aquatic resources. This term includes activities commonly associated with the protection and maintenance of aquatic resources through the implementation of appropriate legal and physical mechanisms. Preservation does not result in a gain of aquatic resource area or functions.

Re-establishment - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/ historic functions to a former aquatic resource. Re-establishment results in rebuilding a former aquatic resource and results in a gain in aquatic resource area and functions.

Rehabilitation - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural/ historic functions to a degraded aquatic resource. Rehabilitation results in a gain in aquatic resource function, but does not result in a gain in aquatic resource area.

Restoration - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former or degraded aquatic resource. For the purpose of tracking net gains in aquatic resource area, restoration is divided into two categories: re-establishment and rehabilitation.

Start of Project Construction - For the purpose of this Certification, "start of Project construction" means to engage in a program of on-site construction, including site clearing, grading, dredging, landfilling, changing equipment, substituting equipment, or even moving the location of equipment specifically designed for a stationary source in preparation for the fabrication, erection or installation of the building components of the stationary source within waters of the United States and/or State.

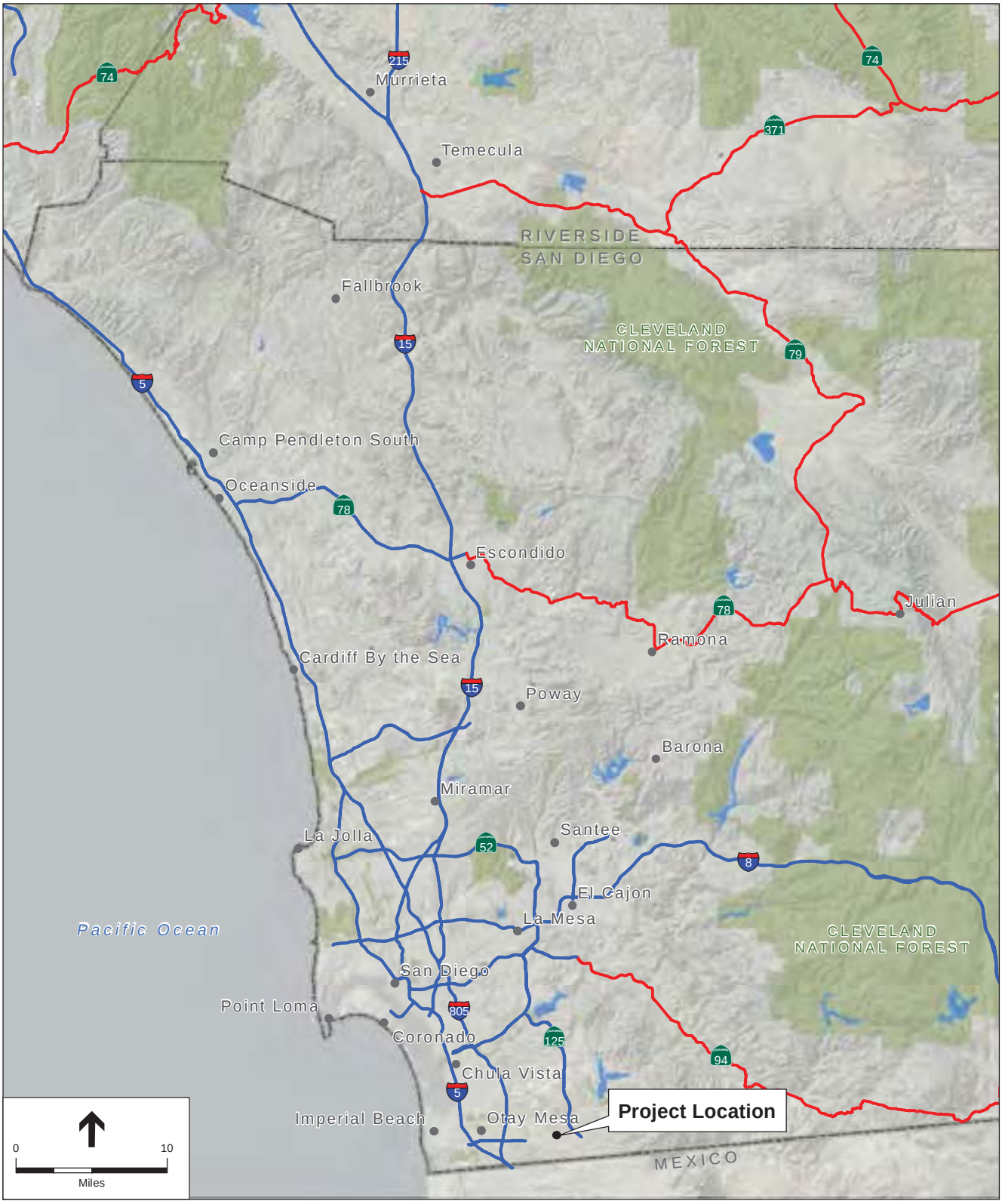
Uplands - means non-wetland areas that lack any field-based indicators of wetlands or other aquatic conditions. Uplands are generally well-drained and occur above (i.e., up-slope) from nearby aquatic areas. Wetlands can, however, be entirely surrounded by uplands. For example, some natural seeps and constructed stock ponds lack aboveground hydrological connection to other aquatic areas. In the watershed context, uplands comprise the landscape matrix in which aquatic areas form. They are the primary sources of sediment, surface runoff, and associated chemicals that are deposited in aquatic areas or transported through them.

Water quality objectives and other appropriate requirements of state law – means the water quality objectives and beneficial uses as specified in the appropriate water quality control plan(s); the applicable provisions of sections 301, 302, 303, 306, and 307 of the Clean Water Act; and any other appropriate requirement of state law.

Waters of the State - means any surface water or groundwater, including saline waters, within the boundaries of the State. [Water Code section13050, subd. (e)].

ATTACHMENT 2
PROJECT LOCATION MAPS

Figure 1 – Regional Location Map
Figure 2 – Project Areas



SOURCE: i-cubed; County of Riverside; San Diego County GIS, 2011.

Metropolitan Airpark HRMP. 209423

Figure 1

Regional Location Map

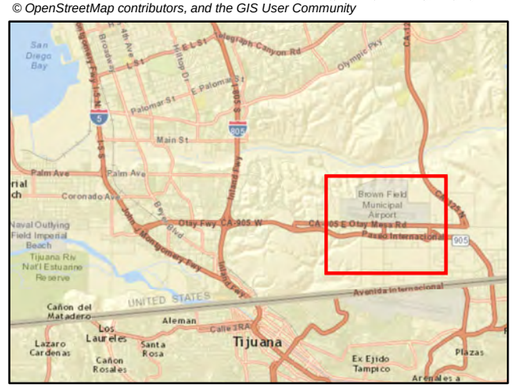
Figure 2. Project Areas

Map Features

- Metropolitan Air Park Boundary
- Off-site Project Area

Otay Valley Rd
Heritage Rd
Pogo Row
Lone Star Rd
125
Datsun St
Sikorsky St
Radar Rd
Otay Mesa Rd
Camino Maquiladora
Gailes Blvd
St Andrews Ave
Ailsa Ct
La Media Rd
905
Gateway Park Dr
Panasonic Way
Gigantic St
Airway Rd
Cactus Rd
Britannia Blvd
Ave Costa Norte
Ave Costa Blanca
Ave de la Fuente
Ave Costa Sur
Siempre Viva Rd

Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2014-078 Metropolitan Air Park

Scale in Feet
0 1,000

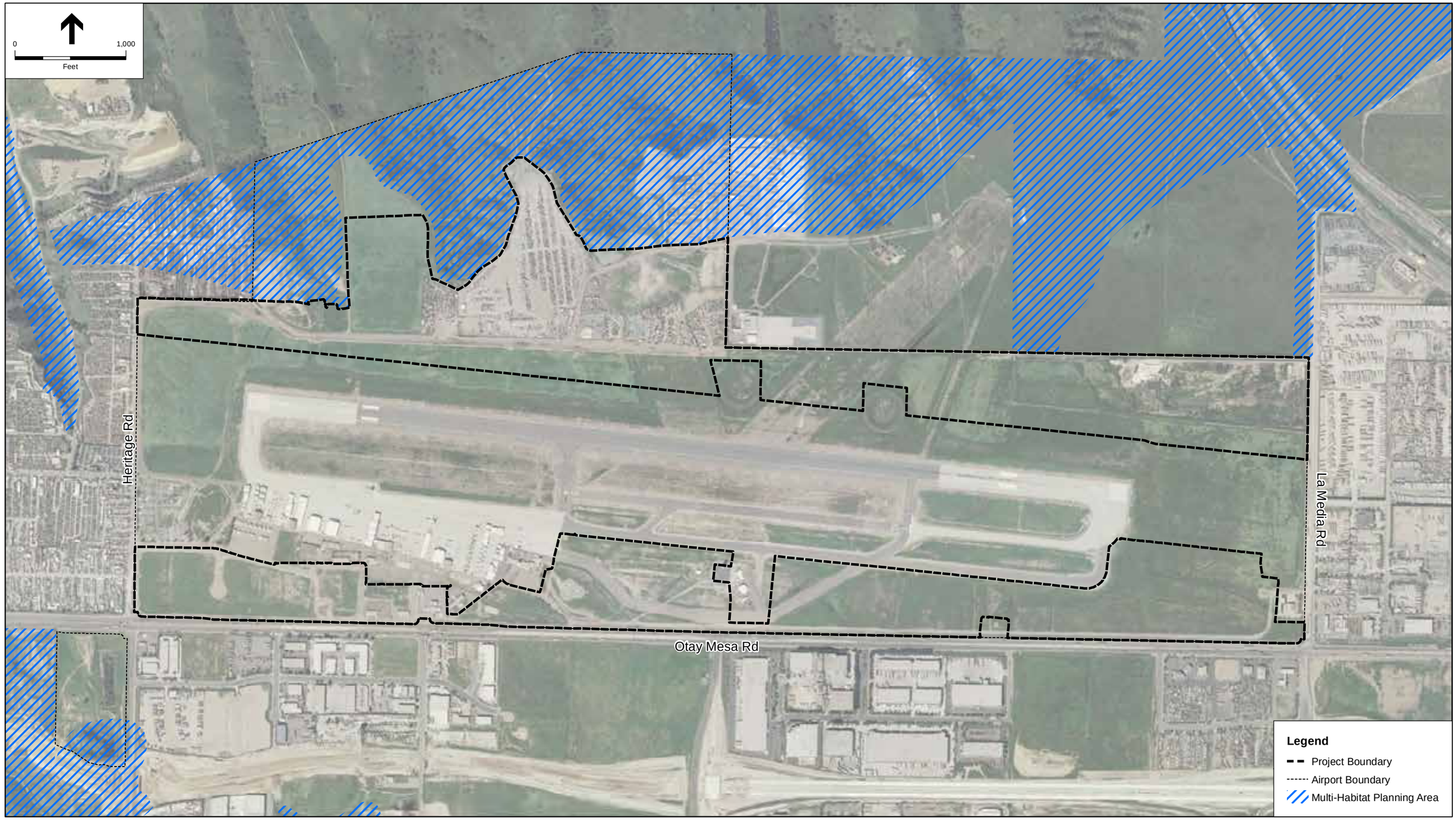
Photo Source: NAIP 2012
Base Data: ESA; Rick Engineering

Map Date: 11/3/2015

Location: N:\2014\2014-078 Metropolitan Air Park\MAPS\Meeting_Maps_and_Analysis\2015-11-03_USACE_Map_Request\MAP_Location.mxd (AA)-aaguirre 11/3/2015

ATTACHMENT 3
PROJECT SITE PLANS

Figure 2 – Project Site
Figure 1.1-2 – Existing Airfield Layout
On-Airport Land Use, Brown Field Municipal Airport
Figure 1.3-1 – Proposed Project Components
Figure 5 – Impacts to On-Site Waters of the U.S./Unvegetated Channels
Figure 6 – Off-Site Road Improvements Impact Areas to Waters and Wetlands
Figure 7 – West Outfall
Figure 8 – East Outfall

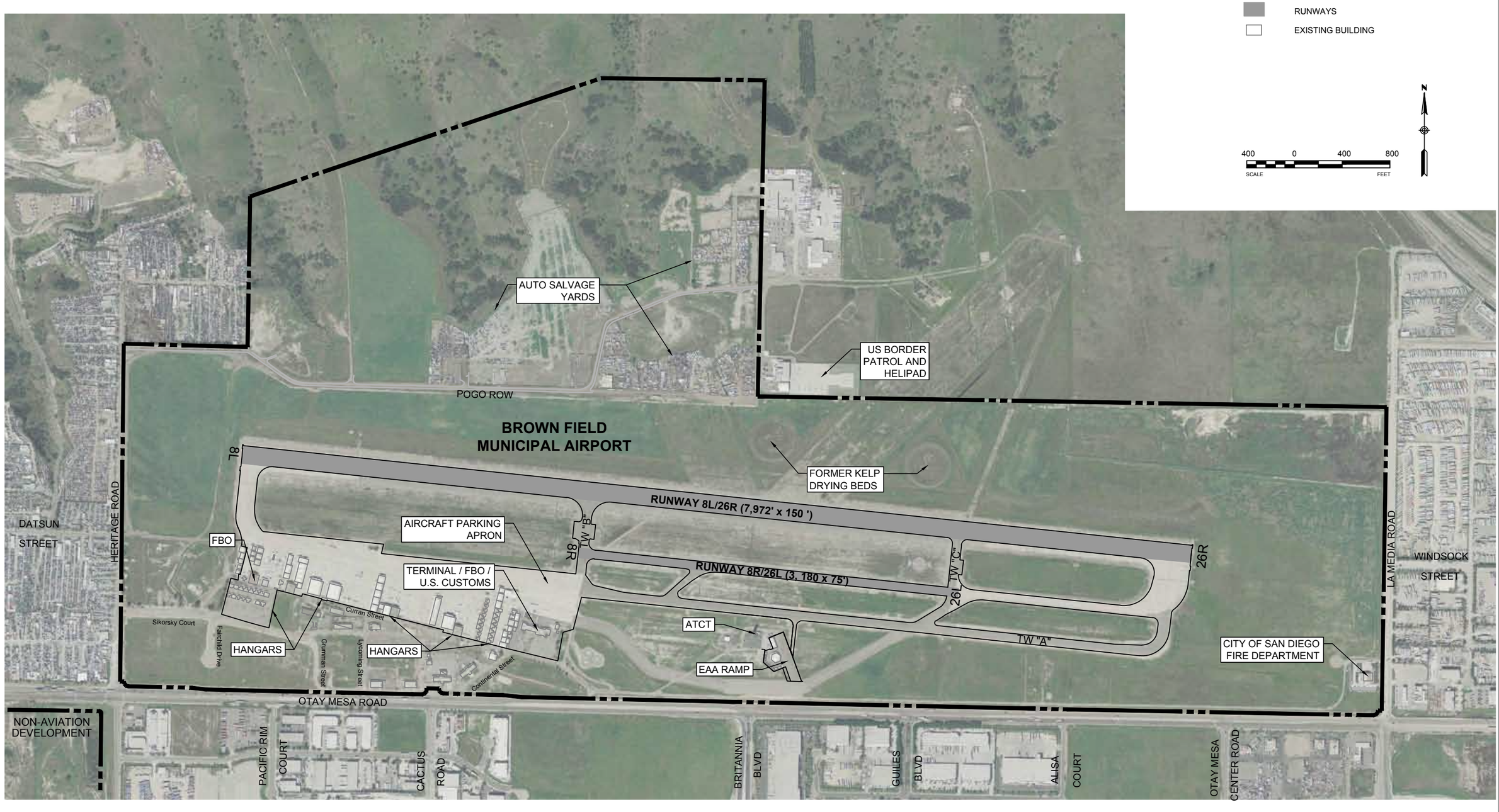


SOURCE: Aerials Express; ESA, 2011.

Metropolitan Airpark . 209423

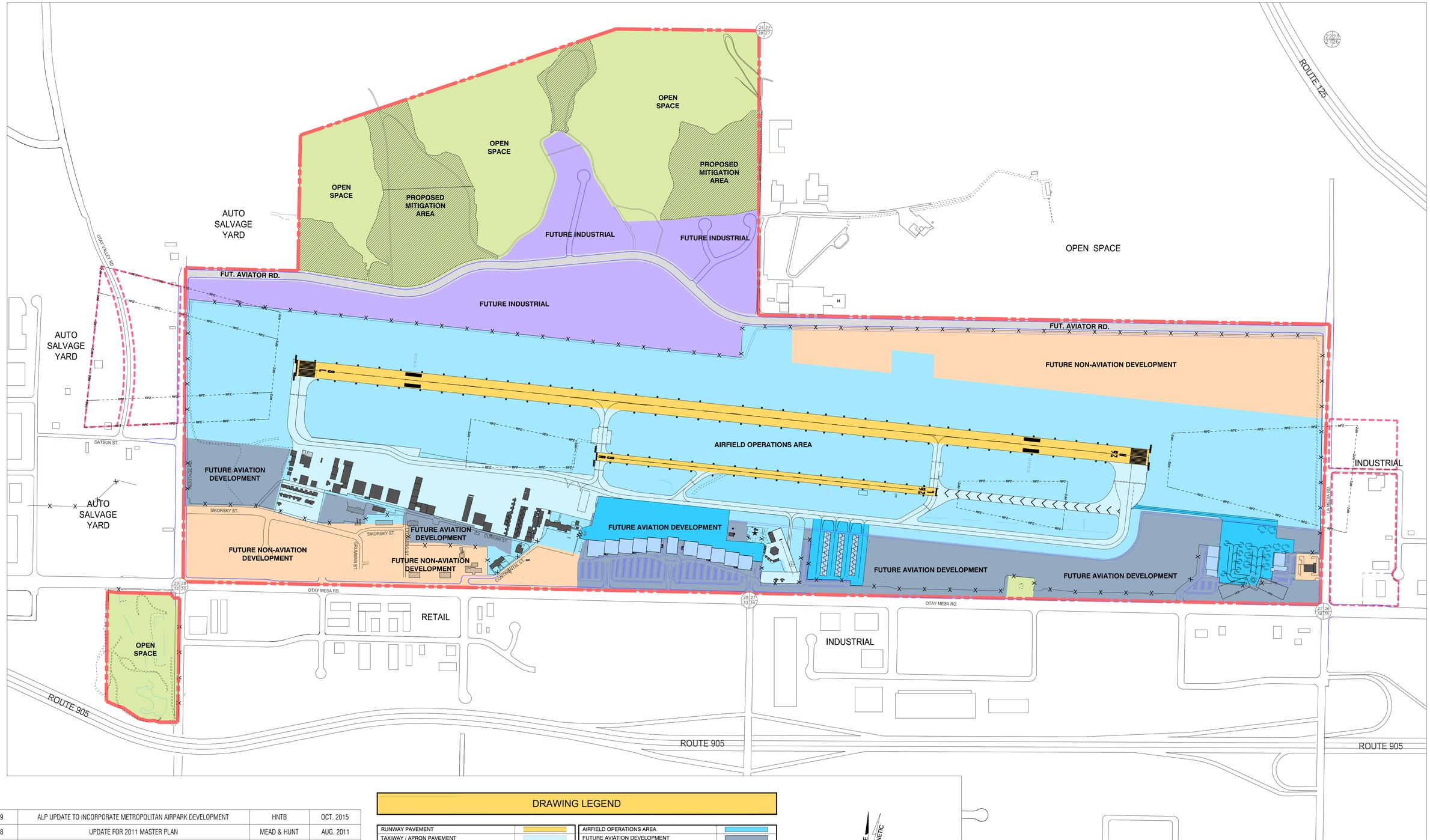
Figure 2

Project Site



SOURCE: Rick Engineering, 2015. Adapted by ESA Airports.

Figure 1.1-2
Existing Airfield Layout



NO.	REVISION	PREPARED BY	DATE
9	ALP UPDATE TO INCORPORATE METROPOLITAN AIRPARK DEVELOPMENT	HNTB	OCT. 2015
8	UPDATE FOR 2011 MASTER PLAN	MEAD & HUNT	AUG. 2011
7	AMENDED CONDITIONAL APPROVAL LETTER	MEAD & HUNT	MAR. 2010
6	CONDITIONAL APPROVAL FOR DPC DEVELOPMENT	MEAD & HUNT	AUG. 2009
5	MEET NEW DESIGN STANDARDS AND ACIP PROJECTS	MEAD & HUNT	MAR. 2005
4	END OF RUNWAY 26L RELOCATION	MEAD & HUNT	JUL. 2004
3	GEODETIC AZIMUTH AND OTHER SPONSOR REQUIRED CORRECTIONS		MAY 2004
2	ALP UPDATE TO REFLECT SAFETY AREA COMPLIANCE		MAR. 2004
1	ALP UPDATE TO REFLECT BROWN FIELD AVIATION PARK/AIR CARGO FACILITY	PB AVIATION	JUL. 1999

DRAWING LEGEND

RUNWAY PAVEMENT	
TAXIWAY / APRON PAVEMENT	
FUTURE TAXIWAY / APRON PAVEMENT	
OTHER PAVEMENT IN USE	
AIRPORT PROPERTY LINE	
AVIGATION EASEMENT	
RUNWAY PROTECTION ZONE	RPZ
HELIPAD PROTECTION ZONE	HPZ
AIRPORT BEACON	★
CHANNEL/FLOW LINE	
FENCE	X
BUILDING - EXISTING - On Airport	
BUILDING - FUTURE - On Airport	
BUILDING - To Be Removed	
SECTION CORNERS	1 2 3 4

AIRFIELD OPERATIONS AREA	
FUTURE AVIATION DEVELOPMENT	
FUTURE LANDSIDE DEVELOPMENT	
FUTURE NON-AVIATION DEVELOPMENT	
OPEN SPACE	
FUTURE INDUSTRIAL DEVELOPMENT	
FUTURE ROADWAY/PARKING IMPROVEMENTS	
OFF-AIRPORT LAND USE	INDUSTRIAL
PROPOSED MITIGATION AREA	

TRUE / MAGNETIC

DECLINATION: 11° 39' E
SEPTEMBER 2015
ANNUAL RATE OF CHANGE 0° 5' W

400
0 FEET 800

FAA DISCLAIMER

The contents of this plan do not necessarily reflect the official views or policy of the FAA. Acceptance of these documents by the FAA does not in any way constitute a commitment on the part of the United States to participate in any development depicted therein nor does it indicate that the proposed development is environmentally acceptable in accordance with appropriate public laws.

APPROVAL
CITY OF SAN DIEGO - CALIFORNIA

BY: _____
AIRPORT DIRECTOR

DATE: _____

DRAWN BY: JCD / TMW OCT. 2015
CHECKED BY: JRB OCT. 2015

HNTB

BROWN FIELD MUNICIPAL AIRPORT
SAN DIEGO, CALIFORNIA

On-Airport Land Use

CITY OF SAN DIEGO - AIRPORTS

OCT. 2015

15 OF 15

J:\63196_Metro_Airpark_Brown\00_CADD\ALP_2015\SHEETS\15_LAND_USE.dwg 10/28/2015 2:03:32 PM

LEGEND

- AIRPORT PROPERTY LINE
- PROPOSED ROADWAY IMPROVEMENTS
- RUNWAYS
- PROPOSED BUILDINGS & HANGARS
- EXISTING BUILDING
- PROPOSED PROJECT GRADING AREA
- PROPOSED GRADING - EXISTING DITCHES
- PROPOSED PARKING AREA
- PROPOSED MITIGATION AREA
- PROPOSED AIRFIELD PAVEMENT
- PROPOSED INTERSECTION IMPROVEMENTS

N

400 0 400 800

SCALE FEET

PROPOSED STORM DRAIN OUTFALLS

PROPOSED MITIGATION AREA

PROPOSED AVIATOR ROAD

POGO ROW

US BORDER PATROL AND HELIPAD

PROPOSED AVIATOR ROAD

PROPOSED WIDENING FROM TWO-LANES TO FOUR-LANES

PROPOSED AIRPORT INDUSTRIAL PARK

PROPOSED IMPROVEMENTS (TURN LANES)

PROPOSED WIDENING FROM TWO LANES TO FOUR-LANES

BROWN FIELD MUNICIPAL AIRPORT

RUNWAY 8L/26R (7,972' x 150')

RUNWAY 8R/26L (3, 180' x 75')

TW "B"

TW "C"

TW "A"

26R

26L

78

DATSUN STREET

HERITAGE ROAD

TERMINAL / U.S. CUSTOMS

PROPOSED FIXED-BASE OPERATOR FACILITY

PROPOSED APRON

CONTINENTAL STREET

PROPOSED T-HANGAR DEVELOPMENT

PROPOSED TAXIWAY

PROPOSED HELICOPTER BUSINESS CENTER

APRON

PROPOSED HANGARS

PROPOSED OFFICES

WINDSOCK

STREET

LA MEDIA ROAD

PROPOSED HANGAR

PROPOSED AERIAL FIREFIGHTER OPS CENTER

OTAY MESA ROAD

AIRPORT PROPERTY

PACIFIC RIM COURT

CACTUS ROAD

PROPOSED HANGARS

PROPOSED FBO TERMINAL BUILDING

PROPOSED PARKING

BRITANNIA BLVD

PROPOSED T-HANGARS

GUILES BLVD

ALISA COURT

PROPOSED HELIPAD APPROACH

PROPOSED HELIPAD APPROACH

OTAY MESA CENTER ROAD

DWG: G:\13xxxx - 2013 Projects\D130616.00 - Metro Airpark Phase 2\05 Graphics-GIS-Modeling\CAD\Fig_1.1-1_Proposed Action Components.dwg USER: sdb
DATE: Aug 04, 2015 10:57am XREFS:TB_Figure_11x17

SOURCE: Rick Engineering, 2015. Adapted by ESA Airports.

Metropolitan Airpark . 130616

Figure 1.3-1
Proposed Project Components

Figure 5.
Impacts to On-Site Waters of the US/Unvegetated Channels

Map Features

- Metropolitan Air Park Boundary
- Off-site Project Area
- Approximate Stream Centerline

JD Features

- Non-Wetland Drainage Ditch (3' OHWM/12' TOB)
- Non-Wetland Drainage Ditch (5' OHWM/20' TOB)
- Non-Jurisdictional Brow Ditch
- Non-Jurisdictional Swale (No OHWM)
- Vernal Pool

Fairy Shrimp Results

- Survey Locations with Cyst Branchinecta sp. (no ponding)
- Survey Locations with Cyst Branchinecta sp. (with ponding)
- Survey Locations with Adult Branchinect sandieogoensis
- Survey Locations with Negative Survey Results

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2014-078 Metropolitan Air Park

Scale in Feet
0 1,000

Photo Source: USGS 2012
Base Data: ESA; Rick Engineering

Map Date: 11/10/2015

Location: N:\2014\2014-078 Metropolitan Air Park\MAPS\Meeting_Maps_and_Analysis\2015-03-13_Permitting_Assistance\MAP_JD_and_FS_20150922.mxd (JDS, AA) JSwager 11/11/2015

La Media Road ("Offsite") Impacts

	USFWS		USACOE	
	Direct and Indirect Impacts		*Direct Impacts*	
Feature ID	*Acres*	*Sq. Ft.*	*Acres*	*Sq. Ft.*
LM-1	0.049	2,145	0.001	22
LM-2	0.142	6,176	0.008	332
LM-3	0.008	331	0.000	0
LM-4	0.141	6,138	0.017	754
LMDF "Airway"	0.000	0	0.078	3,383
LMDF-1a	0.000	0	0.115	4,992
LMDF-1b	0.000	0	0.045	1,976
LMDF-3a	0.000	0	0.006	268
LMDF-3b	0.000	0	0.004	183
Total	0.340	14,789	0.273	11,910

Scale in Feet
0 250

LA MEDIA RD

(LMDF-1b) USACOE Direct - 0.036 acres
(LMDF-1b) USACOE Direct - 0.002 acres
(LMDF-1a) USACOE Direct - 0.115 acres
(LMDF-1b) USACOE Direct - 0.007 acres

CENTURION ST

AIRWAY RD

(LMDF "Airway") USACOE Direct - 0.078 acres

(LM-1) USACOE Direct - 0.001 acres
(LM-1) USFWS Direct - 0.001 acres
(LM-1) USFWS Indirect - 0.049 acres

(LM-2) USACOE Direct - 0.008 acres
(LM-2) USFWS Direct - 0.008 acres
(LM-2) USFWS Indirect - 0.134 acres

LA MEDIA RD

AVNDA COSTA NORTE

(LM-3) USFWS Indirect - 0.002 acres
(LM-3) USFWS Direct - 0.006 acres

(LM-4) USACOE Direct - 0.017 acres
(LM-4) USFWS Direct - 0.020 acres
(LM-4) USFWS Indirect - 0.121 acres

AVNDA COSTA BLANCA

AVNDA COSTA DEL SOL

AVNDA DE LA FUENTE

AVNDA COSTA SUR

(LMDF-3b) USACOE Direct - 0.004 acres

(LMDF-3a) USACOE Direct - 0.006 acres

SIEMPRE VIVA RD

Map Features

- Project Limits [1]
- Wetland Waters of the US/State [1]
- Non-Wetland Waters of the US/State * [1]
- Potential Fairy Shrimp Habitat [1]

** Non-wetland waters of the US/State= City of San Diego Wetlands*
[1] Features mapped by ESA/Sage Institute

Location: N:\2014\2014-078 Metropolitan Air Park\MAPS\Wetland_Mapping\Jurisdictional_Delineation\v1_LaMedia\LaMedia_JDOriginalModified_20160601.mxd (JDS, AA)-jswager 6/2/2016

Map Date: 6/2/2016
Photo Source: USGS 2014

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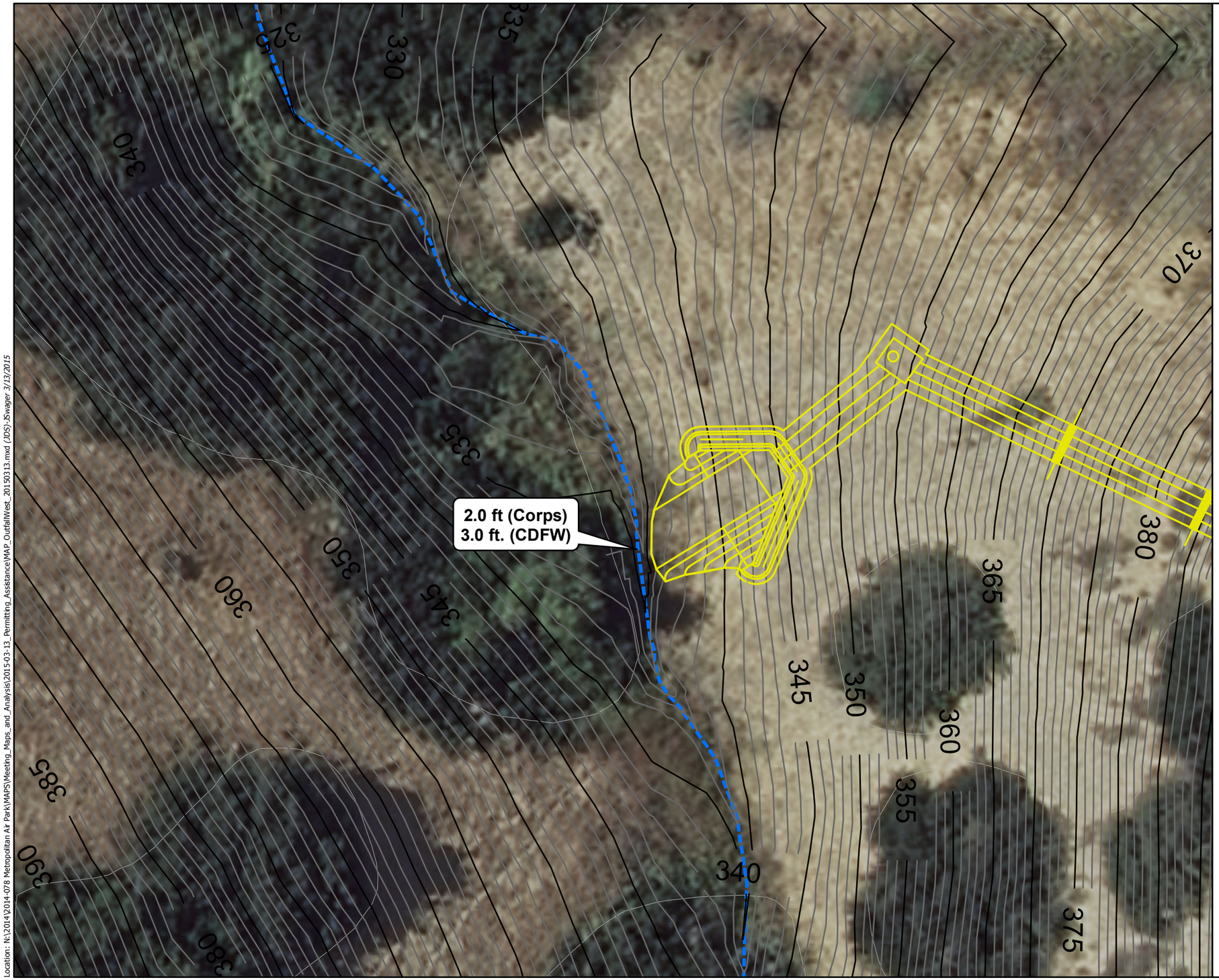
Figure 6. Off-Site Road Improvement Impact Areas to Waters and Wetlands

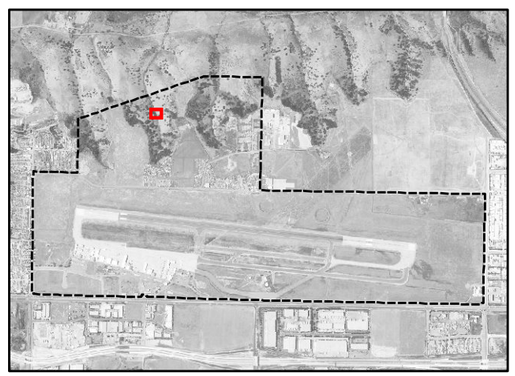
2014-078 Metropolitan Airpark

Figure 7.
West Outfall



Map Features

- Metropolitan Air Park Boundary
- Approximate Stream Centerline
- Outfall Structure



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Location: N:\2014\2014-078 Metropolitan Air Park\MAPS\Meeting_Maps_and_Analysis\2015-03-13_Permitting_Assistance\MAP_OutfallWest_20150313.mxd (JDS)-KSwager 3/13/2015

2014-078 Metropolitan Air Park

Scale in Feet
0 20

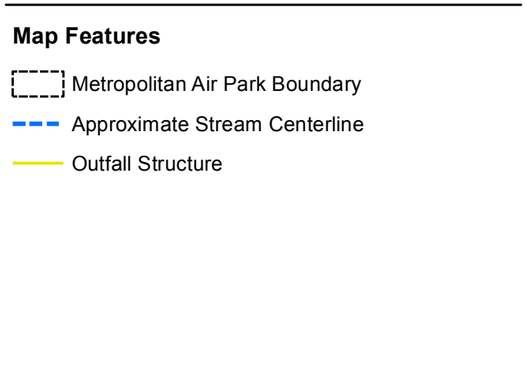
Photo Source: USGS 2012
Base Data: ESA; Rick Engineering

Map Date: 3/13/2015

Figure 8.
East Outfall

Map Features

- Metropolitan Air Park Boundary
- Approximate Stream Centerline
- Outfall Structure



2.0 ft. (Corps)
3.0 ft. (CDFW)

410
385
435
395
390
380
405
410
390
405
425
400
430
425
400
415
400
395
420

Scale in Feet
0
20

Photo Source: USGS 2012
Base Data: ESA; Rick Engineering

Map Date: 3/13/2015

ECORP Consulting, Inc.
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2014-078 Metropolitan Air Park

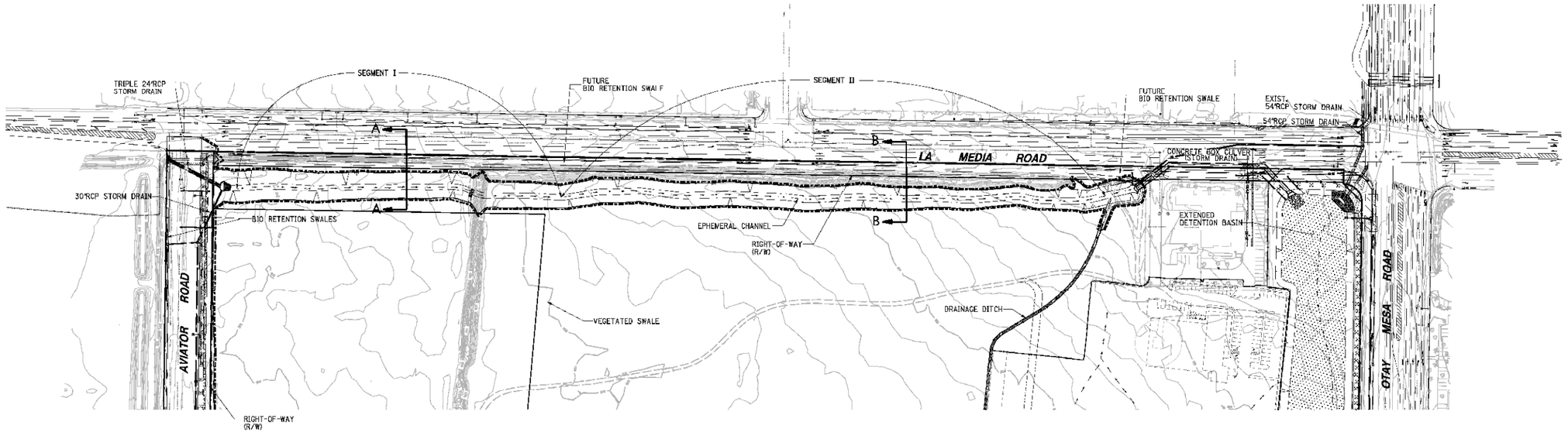
Location: N:\2014\2014-078 Metropolitan Air Park\MAPS\Meeting_Maps_and_Analysis\2015-03-13_Permitting_Assistance\MAP_OutfallEast_20150313.mxd (JDS)-JSwager 3/13/2015

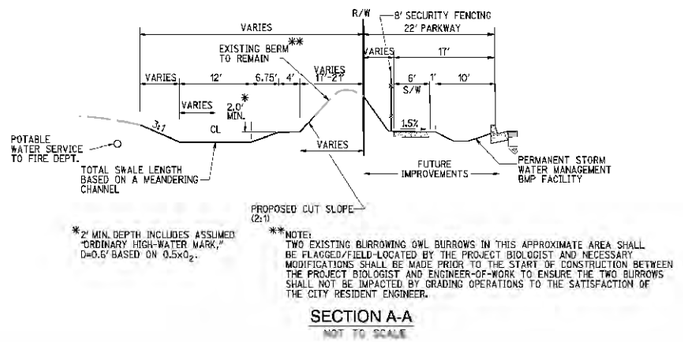
City of San Diego
Metropolitan Airpark, LLC
Metropolitan Airpark Project
Certification No. R9-2015-0025

ATTACHMENT 4
MITIGATION FIGURES

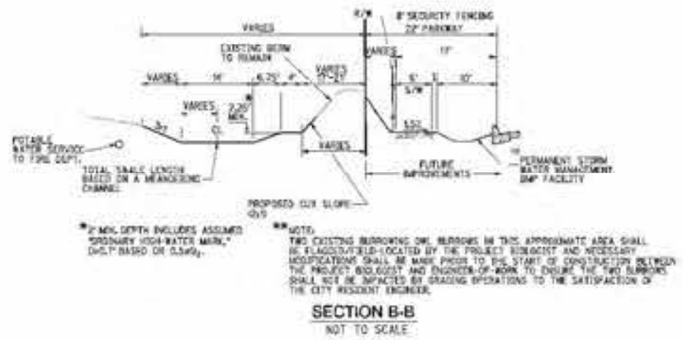
Ephemeral Stream Channel Establishment Mitigation
Figure 15 – Proposed Ephemeral Channel Plan View and Cross Sections
Figure 17 – Ephemeral Channel Restoration

Vernal Pool Re-establishment Mitigation
Figure 10 – Vernal Pool Restoration Areas
Figure 13 – Vernal Pool Reference Sites
Figure 18a – Tongue Conceptual Vernal Pool Restoration
Figure 18b – Thumb Conceptual Vernal Pool Restoration





SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

Metropolitan Airpark Ephemeral Channel
JN: 15818-B
Date: 1-8-2015

HYDROLOGIC AND HYDRAULIC DATA FOR EPHEMERAL CHANNEL

	DRAINAGE AREA, A (acres)	CRITICAL LOW FLOW FOR 0.5xQ2			10 YEAR			100-YEAR		
		0.5xQ2 (cfs)	VELOCITY, V (fps)	NORMAL DEPTH, Dn (ft)	Q10 (cfs)	V10 (fps)	NORMAL DEPTH, Dn (ft)	Q100 (cfs)	V100 (fps)	NORMAL DEPTH, Dn (ft)
SEGMENT I	107	10	3.5 - 2.1	0.6	52	2.1 - 2.9	1.2	78	3.4 - 3.2	1.4
SEGMENT II	170	25	2.2	0.7	82	3.2 - 3.7	1.4	116	3.8 - 4.1	1.7

SUMMARY OF JURISDICTIONAL AREAS FOR EPHEMERAL CHANNEL

	LENGTH[1] (ft)	DIMENSIONS AT LOW FLOW FOR 0.5xQ2[2]			DIMENSIONS AT TOP OF BANK[3]		
		TOP WIDTH (ft)	DEPTH (ft)	SURFACE AREA, A (acres)	TOP WIDTH (ft)	DEPTH (ft)	SURFACE AREA, A (acres)
SEGMENT I	705	15.6	0.6	0.25	24	2.00	0.39
SEGMENT II	1380	18.3	0.7	0.56	27.5	2.25	0.74
Totals:				0.75			1.88

[1] - LENGTH FOR "SEGMENT I" EXCLUDES INITIAL 80-FT FROM UPSTREAM HEADWALL TO ALLOW FOR LENGTH OF RIPRAP AND POTENTIAL LONG TERM CHANNEL MAINTENANCE. LENGTH FOR "SEGMENT II" EXCLUDES LAST 20-FT AT DOWNSTREAM HEADWALL FOR POTENTIAL LONG TERM CHANNEL MAINTENANCE.
[2] - DIMENSIONS TO CALCULATE JURISDICTIONAL AREA REGULATED BY UNITED STATES ARMY CORP OF ENGINEERS (USACE), AND REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
[3] - DIMENSIONS TO CALCULATE JURISDICTIONAL AREA REGULATED BY CALIFORNIA DEPARTMENT OF FISH AND GAME (CDFG).

CONCEPTUAL PLAN FOR EPHEMERAL CHANNEL AT METROPOLITAN AIRPARK

RICK

Approximate Scale in Feet
0 300

Location: N:\2014\2014-078 Metropolitan Air Park\MAPS\Mitigation_Banking\Mitigation_Planning\v1\MAP_Channel_Image_v1.mxd (J-Swager 11/23/2015

Map Date: 11/23/2015
Source: Rick Engineering

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Figure 15. Proposed Ephemeral Channel Plan View and Cross Sections

2014-078 Metropolitan Air Park

Location: N:\2014\2014-078 Metropolitan Air Park\MAPS\Mitigation_Banking\Mitigation_Planning\v1\MAP_Channel_v1.mxd (DEK/JDS) :JSwager 11/17/2015

Map Date: 11/17/2015
Photo Source: USGS 2012

ECORP Consulting, Inc.
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Scale in Feet
0 100

Figure 17. Ephemeral Channel Restoration

2014-078 Metropolitan Airpark

Figure 10.
Vernal Pool Restoration Areas

Map Features

Metropolitan Air Park Boundary

Vernal Pool Restoration Areas

Thumb

Tongue

Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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2014-078 Metropolitan Air Park

Scale in Feet
0 1,000

Photo Source: NAIP 2014
Base Data: ESA; Rick Engineering, San Diego County

Map Date: 11/23/2015

Location: N:\2014\2014-078 Metropolitan Air Park\MAPS\Mitigation_Banking\Mitigation_Planning\v1\MAP_VP_RestorationSites_20151123.mxd (JDS, AA)-JSwager 11/23/2015

Figure 13.
Vernal Pool Reference Sites

Map Features

- Metropolitan Air Park Boundary

Vernal Pool Restoration Areas

- Thumb
- Tongue

Vernal Pool Reference SItes

- J-26
- Lonestar

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2014-078 Metropolitan Air Park

Scale in Feet
0 2,000

Photo Source: NAIP 2014
Base Data: ESA; Rick Engineering, San Diego County

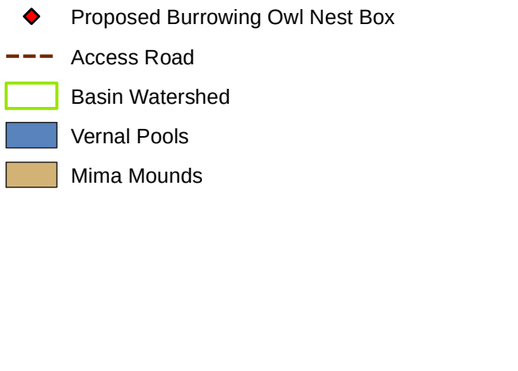
Map Date: 11/23/2015

Location: N:\2014\2014-078 Metropolitan Air Park\MAPS\Mitigation_Banking\Mitigation_Planning\v11\MAP_VP_ReferenceSites_20151110.mxd (JDS, AA) JSwiger 11/23/2015

Figure 18a.
Tongue Conceptual
Vernal Pool Restoration

Map Features

- Areas of Work
- Proposed Burrowing Owl Nest Box
- Access Road
- Basin Watershed
- Vernal Pools
- Mima Mounds



ECORP Consulting, Inc.
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2014-078 Metropolitan Airpark

Scale in Feet
0 100

Photo Source: USGS 2012
Data Source: Rick Engineering
15818B_Mit-Site_2015_1105.dwg
15818B_Mit-Site_2015_1118.dwg

Map Date: 11/18/2015

Location: N:\2014\2014-078 Metropolitan Air Park\MAPS\Mitigation_Banking\Mitigation_Planning\v1\MAP_Tongue_VPs v3.mxd (DEK/JDS) JSvager 11/19/2015

Figure 18b.
Thumb Conceptual
Vernal Pool Restoration

Map Features

- Areas of Work
- Proposed Burrowing Owl Nest Box
- Access Road
- Basin Watershed
- Vernal Pools
- Mima Mounds

ECORP Consulting, Inc.
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2014-078 Metropolitan Airpark

Scale in Feet
0 200

Photo Source: USGS 2012
Data Source: Rick Engineering
15818B_Mit-Site_2015_1105.dwg
15818B_Mit-Site_2015_1118.dwg

Map Date: 11/20/2015

Location: N:\2014\2014-078 Metropolitan Air Park\MAPS\Mitigation_BankingMitigation_Planning\v1\MAP_Thumb_VPs v3.mxd (DEK/JDS) JSwager 11/20/2015

City of San Diego
Metropolitan Airpark, LLC
Metropolitan Airpark Project
Certification No. R9-2015-0025

ATTACHMENT 5
CEQA MITIGATION MONITORING AND REPORTING PROGRAM

TABLE ES-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
Issue 4: Would the proposal result in, or create objectionable odors affecting a substantial number of sensitive receptors?	None required.	Less than significant.
Issue 5: Would the proposal exceed 100 pounds per day of respirable particulate matter (PM_{10}) or 55 pounds per day of fine particulate matter ($PM_{2.5}$) (dust)?	None required.	Less than significant.
GREENHOUSE GAS EMISSIONS		
Issue 1: Would the proposal generate Greenhouse Gas (GHG) emissions, either directly or indirectly, that may have a cumulatively significant impact on the environment? Issue 2: Would the proposal conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	None required	Less than significant.
BIOLOGICAL RESOURCES		
Issue 1: Would the proposal result in a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in the MSCP or other local regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	**Mitigation Measure MM-BIO-1**: ~~(1) Based on a 2011 burrowing owl protocol nesting season survey by Sage Institute, and adjustments in the Project design to avoid impacts to two (2) breeding pairs, nine (9) breeding pairs and two (2) individuals would be impacted within the Project boundary. In addition, the Project would impact 235.07 acres of suitable burrowing owl habitat. To mitigate for impacts to burrowing owls and burrowing owl habitat the following measures shall be implemented prior to the issuance of any construction permits for Phase 1 of the Project:~~ ~~a. The Owner shall convert 16.40 acres of disturbed/developed land abutting Development Area I on the north to functional grassland suitable as burrowing owl nesting habitat. Methods for creating, maintaining, preserving and managing suitable owl habitat on the 16.40 acres shall be detailed in the Burrowing Owl Mitigation Plan and may include, but not be limited to, a squirrel release program, construction of berms and/or artificial burrows, and installation of perching poles.~~ ~~b. The Owner shall construct artificial burrowing owl burrows in selected mima mounds as part of the Project's vernal pool mitigation to be located on 3.50 acres north of Development Area I, otherwise known as the "tongue." The number of artificial burrows along with the management of the burrows shall be outlined in the Burrowing Owl Mitigation Plan and the Vernal Pool~~	~~Significant and unavoidable.~~ Less than significant.

TABLE ES-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
	~~Restoration Plan.~~ ~~c. The Owner shall enhance 6.50 acres on the southwest parcel by creating burrowing owl nesting habitat (e.g., by implementing a squirrel release and monitoring program or creating berms and/or artificial burrows). The methods and details of this compensation measure shall be identified in the Burrowing Owl Mitigation Plan.~~ ~~d. The Owner shall preserve and maintain, at a minimum, 59.85 acres of non-native grassland on Montgomery Field Airport, in locations shown as Areas A, B, and C on Figure 5.6-7. Areas A, B, and C shall be maintained as mowed grassland in perpetuity. The criteria and methods for managing these lands shall be detailed in the Burrowing Owl Mitigation Plan prepared for this Project.~~ ~~(2) In addition to the measures required above, the Owner shall construct artificial burrowing owl burrows in selected mima mounds as part of the vernal pool mitigation to be located on 10.18 acres north of Development Area J (Figure 3-2). The construction of the artificial burrows shall occur at the time the vernal pool mitigation is installed on the 10.18-acre site, per the conservation measures and terms and conditions of the Biological Opinion. The methods and details of this mitigation measure shall be outlined in the Burrowing Owl Mitigation Plan and the Vernal Pool Restoration Plan prepared for the Project.~~ ~~All mitigation areas noted above shall be shown on the Development Drawings (Exhibit A) for the Project. These mitigation lands shall remain in City Airports Division ownership and managed and preserved consistent with the City of San Diego's MSCP Subarea Plan, the Burrowing Owl Mitigation Plan, and the Long-Term Management Plan prepared for the Project.~~ Table 5.6-3A identifies Project impacts to suitable burrowing owl habitat (non-native grassland and disturbed land) by development phase.	

TABLE ES-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measure	Level of Significance after Mitigation

TABLE 5.6-3A
PROJECT VEGETATION COMMUNITY IMPACTS ON SUITABLE BURROWING OWL HABITAT BY DEVEOPMENT PHASE*

Community	Phase 1	Phase 2	Phase 3	Phase 4
Project Impacts On-site				
Non-Native Grassland	77.91	54.14	20.51	25.30
Disturbed	42.00	4.24	4.26	1.43
Total Acres	**119.91**	**58.38**	**24.77**	**26.73**
Project Impacts from Off-site Storm Water Pipe Outfalls				
Non-Native Grassland		.78		
Disturbed		.04		
Total Acres		**.82**		
Community	**Phase 1**	**Phase 2**	**Phase 3**	**Phase 4**
Project Impacts from Off-site Roadway Improvements				
Non-Native Grassland	2.10	.93		
Disturbed	1.50	.58		
Total Acres	**3.60**	**1.51**		
Grand Total (acres)	**123.51**	**60.71**	**24.77**	**26.73**

*Each phase may be partially developed depending on availability and approval of suitable burrowing owl habitat mitigation lands.

Prior to the issuance to any construction permits for each phase or portion thereof, the owner shall provide mitigation to the satisfaction of

TABLE ES-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
	the Development Services Department (DSD) Environmental Designee and the Wildlife Agencies for impacts to burrowing owl habitat consistent with the ratios and phasing as specified below: 1. PHASE 1: a. For impacts to 123.51 acres of burrowing owl habitat as shown in Table 5.6-3A, the owner shall provide suitable burrowing owl habitat mitigation at a ratio of 0.5:1 for a total of 61.76 acres consisting of both on-site and off-site mitigation lands. b. On-site mitigation: 30.08 acres on Brown Field as identified and conditioned under items i through iii below: i. Convert 16.40 acres of disturbed/developed land as identified on Exhibit 'A' to functional grassland suitable as burrowing owl nesting habitat. Method for creating, maintaining, preserving and managing suitable habitat on the 16.40 acres shall be consistent with the conceptual Burrowing Owl Mitigation Plan, conceptual Long-Term Management Plan, and MM-BIO-3, MM-BIO-4, and MM-BIO-9. ii. Construct artificial burrowing owl burrows in selected mima mounds as part of the Project's vernal pool mitigation to be located on 3.50 acres as identified on Exhibit 'A', otherwise known as the "tongue." The number of artificial burrows along with the management of the burrows shall be consistent with the conceptual Burrowing Owl Mitigation Plan, conceptual Vernal Pool Restoration Plan, conceptual Long-Term Management Plan, and MM-BIO-7 and MM-BIO-9. The project shall also be consistent with the conservation measures, terms and conditions of the Biological Opinion for the Project. iii. Construct artificial burrowing owl burrows in selected mima mounds as part of the Project's vernal pool mitigation to be located on 10.18 acres as identified on Exhibit 'A', otherwise known as the "thumb." The number of artificial burrows along with the management of the burrows shall be consistent with the conceptual Burrowing Owl Mitigation Plan, conceptual Vernal Pool Restoration Plan, conceptual Long-Term Management	

TABLE ES-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
	Plan, and MM-BIO-7 and MM-BIO-9. The project shall also be consistent with the conservation measures, terms and conditions of the Biological Opinion for the Project. iv. All the mitigation areas noted in Items 1.b.(i) through (iii) shall be shown on the Development Drawings (Exhibit A) for the Project. These mitigation lands shall remain in City of San Diego, Airports Division ownership and managed and preserved consistent with the City's MSCP Subarea Plan, the Burrowing Owl Mitigation Plan, and the Long-Term Management Plan prepared for the Project. c. Off-site mitigation: 31.68 of suitable burrowing owl habitat that meets the following criteria: i. Lands shall be occupied by burrowing owls or considered suitable burrowing owl habitat (i.e. ADD). If sufficient acreage of existing occupied or suitable burrowing owl habitat cannot be acquired, lands shall be considered if through restoration, enhancement, and management they are deemed appropriate to support burrowing owl nesting and foraging requirements. ii. Lands shall contain sufficient populations of fossorial mammals to support nesting and predatory requirements for burrowing owls. If acquired lands do not contain sufficient populations of fossorial mammals to support burrowing owls, mima mounds and artificial burrows shall be installed at a density adequate to support burrowing owls. Additionally, the release of fossorial mammals may be required, if deemed appropriate by CDFG and USFWS. iii. Lands shall be within the MHPA, contiguous with existing MHPA lands, or other preserve lands, or be large enough to be biologically defensible to support a disjunct population of burrowing owls. iv. A Long-Term Management Plan shall be prepared and approved by the City of San Diego and Wildlife Agencies. v. Funding shall be provided, based on a PAR or	

TABLE ES-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measure	Level of Significance after Mitigation

equivalent analysis, for the implementation of the Long-Term Management Plan. Approval of the Long-Term Management Plan and PAR by the Park and Recreation Department, Open Space Division shall be required for any lands proposed to be dedicated to the City of San Diego.

vi. Lands shall be located on Otay Mesa as close as possible to the impacted burrows. If sufficient acreage cannot be acquired within Otay Mesa, suitable lands within the City of San Diego's MSCP Subarea Plan boundary shall be considered.

vii. Mitigation lands shall be approved by USFWS and CDFG, and selected in consultation with the FAA.

d. Should a Project alternative be approved that preserves and enhances additional suitable burrowing owl habitat on Brown Field, above what is identified in Items 1.b.(i) through (iii) above; the additional mitigation land shall be included in the Burrowing Owl Mitigation Plan and preserved and enhanced prior to the issuance of any construction permits for the development of additional land during Phase 1 construction or any subsequent development phases as noted in Item 2, below, at the required mitigation/development ratio of 0.5:1.

2. 2. PHASES 2, 3, and 4

Based on Table 5.6-3A, the Owner shall preserve suitable burrowing owl habitat off-site at the required 0.5:1 mitigation ratio and in compliance with the selection criteria under Item 1.c. above and established in the Burrowing Owl Mitigation Plan and Long-Term Management Plan prior to the issuance of any construction permits for each of the remaining Phases 2 through 4. The amount of mitigation acres required for each phase shall be, at a minimum, as follows: 30.36 acres for Phase 2, 12.39 acres for Phase 3, and 13.37 acres for Phase 4.

Mitigation Measure MM-BIO-2: ~~A maximum of 30~~ No less than 14 days (i.e. between 14 and 30 days) prior to any ground disturbing activities associated with any phase of Project construction, the impact area shall be surveyed by a qualified biologist in accordance with current accepted protocols for burrowing owls and occupied burrows. The impact area includes any area involving construction activity that may negatively affect burrowing owls, such as grading activities, staging

TABLE ES-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measure	Level of Significance after Mitigation

of equipment and materials, heavy equipment operation, etc. and the area within 150 meters of the construction activity. If no burrowing owls are found, then no further direct impact avoidance measures are required. If burrowing owls are found, the following measures shall be implemented:

- Construction shall not occur within the setback buffers during the dates identified in the following table: ~~within 200 meters (657 feet) of active burrows between April 1 and October 15.~~

		Setback Buffers Based on Level of Disturbance		
Location	Time of Year	Low	Medium	High
Nesting Sites	March 1 – Aug 15	200 m*	500 m	500 m
Nesting Sites	Aug 16 – Oct 15	200 m	200 m	500 m
Nesting Sites	Oct 16 – Feb 29	50 m	100 m	500 m

* meters

- Should construction be necessary within the setback buffers identified in the table above, the following measures shall be required: ~~Construction shall be avoided within 50 meters (165 feet) of active burrows between October 16 and March 31. Should construction be necessary within 50 meters (165 feet) of active burrows between October 16 and March 31 the following measures shall be required:~~
  - A qualified biologist shall conduct surveillance of the active burrow(s) on at least one occasion no more than 14 days prior to the occurrence of construction;
  - A qualified biologist shall monitor all construction activities occurring within the buffer area; and,
  - Construction shall be limited to the period of the day when burrowing owls are less active (from 10:00 am until two hours prior to sunset), unless different behavior patterns are observed during the surveillance efforts.

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
	• Burrowing owls in occupied burrows within the Project site proposed for development would be relocated using passive techniques as outlined in the 2012 CDFG *Staff Report on Burrowing Owl Mitigation*, subject to a passive Burrowing Owl Translocation Plan to be approved by CDFG (MM-BIO-4), and burrows shall be excavated and collapsed in accordance with the requirements of the Burrowing Owl Mitigation Plan. • Burrows removed as a result of Project implementation shall be mitigated through the creation of suitable burrowing owl breeding habitat, including a squirrel release program approved by CDFG and/or construction of berms or artificial burrows within on-site mitigation lands per the Burrowing Owl Mitigation Plan. Artificial burrows shall also be created within proposed parcels to be used for vernal pool mitigation, as outlined in the Burrowing Owl Mitigation Plan (MM-BIO-3). Construction activities may occur once a qualified biologist has deemed the burrows within the Project are unoccupied. • Any occupied burrowing owl burrows or burrows that have the potential to be occupied by the burrowing owl and that are located in the existing earthen berm that is to remain (paralleling La Media Road north of Fire Station No. 43) shall be avoided. <u>The two occupied burrows identified in the 2011 burrowing owl survey report for the Project shall be flagged/field located by the Project Biologist and necessary modifications shall be made during final engineering design between the Project Biologist and Engineer-of-Work to ensure the two burrows will not be impacted by grading operations to the satisfaction of the City Resident Engineer. Within 12 months after completion of each of Phases 1 and 2, post-construction surveys shall be conducted for the herein referenced earthen berm to determine if the occupied burrows identified during the 2011 burrowing owl survey are still occupied. Should it be determined that the previously occupied burrows have been abandoned, the Owner shall coordinate with the CDFG and USFWS regarding additional compensation for abandonment. Any additional measures shall be reflected in an update to the Burrowing Owl Mitigation Plan and shall be submitted for review/approval as indicated in MM-BIO-3.</u> **Mitigation Measure MM-BIO-3**: The Owner shall prepare a Burrowing Owl Mitigation Plan for the design, location, and timing of construction of non-native grassland, mima mounds, artificial burrows, and perching poles. The burrowing owl mitigation plan shall be approved by the City, FAA, CDFG, and USFWS prior to the issuance of any construction permits associated with the Project. The Plan shall:	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
	• ~~Identify suitable offsite mitigation areas. Areas~~ Require that proposed areas for off-site mitigation must be ground-truthed to be deemed suitable for burrowing owl nesting • Indentify enhancement methods if mitigation lands are unoccupied. Enhancement methods may include the development of a ground squirrel release and monitoring program and/or the creation of berms or artificial burrows. • Describe the creation methods to convert a 16.40 acre parcel to functional grassland suitable as burrowing owl breeding habitat, to be located on Airport-owned property inside the MHPA (Figure 5.6-6). Methods shall include restoration of grassland and a squirrel release program to be approved by CDFG and/or the construction of berms of artificial burrows. • Describe the specifics of the squirrel release and monitoring program and identify the specifications of the artificial burrows and perching poles to be constructed including materials to be used, methods to be implemented and other design elements, such as burrow spacing. • Include specific and measurable success criteria. • Include method of preservation and management measures to ensure the in-perpetuity preservation of suitable burrowing owl mitigation lands and owl burrows (both natural and artificial) at an acceptable level of functionality and density to support existing and translocated (MM-BIO-4) burrowing owl populations. • Be consistent with, and included in, the Long-Term Management Plan (LTMP) to be prepared for all mitigation lands (MM-BIO-9). • Be consistent with the Vernal Pool Restoration Plan (MM-BIO-7). **Mitigation Measure MM-BIO-4**: The Owner shall prepare a Passive Burrowing Owl Translocation Plan to establish burrowing owl occupation in the mitigation lands adjacent to the Project site. This would include, but not be limited to, creation of artificial burrows, perching poles, and other habitat features in mitigation lands. The translocation plan shall be approved by CDFG and USFWS, in consultation with the City and FAA, ~~and USFWS~~ prior to the issuance of any construction permits associated with the Project. The Plan shall: • Describe the methods used for passive translocation, including the installation of one-way doors in burrow openings to prevent the re-occupation of the burrow after owls have been evicted. • Include specific criteria for the timing of passive relocation activities (e.g. passive relocation of existing burrowing owl populations onsite	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
	should only commence once the construction of artificial burrows on protected offsite lands is complete per MM-BIO-3). • Include daily surveys for a minimum of two weeks to ensure burrowing owls have appropriately relocated to mitigation lands or other lands outside the Project boundary. • Include specific and measurable success criteria (e.g. No burrowing owls present within the Project boundary for at least two consecutive weeks following burrow collapse). • Include a contingency plan should passive relocation be unsuccessful (e.g. consultation with the Wildlife Agencies and/or the preparation of an Active Translocation Plan). • Be consistent with, and included in, the Burrowing Owl Mitigation Plan to be prepared for construction of artificial burrows on mitigation lands (MM-BIO-3). **Mitigation Measure MM-BIO-5:** The Owner shall provide evidence of take authorization from the USFWS for impacts on San Diego fairy shrimp and San Diego button-celery through Section 7 consultation between FAA and USFWS prior to the issuance of any construction permits associated with the Project. Issuance of a Biological Opinion (BO), as a result of the Section 7 consultation, shall serve as a companion document to these mitigation measures. The mitigation and conservation measures must be consistent with any conservation measures identified in the City's MSCP Subarea Plan to satisfy CDFG's jurisdiction of these species. The BO would guide any take of San Diego fairy shrimp or San Diego button-celery. If there is a conflict between the Mitigation Measures proposed herein and measures in the BO, the BO shall take precedence. **Mitigation Measure MM-BIO-6**: Impacts to 0.275 acre of vernal pools and the associated San Diego fairy shrimp and San Diego button-celery shall be mitigated at a ratio of 5:1; a total of 1.38 acres of vernal pool basin creation is required. Creation of vernal pools at a ratio of 5:1 shall occur on proposed mitigation lands to the north of the Project site (Exhibit A).~~(Figure 5.6-6).~~ See MM-BIO-7 for detail on vernal pool creation/restoration requirements. **Mitigation Measure MM-BIO-7:** The Owner shall mitigate for 0.275 acre of impacts to vernal pools through the creation and restoration of 1.38 acres of vernal pool habitat at the "Tongue" and "Thumb" areas (Exhibit A).~~(Figure 5.6-6).~~ Mitigation of this impact shall commence prior to the issuance of any construction permits for the Project. Both sites are located on a mesa top in the northern area of the Airport, north of	

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Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
	the Project site, and are characterized by remnants of historic mima mound topography and vernal pool affiliated soils (Stockpen gravelly loam). The Owner shall prepare a final Vernal Pool Restoration Plan (VPRP) that is consistent with the conceptual plan (Appendix S). The VPRP shall include detailed measures for creating habitat appropriate for supporting San Diego fairy shrimp and San Diego button-celery. The VPRP shall follow the outline and schedule dictated by the USFWS, and shall be approved by the FAA and USFWS prior to the issuance of any construction permits for the Project. The VPRP shall contain, at a minimum, the following content and requirements: • Identify locations and prove feasibility of proposed vernal pool creation and restoration areas to support the necessary impermeable soils and hydrology for the San Diego fairy shrimp and San Diego button-celery. • Establish enhancement goals and measurable objectives that can be monitored for evaluating the long-term success of the restoration. Success criteria shall include, at a minimum, a measure for sufficient hydroperiod and presence of San Diego fairy shrimp during average rainfall years, the presence of San Diego button-celery and other vernal pool indicator plant species, and native plant species cover for both wetland and upland plants. • The goals, measurable objectives, and success criteria shall be based on achieving successful and sustainable San Diego fairy shrimp and San Diego button-celery habitat restoration within a five-year period. • Identification of reference site(s) for use in comparing the enhancement efforts against naturally occurring pools. No natural vernal pools occur or would remain on Airport land so access arrangements for a nearby public or private vernal pool reserve would be required. The reference sites shall be approved by the Corps and USFWS and shall not be the sources for the collection of vernal pool inoculum. • Conduct additional feasibility studies, including a hydrological analysis (e.g., water balance calculation) and soil profile examination, to develop detailed grading plans for each proposed enhancement area. • Grading plans using half-foot contours shall detail the extent of inundation, desired depth, side slopes, watershed area, soil profile layering design, and compaction specifications. Vernal pool basin profiles shall be included in the specifications.	

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Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
	• Vernal pool creation shall take place either before or concurrent with the initiation of project impacts; vernal pool grading shall occur prior to the onset of the wet season. • Planting/seeding plans providing a detailed approach to collecting, storing, and distributing salvaged soil/cyst/seed material (inoculum) from impacted pools and other functioning pools in the vicinity shall be included. Any additional seed or container stock plant material shall be specified. Donor pools for the purpose of inoculum collection shall be approved by the USFWS. Donor pools shall be documented to contain viable populations of San Diego fairy shrimp and San Diego button-celery and shall be absent of versatile fairy shrimp (*Branchinecta lindahli*). • The planting plan shall include provisions for both the wetted portion of the enhanced pool as well as the upland slopes and areas disturbed by construction of the pools. • All inoculum shall be collected during the dry season (between July and October) when natural dormancy mechanisms of the eggs/seeds have occurred to minimize damage to the inoculum resource. The schedule shall allow for the salvaged inoculum to be used so that it is not stored for more than four months before use in the enhanced pools. Inoculum shall be collected using hand trowels and stored in paper-lined cardboard boxes in a cool, dark and dry place. • Best Management Practices (BMPs) shall be established for pool enhancement construction activities as well as for post-construction erosion control measures. • A California Rapid Assessment Method (CRAM) analysis (Vernal Pool Module) shall be conducted of the impact vernal pools prior to impacts, and post-restoration of vernal pools during the five-year post-restoration monitoring period at both vernal pool restoration sites. • Regular monitoring shall occur during the five-year monitoring period including quantitative vegetation monitoring (upland and aquatic) using point-intercept transects to yield species occurrence, richness and frequency data. In addition, focused surveys for San Diego shrimp pursuant to USFWS protocol shall be conducted annually. • Contingency measures and adaptive management procedures may be needed during the five-year establishment period. The monitoring period may need to be extended if success criteria, including the sustained presence of San Diego fairy shrimp and San Diego button-celery, have not been attained, until all success criteria have been	

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Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
	fulfilled. • An enhancement area protection instrument such as a conservation easement, or other approved method of preservation that protects the enhancement areas in perpetuity shall be placed on the vernal pool restoration sites. • A LTMP shall be prepared that describes the long-term management, maintenance, and monitoring of the restoration in perpetuity, including invasive species removal and the in-perpetuity monitoring of the San Diego fairy shrimp and San Diego button-celery populations within the creation pools. Monitoring and management measures shall be consistent with those identified in the City of San Diego's Vernal Pool Habitat Conservation Plan (in progress). • Funding mechanism and responsible parties to ensure implementation and long-term maintenance of the VPRP shall be developed and secured through the calculation of an endowment to generate in-perpetuity habitat management funds.	
Issue 2: Would the proposal result in a substantial adverse impact on any Tier 1 Habitats, Tier II Habitats, Tier III A Habitats, or Tier III B Habitats as identified in the Biology Guidelines of the Land Development Manual or other sensitive natural community identified in local or regional plans, polices, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	**Mitigation Measure MM-BIO-8:** Prior to the issuance of any construction permits associated with Phase 1 of the Project, the Owner shall mitigate for impacts to ~~181.11~~181.67 acres of non-native grassland at a ratio of 0.5:1, 0.42 acre of Diegan coastal sage scrub at a ratio of 1:1, and 0.20 acre of Maritime succulent scrub at a ratio of 2:1 by: (1) preserving, in perpetuity, ~~74.16~~74.44 acres of ~~Type~~ Tier I – III habitats located on Airport-owned property within the MHPA north of the Project boundary for impacts to non-native grassland; (2) converting 16.40 acres of disturbed lands located on Airport-owned property within the MHPA north of the Project boundary to functional grassland habitat adjacent to the preserved lands for impacts to non-native grassland; (3) preserving 0.42 acre of Diegan coastal sage scrub within the MHPA north of the Project boundary for impacts to Diegan coastal sage scrub; and (4) preserving 0.40 acre of Maritime succulent scrub within the MHPA north of the Project boundary for impacts to Maritime succulent scrub. The lands shall be funded and managed in perpetuity as described in the LTMP required in MM-BIO-9. The mitigation areas shall have long-term viability and biological values that are equal to or greater than the impacted site, upon preservation or creation. The content and requirements of the creation of the 16.40 acres of grassland habitat in Item 2, above, shall be detailed in the Burrowing Owl Mitigation Plan required in MM-BIO-3. **Mitigation Measure MM-BIO-9:** The mitigation and conservation areas proposed to offset the impacts to non-native grassland, Maritime succulent scrub, and Diegan coastal sage scrub are within lands	Less than significant.

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Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
	currently owned and managed by the City of San Diego Airports Division. The City of San Diego Airports Division (Owner) shall be responsible for the management of the proposed mitigation and conservation areas in accordance with the City's MSCP Subarea Plan as modified by the Southwest area specific management directives. Prior to the issuance of any construction permits for the Project, a LTMP shall be prepared and approved by the City, CDFG and USFWS, in consultation with FAA, for the management of these mitigation and conservation areas, including an endowment calculation (PAR, or equivalent). The Owner shall record the endowment and an appropriate instrument to manage the property in perpetuity. **Mitigation Measure MM-BIO-10:** To offset impacts from construction of the four proposed off-site storm drains and outfall structures, a Drainage Revegetation Plan consistent with City of San Diego Biology Guidelines shall be prepared by the Applicant for impacts to non-native grassland, Maritime succulent scrub and Diegan coastal sage scrub habitats. The Plan shall be submitted for approval to the City prior to the issuance of any construction permits associated with the installation of the four proposed storm drains and outfall structures. The Plan shall include at a minimum: • Restrictions on implementation such that activities shall occur outside the accepted breeding season of coastal California gnatcatcher (March 1- August 15) and coastal cactus wren (February 15-August 15). • Pre-activity surveys for coastal California gnatcatcher and coastal cactus wren if heavy equipment is to be used (e.g. hydroseeding, bobcat). • The requirement to salvage and transplant all succulent plants and suitable shrub material to be impacted as a result of the Project; • Criteria for determining whether an individual plant is appropriate for salvage; • The appropriate salvage season; • The requirement to salvage and stockpile all excavated topsoil up to the first six inches for use in spreading as the top layer of soil in restoring disturbed areas; • Equipment and methods for salvage, transport, and planting; • Storage and pre-planting requirements for each species; • A planting plan, including the amount and species of seed necessary	

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Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
	to revegetate these habitat types; • Success criteria for the transplanted and restored areas over a five-year period following installation; • Specific BMPs for erosion control during and after salvage and restoration; • A requirement for five years of maintenance of the transplanted and restored areas, including removal of invasive species and irrigation (if necessary); and • A requirement for five years of monitoring to evaluate compliance with the success criteria and to adjust maintenance activities using an adaptive management approach.	
Issue 3: Would the proposal result in a substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pool, riparian, etc.) through direct removal, filling, hydrological interruption, or other means?	**Mitigation Measure MM-BIO-11**. Prior to issuance of any construction permits for the Project, the Owner shall obtain a Section 404 Clean Water Act permit from the Corps, Section 401 Water Quality Certification from the RWQCB, and Section 1602 Streambed Alteration Agreement from CDFG to address impacts to 0.74 acre of non-wetland waters of the U.S. and State , ~~0.18~~0.25 acre of freshwater marsh wetlands, and 2.91 acres of waters of the State associated with the on-site drainage ditches (the 2.91 acres of impacts to CDFG jurisdiction include 0.74 acre of Corps jurisdiction). As part of the Section 404 process, a formal delineation of potential wetlands and other waters of the U.S. located within the Project area shall be performed and submitted to the Corps for verification. State and federal regulations require that the project applicant avoid or minimize impacts to wetlands and waters and develop appropriate protection for wetlands. Wetlands that cannot be avoided must be compensated to result in “no net loss” of wetlands to ensure that the Project would maintain the current functions and values of onsite wetland habitats. Impacts to non-wetland waters of the U.S. and State within the Project boundary shall be mitigated for at a 1:1 ratio through the onsite creation of bio-swales and an ephemeral channel. The ephemeral channel shall be designed with a clear bed and bank such that an ordinary high water mark shall establish itself over time. **Mitigation Measure MM-BIO-12:** Impacts to wetlands outside of the Project boundary (i.e. La Media Road and Airway Road widening) shall require mitigation at a 2:1 ratio (per City Biology Guidelines). Prior to the issuance of any construction permits for Phase 1 of the Project, the Owner shall initiate mitigation for off-site wetland impacts through creation and enhancement of wetlands on Airport property on the Southwest Parcel, located at the southwest corner of Otay Mesa Road	Significant and unavoidable.

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Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
	and Heritage Road. The property contains sedimentation ponds surrounded by disturbed riparian habitat and wetlands that would benefit from enhancement and the creation of additional freshwater marsh. Enhancement of ~~0.18~~0.25 acre and creation of ~~0.18~~0.25 acre for a total of ~~0.36~~0.50 acre of freshwater marsh mitigation shall be implemented according to a Corps approved Habitat Mitigation and Management Plan (HMMP). This area of impact is based on best available science and Project information available at the time of the analysis. Should detailed off-site roadway design show that additional freshwater marsh wetland impacts would occur due to an inadequate buffer, mitigation shall be adjusted accordingly, based on a 2:1 mitigation ratio, to be reviewed and approved by the Development Services Department Environmental Designee. The Plan shall include, but not be limited to: • A document structure which complies with the Corps wetlands restoration HMMP outline which details the creation and restoration of 1.0 acre of freshwater marsh. • An evaluation of the existing functions and values, and a description of the functions and values to be achieved through compensatory mitigation. • Appropriate site selection criteria including evaluation of soils and hydrology (e.g. water table) on the restoration site. • Schematics and plans to grade the site, if necessary, to an appropriate topographic layout conducive to supporting freshwater marsh. • A native plant palette based on the vegetation composition of the freshwater marsh to be impacted. Representative species should include creeping spikerush, sedges (*Carex*. sp.), bulrush (*Scirpus* sp.) and cattail (*Typha* sp.). • Specific and measurable success criteria for evaluating the success of the restoration site. • The development of a five-year monitoring, maintenance and management plan • Securing of a bond or line of credit to guarantee success of the restoration and enhancement installation. • The development of a long-term management plan, including the description of a funding source for management in perpetuity and designation of a conservation easement or covenant to secure the site for conservation in perpetuity.	

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Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
Issue 4: Would the proposal interfere substantially with the movement of any native resident of migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan, or impede the use of native wildlife nursery sites?	None required.	Less than significant.
Issue 5: Would the proposal result in a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, either within the MSCP plan area or in the surrounding region?	Mitigation Measures MM-LU-1 through MM-LU-9, and MM-BIO-1 through MM-BIO-12.	Less than significant.
Issue 6: Would the proposal result in introducing land use within an area adjacent to the MHPA that would result in adverse edge effects?	Mitigation Measures MM-LU-1 through MM-LU-9, and MM-BIO-10.	Less than significant.
Issue 7: Would the proposal result in a conflict with any local policies or ordinances protecting biological resources?	Mitigation Measures MM-BIO-1, MM-BIO-2, MM-BIO-3, MM-BIO-4, MM-BIO-6, MM-BIO-7, and MM-BIO-12.	Significant and unavoidable.
Issue 8: Would the proposal result in an introduction of invasive species of plants into a natural open space area?	Mitigation Measures MM-LU-1 through MM-LU-9, and MM-BIO-10.	Less than significant.
HISTORICAL RESOURCES		
Issue 1: Would the proposal result in an alteration, including the adverse physical or aesthetic effects and/or the destruction of a prehistoric or historic building (including architecturally significant building), structure, or object or site?	**Mitigation Measure MM-HIST-1: Retention of a qualified archaeologist.** The Owner shall retain a qualified archaeologist, defined as an archaeologist meeting the Secretary of the Interior's Standards for professional archaeology (Department of the Interior, 2008), who has been approved by the City, to carry out all mitigation measures related to archaeological resources. **Mitigation Measure MM-HIST-2: Additional Survey.** Prior to the issuance of any construction permits for the Project, a qualified archaeologist shall carry out Phase 1 cultural resources survey efforts in those portions of the Project area not subject to survey as part of the present study, as detailed in the *Cultural Resources Survey and Assessment For The Metropolitan Airpark Project, Otay Mesa, San Diego, CA* (Bray and Brewster, 2011). These areas shall be cleared of the materials obscuring the surface (e.g., cars, pavement, debris, and gravel) prior to survey. The Phase 1 survey shall identify any cultural resources and shall formally evaluate the significance of any potentially eligible resources that may be directly or indirectly impacted by the Project. The Phase 1 Survey effort shall be documented in an addendum to the Phase 1 Cultural Resources Survey report. **Mitigation Measure MM-HIST-3: Avoid and protect archaeological resources.** Prior to the issuance of any construction permits for the Project, the Owner shall demonstrate avoidance of all impacts to sites	Less than significant.

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Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
	CA-SDI-10623, CA-SDI-14559, and the significant portion of CA-SDI-10628/H, which are all located outside of, but adjacent to, the Project area. These resources shall be designated as Environmentally Sensitive Areas (ESAs) to ensure avoidance. The ESAs shall be established by the qualified archaeologist in coordination with the City. The ESAs shall be identified on grading and building plans. Protective fencing or other markers shall be erected around ESAs prior to any ground-disturbing activities; however, such ESAs shall not be identified specifically as cultural resources, in order to protect sensitive information and to discourage unauthorized disturbance or collection of artifacts. All ground-disturbing activities adjacent to designated ESAs shall be monitored by a qualified archaeologist and Native American monitor. **Mitigation Measure MM-HIST-4: Monitoring by a qualified archaeologist during ground-disturbing activities**. Prior to issuance of any construction permits for the Project, an archaeological monitor shall be retained by the Owner to monitor ground-disturbing activities, including, but not limited to, pavement/asphalt removal, grubbing, brush removal, boring, trenching, grading, excavating, and the demolition of building foundations. The duration and timing of monitoring shall be determined by the qualified archaeologist in consultation with the City. Due to the sensitivity of the Project area for Native American resources, at least one Native American monitor shall also monitor ground-disturbing activities in the Project area. The monitor(s) shall be selected from amongst the Native American groups identified by the Native American Heritage Commission as having affiliation with the Project area. The archaeological and Native American monitoring shall conform to the following specifications: [Specifications can be found in Section 5.7, Historical Resources and as further detailed in Section 9, Mitigation, Monitoring and Reporting Program].	
Issue 2: Would the proposal result in any impact to existing religious or sacred uses within the potential impact area?	None required.	Less than significant.
Issue 3: Would the proposal result in a disturbance of any human remains, including those interred outside of formal cemeteries?	MM-HIST-4	Less than significant.
HUMAN HEALTH AND PUBLIC SAFETY		
Issue 1: Would the proposal expose people or property to health hazards, including fire? Issue 2: Would the proposal create a future risk of an explosion or the release of hazardous substances (including, but not limited to gas, oil,	**Mitigation Measure MM-HAZ-1:** Prior to the issuance of any demolition permits, a detailed asbestos and lead based paint survey shall be conducted for the existing structures. Any identified ACMs, and LBPs shall be removed, handled, and properly disposed of by appropriately licensed and qualified individuals in accordance with applicable	Less than significant.

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Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
pesticides, chemicals, or radiation) or would it expose people or the environment to a significant hazard through the routine transport, use, or disposal of hazardous materials?	regulations during demolition of structures. The Owner shall provide documentation (for example, all required waste manifests, sampling, and air monitoring test results) to the City of San Diego showing that abatement of any ACMs, LBPs, or PCB-containing electrical fixtures identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agency(ies) (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and CCR Title 8, Article 2.6). **Mitigation Measure MM-HAZ-2:** For sites where contamination is suspected, including the berms in Area H2, or where the Phase I assessment has identified a potential for contamination, the Owner shall prepare a health and safety plan, based on the site conditions, by a licensed industrial hygienist. The health and safety plan, in accordance with OSHA's Hazardous Waste Operations and Emergency Response Standard (HAZWOPER), shall identify potential contaminants that may be encountered, appropriate personal protective equipment, and worker safety procedures including agency notification requirements in the event that suspected contamination is encountered. Any additional investigation or remediation follow up work shall be completed by the responsible party to the satisfaction of the overseeing agency prior to change in site use. Any identified contaminated soils shall be disposed of at a licensed waste disposal facility in accordance with local and state disposal requirements and any imported soils shall be verified as free of contamination. The soils/wastes contained in the berms located in Area H2 shall be sampled in accordance with the requirements of the RWQCB, as stated in their January 31, 2003 letter (J. Robertus, written communication, January 31, 2003) and any further action required by RWQCB following analytical results shall be completed and written verification from the RWQCB that the site is in compliance with applicable regulations and statutes shall be obtained prior to issuance of any construction permit for Phase 1 of the Project.	
Issue 3: Would the proposal create a significant hazard to the public or the environment as a result of being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 659625?	**Mitigation Measure MM-HAZ-3:** Prior to the issuance of any building permits within Area L or any other area of the Project site where volatile contaminants have been identified, an assessment of soil vapor quality shall be conducted by a qualified environmental professional. If soil vapors are found present, then a soil vapor barrier shall be incorporated into the final project design plans in accordance with local regulatory oversight unless a risk assessment study prepared by a qualified professional can demonstrate that no adverse effects would be encountered.	Less than significant.

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Environmental Impact	Mitigation Measure	Level of Significance after Mitigation
HYDROLOGY		
Issue 1: Would the proposal result in an increase in impervious surfaces and associated increased runoff? Would the proposal result in a substantial alteration to on-and off-site drainage patterns due to changes in runoff flow rates or volumes?	None required.	Less than significant.
WATER QUALITY AND FLOODING		
Issue 1: What modifications to the natural drainage system would be required for implementation of the proposal? Would there be an effect on the Otay or Tijuana River Valley drainage basins with implementation of the proposal?	None required.	Less than significant.
Issue 2: Would the proposal result in alterations to the course or flow of flood waters?	None required.	Less than significant.
Issue 3: Would the proposal create discharges into surface or ground water, or in any alteration of surface or ground water quality, including, but not limited to temperature, dissolved oxygen or turbidity? Would there be increases in pollutant discharges including downstream sedimentation?	None required.	Less than significant.
GEOLOGY, SOILS, AND SEISMICITY		
Issue 1: Would the proposal expose people or structures to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	None required.	Less than significant.
Issue 2: Would the proposal increase the potential for erosion of soils, either on or off the site?	None required.	Less than significant.
ENERGY CONSERVATION		
Issue 1: Would the proposal result in the use of excessive amounts of electricity or fuel and other forms of energy (e.g., natural gas, oil)?	None required.	Less than significant.
NOISE		
Issue 1: Would proposal construction result or create a significant increase in the existing ambient noise levels, and expose people to noise levels which exceed the City's adopted noise ordinance or be incompatible with the noise land use compatibility chart?	None required.	Less than significant.
Issue 2: Would proposal construction expose persons and structures to ground-borne vibration or ground-borne noise levels?	None required.	Less than significant.