Mitigation Monitoring and Reporting Program

Section 21081.6 of the Public Resources Code requires a lead agency to adopt a "reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment" (Section 15097 of the California Environmental Quality Act (CEQA) Guidelines provides additional direction on mitigation monitoring or reporting). As lead agency for the proposed project, the San Diego Unified Port District (District) is responsible for administering and implementing the Mitigation Monitoring and Reporting Program (MMRP). The decision makers must define specific monitoring requirements to be enforced during project implementation prior to final approval of the proposed project. The primary purpose of the MMRP is to ensure that the mitigation measures identified in the Draft and Final Environmental Impact Report (EIR) are implemented, effectively minimizing the identified environmental effects.

Table 1 has been prepared to ensure compliance with all the mitigation measures identified in the Draft EIR and this Final EIR which would lessen or avoid potentially significant adverse environmental impacts resulting from the implementation of the proposed project. Each mitigation measure is identified in Table 1 and is categorized by topic and corresponding number, with identification of:

- Action Required – The criteria that would determine when the measure has been accomplished and/or the monitoring actions to be undertaken to ensure the measure has been implemented.
- Responsible Party – The entity accountable for implementing the action/deliverable.
- Timing for Mitigation Measure – The timing for implementation of the mitigation measure.
- Implementation Phase – The phase of the project when implementation would occur.
- Compliance Verification – The monitor verifies completion of the particular mitigation measure by initialing and dating this column. Conclusion of the monitoring program concludes when all required signatures are obtained in the compliance verification column.

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Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
Aesthetics						
MM AES-1 Reduced Glare Building Materials. The commercial development project proponent shall incorporate non-reflective or reduced glare building materials in the design of any structures proposed for development on Parcels A, B, and C consistent with applicable municipal codes. Any glass incorporated into the design shall either be low reflectivity or accompanied by a non-glare coating. Prior to building permits being issued for construction, the District shall confirm reduced glare building materials are included on the appropriate building plans.	Incorporate non-reflective or reduced glare building materials into the design.	Project proponent	Prior to construction	Program Level		
	Verify non-reflective or reduced glare building materials have been incorporated into the building plans.	District				
MM AES-2 Shield or Downcast Nighttime Lighting. The commercial development project proponent shall ensure that all nighttime lighting, either for nighttime construction or security lighting, shall be shielded downward to avoid any light spillover off site and lighting shall be limited to an amount required for safety of construction personnel and security of construction equipment.	Incorporate lighting requirements into applicable construction documents.	Project proponent	Prior to construction	Program Level		
	Verify nighttime lighting is shielded or downcast.	District	During construction			
Biological Resources						
MM BR-1 Implement Biological Resource Protection Measures During Construction. The District (or project proponent) shall implement the following BMPs during construction to minimize direct and indirect impacts on special status species and their habitats.	Identify Project Biologist	District or project proponent	Prior to construction	Project Level and Program Level		
	Identify, fence, and monitor SHAs	Project biologist	Prior to construction and during construction			
	Prepare and conduct WEAP training	Project biologist	Prior to construction prepare WEAP			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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a) Prior to the commencement of construction, the District (or project proponent) shall designate a Project Biologist (a person with, at minimum, a bachelor's degree in biology, ecology, or environmental studies with familiarity with federally and/or state listed plant and wildlife species and other, nonlisted special status plant and wildlife species with the potential to be impacted by the project) who shall be responsible for overseeing compliance with the protective measures for biological resources identified herein during vegetation clearing and work activities within and abutting areas of native habitat. The Project Biologist shall be familiar with the local habitats, plants, and wildlife, and shall maintain communications with the contractor to ensure that issues relating to biological resources are appropriately managed. The Project Biologist may designate qualified biologists or biological monitors to help oversee project compliance or conduct the preconstruction surveys for special status species identified in MM BR-2, MM BR-4, and MM BR-8. These biologists shall have familiarity with the			training and during construction conduct WEAP training for all personnel onsite			
	Conduct preconstruction bird nesting surveys	Project biologist	If vegetation removal or initial ground disturbance occur during nesting bird season (February 1 to September 15)			
	• Ensure construction and construction equipment staging is limited to designated areas • Install wildlife-proof containers for garbage disposal • Use water to suppress fugitive dust • If maintenance is required onsite, conduct maintenance with proper BMPs • Implement a 15 mile per hour speed limit onsite • Ensure personnel do not bring pets onsite	Contractor	Daily during construction			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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species for which they would be conducting preconstruction surveys or monitoring construction activities. b) The Project Biologist or designated qualified biologist shall review final plans, designate areas not proposed for disturbance that need temporary fencing per subsection (h) below (e.g., SHA fencing), and monitor construction activities within and adjacent to areas with native vegetation communities or special status plant and wildlife species. The qualified biologist shall monitor activities during critical times such as vegetation removal, initial ground-disturbing activities, and the installation of BMPs and fencing to protect native species, and shall ensure that all wildlife and regulatory agency permit requirements, conservation measures, and general avoidance and minimization measures are properly implemented and followed. The qualified biologist shall monitor the SHA fencing and shall provide corrective measures to the contractor to ensure that the fencing is maintained throughout construction. The qualified biologist shall have the authority to stop work and redirect work if a special status wildlife species	• Ensure no plastic monofilament netting is used onsite • Implement the District's Integrated Pest Management Plan • Store hazardous materials and equipment within secondary containment overnight • Ensure vehicle refueling is conducted in upland areas and fuel containers are secured • Inspect vehicles and equipment for leaks					
	• Install wildlife escape ramps • Cover pipes, equipment, or other structures that could be used as a den	Contractor	At the end of each day during construction			
	Monitor to ensure construction and construction equipment staging is limited to designated	Project biologist	Daily during construction			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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is encountered within the project area during construction until the Project Biologist or qualified biologist determine(s) that the animal would not be harmed (i.e., no ground disturbing activities are proposed within 100 feet) or it has left the construction area on its own. Also see subsection (e) below. c) Prior to the start of construction, all project personnel and contractors who would be on site during construction shall complete mandatory training conducted by the Project Biologist or a designated qualified biologist. Any new project personnel or contractors that come on board after the initiation of construction shall also be required to complete the mandatory WEAP training prepared and conducted by the Project Biologist before they commence with work. The training shall advise workers of potential impacts on sensitive habitat and federally and/or state listed and other special status species and the potential penalties for impacts on such habitat and species. At a minimum, the training shall include the following topics: (1) occurrences of the special status species and sensitive vegetation communities in the project area (including vegetation communities	areas, wildlife-proof containers are used for garbage disposal, wildlife escape ramps installed, pipes or den-like structures are not inhabited, use of water to suppress fugitive dust, maintenance of equipment is conducted with proper BMPs, vehicles do not exceed 15 miles per hour onsite, no pets have been brought onsite, no plastic monofilament netting is used onsite, pest and weed management implemented, hazardous materials and equipment stored overnight is within secondary containment, vehicle refueling is conducted in upland areas and fuel containers are secured, inspect equipment and containers for leaks					

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Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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subject to ACOE, CDFW, and RWQCB jurisdiction), (2) protective measures to be implemented in the field, including strictly limiting activities, vehicles, equipment, and construction materials to the fenced areas to avoid sensitive resource areas in the field (i.e., avoided areas delineated on maps or on the project site by fencing); (3) the protocol to resolve conflicts that may arise at any time during the construction process; and (4) reporting requirements and procedures to follow should a federally and/or state listed species be encountered during construction. d) The training program shall include color photos of federally and/or state listed species, other special status species, and sensitive vegetation communities. Following the education program, the photos shall be posted in the contractor and resident engineer's office where the photos shall remain throughout the duration of project construction. Photos of the habitat in which sensitive species are found shall be posted onsite. The contractor shall be required to provide the District with evidence of the employee training (e.g., a sign-in sheet) on request.						

Table 1. Mitigation Monitoring and Reporting Program

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Project personnel and contractors shall be instructed to immediately notify the Project Biologist or designated biologist of any incidents that could affect sensitive vegetation communities or special status species. Incidents could include fuel leaks or injury to any wildlife. The Project Biologist shall notify the District of any incident within 24 hours of being noticed. e) Vegetation removal and initial ground disturbance shall occur outside of the bird nesting season (February 1 – September 15) if feasible. Should vegetation removal or initial ground disturbance be required during the bird nesting season, the Project Biologist must conduct a preconstruction nesting survey. Should active nests be present, a construction avoidance buffer of 300 feet is required until the young have fledged or the nest has failed naturally. The biologist may reduce the buffer if, in their professional judgment, topography or other factors mitigate potential impacts from construction vibration, noise, dust, and visual intrusion. For federally and state listed species, see MM BR-4.						

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f) The Project Biologist shall have the authority to halt work, and redirect work if necessary to ensure the proper implementation of species and habitat protection. The Project Biologist shall report any noncompliance issues to the District within 24 hours of its occurrence. g) The Project Biologist shall monitor the project site immediately prior to and during construction to identify the presence of invasive weeds and shall recommend measures to avoid their inadvertent spread in association with the project. All construction equipment shall be washed and cleaned of debris prior to entering the construction site to minimize the spread of invasive weeds. h) All habitat regulated by CCC, ACOE, RWQCB, USFWS, NMFS, and/or CDFW, and habitat with potential to support special status species outside of, and abutting the designated project limits of disturbance shall be designated as SHAs on project maps. Prior to construction, the Contractor shall delineate the project limits, including construction, staging, lay-down, and equipment storage areas, and erect the construction boundary,						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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with fencing or flagging, along the perimeter of the identified construction area to protect adjacent sensitive habitats and sensitive-plant populations. SHAs shall be clearly delineated with fencing or flagging or other BMPs prior to construction to inform construction personnel where the SHAs are located and shall be confirmed by the Project Biologist or designated biologist prior to construction. SHAs fencing may include orange plastic snow fence, orange silt fencing, or stakes and flagging in areas of flowing water. No personnel, equipment, or debris shall be allowed within the SHAs. Fences and flagging shall be installed by Contractor in a manner that does not impact habitats to be avoided and such that it is clearly visible to personnel on foot and operating heavy equipment. 10 days prior to initiating construction, the Contractor shall submit to the District final plans for initial clearing and grubbing project construction. These final plans shall include photographs that show the fenced and flagged ESHA limits and all areas to be impacted or avoided. If work occurs beyond the fenced or demarcated limits of impact, all work shall cease until the problem has been remedied.						

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Temporary construction fences and markers shall be maintained in good repair by the Contractor during construction and shall be removed upon completion of project construction. i) No work activities, materials or equipment storage, or access shall be permitted outside the project limits without permission from the District. All parking and equipment storage by the contractor related to the project shall be confined to the project limits. Contractor shall not conduct work in undisturbed areas and sensitive habitat outside and adjacent to the project limits shall not be used for parking or equipment storage. Project-related vehicle traffic shall be restricted to the project limits and established roads and construction access points. j) Construction activities shall be limited to daylight hours to the extent feasible. If nighttime activities are unavoidable, then workers shall direct all lights for nighttime lighting into the work area and shall minimize the lighting of natural habitat areas adjacent to the work area. The contractor shall use light glare shields to reduce the extent of illumination into sensitive habitats. If the work area is located near surface						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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waters, the lighting shall be shielded such that it does not shine directly into the water. k) Clearing shall be confined to the minimal area necessary to facilitate construction activities. Cleared vegetation and spoils shall be disposed of daily at a permanent offsite spoils location or at a temporary onsite location that would not create habitat for special status wildlife species. Spoils and dredged material shall be disposed of at an approved site or facility in accordance with all applicable federal, state, and local regulations. l) Food-related and other garbage shall be disposed of in wildlife-proof containers and shall be removed from the project area daily during the construction period. Vehicles carrying trash or hauling dirt/sediment shall be required to have loads covered and secured to prevent dirt, trash, and debris from falling onto roads and adjacent properties. m) All construction equipment used for the project shall be maintained in accordance with manufacturer's recommendations, and requirements and shall be maintained to comply with						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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noise standards (e.g., exhaust mufflers, acoustically attenuating shields, shrouds, or enclosures). n) The Contractor shall store all construction-related vehicles and equipment in the designated staging areas. o) The Contractor shall avoid wildlife entrapment by completely covering or providing escape ramps for all excavated steep-walled holes or trenches more than 1 foot deep at the end of each construction workday. The qualified biologist shall inspect open trenches and holes and shall remove or release any trapped wildlife found in the trenches or holes prior to filling by the construction contractor p) Special status wildlife can be attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar features; construction equipment; or construction debris left overnight in areas that may be occupied by special status species that could occupy such structures shall be inspected by a qualified biologist prior to being used for construction. Such inspections shall occur at the beginning of each day's						

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Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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activities for those materials to be used or moved that day. If necessary, and under the direct supervision of the biologist, the structure may be moved up to one time to isolate it from construction activities, until the special status species has moved from the structure of their own volition or has been captured and relocated. q) The spread of dust from work sites to sensitive natural communities or sensitive-species habitats on adjacent lands shall be minimized by use of a water truck. Dirt access roads, haul roads, and spoils areas shall be watered to prevent the spread of dust. Follow SWPPP to reduce dust emissions. r) The Contractor shall strictly limit their activities, vehicles, equipment, and construction materials to established roads and the project disturbance limits. Signs shall be posted within the staging area, non-paved access routes, and project site with a maximum 15 mile per hour speed limit. s) To prevent harassment, injury, or mortality of sensitive wildlife by dogs or cats, no canine or feline pets shall be permitted in the active construction area.						

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t) Plastic monofilament netting or similar material shall not be used for erosion control because smaller wildlife may become entangled or trapped in it. Acceptable substitutes include coconut coir matting or tackifier hydroseeding compounds. This limitation shall be communicated to the contractor through specifications or special provisions included in the construction bid solicitation package. u) Pest and weed management shall be conducted in compliance with the District's Integrated Pest Management Plan. v) Hazardous materials and equipment stored overnight, including small amounts of fuel to refuel hand-held equipment, shall be stored within secondary containment per the SWPPP. w) The Contractor shall be required to conduct vehicle refueling in upland areas where fuel cannot enter WOUS or WOS and in areas that do not have potential to support sensitive habitat or federally and/or state listed species. Any fuel containers, repair materials including creosote-treated wood, and/or stockpiled material that is left onsite overnight shall be secured in						

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Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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secondary containment within the work area and staging/assembly area, and covered with plastic at the end of each workday. x) In the event that no activity is to occur in the work area for the weekend and/or a period of time greater than 48 hours, the Contractor shall ensure that all portable fuel containers are securely locked and/or removed from the project site. y) Equipment and containers shall be inspected daily for leaks. Should a leak occur, contaminated soils and surfaces shall be cleaned up and disposed of following the guidelines identified in the SWPPP, Materials Safety Data Sheets, and any specifications required by other permits issued for the project. z) The Contractor shall utilize off-site maintenance and repair shops as much as possible for maintenance and repair of equipment. aa) If maintenance of equipment must occur onsite, fuel/oil pans, absorbent pads, or appropriate containment shall be used to capture spills/leaks within all areas. Where feasible, maintenance of equipment shall occur in upland						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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areas where fuel cannot enter WOUS or WOS and ESHAs.						
MM BR-2 Preconstruction Rare Plant Surveys. Protocol rare plant surveys shall be conducted to locate special status plant species onsite prior to the start of construction. Should a significant population (>3 individuals) of the target species (estuary seablite, Pacific saltbush, Coulter's goldfields, Nuttall's acmispon, beach goldenaster, aphanisma, beach goldenaster, and Lewis' evening primrose) be identified, the District (or project proponent) shall collect seed from those individuals present within the impact areas and broadcast 50-percent of the seed in the appropriate restoration areas following soil preparation as supervised by a qualified Lead Biologist (Lead Biologist Minimum Qualifications: Bachelor's degree in Biology [or equivalent, such as a degree in Natural Resources] and a minimum of 5 years of restoration experience or equivalent, such as restoration certification and at least 12 semester units of botany course work or 100 hours of independent study with CNPS or other local botanical society, or 5+ years of seed collection and propagation experience with the target genera). Seeding shall be considered successful if the target species is observed at least twice over a 5-year period. Fifty-percent of the collected seed shall be stored by a reputable seed bank. Should the seeded areas not meet the performance criteria defined above, the District shall identify an appropriate off-site	Identify Lead Biologist	District of project proponent	Prior to construction	Project Level and Program Level		
	Conduct preconstruction rare plant surveys	Biologist	Prior to construction			
	Collect and broadcast seeds from target species	Biologist and District or project proponent	If target species are identified onsite, then seed collection would occur prior to construction and seed broadcast would occur during planting phase of construction			
	Monitor seeding for success	Biologist and District or project proponent	If target species are identified onsite and seeds are broadcast onsite, then monitoring would occur at least twice a year for five years post construction			
	Identify appropriate off-site location and prepare a germination and habitat suitability study	Biologist and District or project proponent	If seeded areas do not meet performance criteria, then an off-site location would be identified and a germination and habitat suitability study prepared.			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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location to implement a germination and habitat suitability study. The study would review existing available literature and include methodology to test abiotic factors essential for growth of the target species, including, but not limited to, soil pH, permeability, slope, sun exposure, and rain fall frequency, duration, and distribution patterns. Metrics would include germination rates, survival rates, and productivity based upon seed or fruit set. Should salt marsh bird's beak, a federally and state endangered species, be observed during preconstruction surveys and subject to direct impacts, a CDFW Section 2081 Incidental Take Permit is required. Compensatory mitigation for net loss of suitable habitat at a minimum of 1:1 establishment, enhancement or preservation and long-term management shall be required.						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
MM BR-3 Restoration of Temporary Impacts. To avoid or minimize the permanent loss or degradation of sensitive or special status habitat resulting from temporary project features, any areas that are temporarily disturbed shall be restored to preconstruction conditions and vegetated with appropriate native plant species once construction is complete. This includes potential impacts to seablite scrub, pickleweed mats, salt pan, and open water that are subject to regulation by CCC, ACOE, and RWQCB and may be subject to regulation by CDFW, as well as habitat with potential to support special status biological resources. To avoid or minimize any long-term impacts on habitat or vegetation, staging areas, access routes, and other temporarily disturbed areas shall be decompacted and recontoured to ensure proper site drainage and revegetated with appropriate native species at a 1:1 ratio. Any temporary equipment, structures, or utilities (e.g., water, power) installed at the project site shall be removed at the completion of construction. Any temporary disturbance lasting longer than 12 months shall be mitigated as detailed MM BR-10.	Identify sensitive habitat that would be temporarily impacted	Biologist	Prior to construction	Project Level and Program Level		
	Restore temporarily disturbed areas	District or project proponent	Immediately after construction			
MM BR-4 Preconstruction Surveys for Federally and State Listed Avian Species. Initial clearing, ground disturbance, and other construction activities shall occur outside of the nesting bird season (i.e. outside of February 1 – September 15) to the maximum extent	Perform a minimum of three focused surveys for target species	Biologist	Prior to construction during nesting bird season (February 1 – September 15)	Project Level and Program Level		
	Install 500-foot buffer around active nest and notify District	Biologist	During construction			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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feasible. Should construction activities need to occur during the nesting bird season, prior to initiation of construction, a District-approved biologist shall: a) Perform a minimum of three focused surveys, on separate days, to determine the presence of Ridgway's rail (light-footed), western snowy plover, coastal California gnatcatcher, California least tern, or Belding's savannah sparrow nest building activities, egg incubation activities, or brood rearing activities within 500 feet of project construction proposed during the nesting season that could impact these species. The surveys shall begin a maximum of 7 days prior to project construction and one survey shall be conducted the day immediately prior to the initiation of work. Additional surveys shall be done once a week during project construction in the nesting season. These additional surveys may be suspended once fledglings have left the nest or if noise at the edge of nesting habitat is less than 60 dBA Leq where the berm occurs between construction and nesting activities. b) If an active Ridgway's rail (light-footed), western snowy plover, coastal California gnatcatcher, California least	Perform preconstruction surveys for federally and state listed avian species	Biologist	Prior to construction outside of nesting bird season (September 16 – January 31)			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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tern or Belding's savannah sparrow nest is found within a minimum of 500 feet of project construction, the Biological Monitor shall report the nest(s) to the District. After initial identification of the nest, the biological monitor shall not approach within 25 feet of an active nest; nest monitoring shall occur with binoculars. Signage and SHA fencing shall be installed to deter people from entering any area with an active nest. Work within 500 feet of the active nest shall be halted. With USFWS (Ridgway's rail [light-footed], coastal California gnatcatcher, California least tern or western snowy plover) or CDFW (Belding's savannah sparrow) approval, the buffer may be reduced to less than 500 feet based on species sensitivity, topography, noise/duration of construction activities, etc., to protect active nests. The District shall develop an Avoidance and Minimization Plan, including determining whether the existing berm provides adequate protection for the nest to reduce or eliminate the buffer and measures to minimize construction noise at the nest site if not (such as, installation of noise barriers and/or modification in quantity, location or type of equipment), a monitoring plan, and an adaptive						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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management strategy and/or contingency options. c) Pre-construction surveys will also be conducted for federally and state listed species when suitable habitat is proposed for removal outside of the breeding season. Should federally and state listed avian species be detected, vegetation removal shall be postponed until the species has left the work area, unless the necessary Incidental Take Permits have been issued. In the latter case, clearing would progress in compliance with all required Conservations Measures and Terms and Conditions.						
MM BR-5 Preconstruction Surveys for Burrowing Owl. A preconstruction survey shall be conducted by a qualified biologist in accordance with the survey requirements detailed in the California Department of Fish and Game's March 7, 2012, Staff Report on Burrowing Owl no less than 14 days before initial ground-disturbing activities (California Department of Fish and Game 2012). Any active burrow found during preconstruction survey efforts shall be mapped and provided to the construction foreman. If no active burrows are found, no further mitigation shall be required. A construction avoidance buffer shall be placed around occupied burrows.	Conduct preconstruction surveys for burrowing owl	Biologist	Prior to construction	Project Level and Program Level		
	Install appropriate buffer	Biologist	During construction			
	Prepare Burrow Exclusion Plan	Biologist	If avoidance is not possible, then the biologist would prepare the Burrow Exclusion Plan prior to disturbance.			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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Recommended buffer distances are based on time of year and level of disturbance: • April 1 – August 15: Low disturbance 656 feet, medium and high disturbance 1,640 feet • August 16 – October 15: Low and medium disturbance 656 feet, high disturbance 1,640 feet • October 16 – March 31: Low disturbance 164 feet, medium disturbance 328 feet, high disturbance 1,640 feet If avoidance of impacts on occupied burrows is not practicable, the District shall create a Burrow Exclusion Plan that would be approved by CDFW. The plan shall follow Appendix E of the 2012 CDFW Burrowing Owl Mitigation Staff Report. Relocation shall be implemented only during the nonbreeding season by a qualified biologist. Owls shall be excluded from burrows in the immediate impact zone by installing one-way doors in burrow entrances. One-way doors shall be left in place for 48 hours to ensure owls have left the burrow before excavation.						
MM BR-6 Implement Long-Term Operations Maintenance and Management Plan. A Long-Term Management Operations and Maintenance Plan shall be prepared and implemented. The plan shall address maintenance activities, associated minimization measures, monitoring requirements and adaptive management strategies to be	Prepare a Long-Term Management Operations and Maintenance Plan	District	Prior to completion of construction	Project Level		
	Implement Long-Term Management Operations and Maintenance Plan	District	Post construction			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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implemented after the site has met its 5th year performance criteria and been accepted by the agencies. The Long Term Operations and Maintenance Management Plan shall include measures to minimize the potential introduction of invasive species during maintenance activities including, but not limited to: washing all equipment prior to entering the site from another location, removing invasive species before seeding to the maximum extent feasible, collecting all plant material removed during maintenance securely, such as in a burlap bag, and removing from the site. The plan shall prohibit the use of pesticides or herbicides with potential toxicity to aquatic or terrestrial wildlife species. Maintenance and trash/debris removal shall be conducted outside of the bird nesting season (February 1 – September 15) to the maximum extent feasible. If maintenance must occur during the nesting season, a qualified biologist shall conduct preconstruction nesting bird surveys and direct maintenance staff to areas not occupied by nesting birds. The plan shall include contingency erosion control BMPs should they be needed following especially large storms. Should supplemental planting be required, all container stock shall be certified pest free and inspected for pests prior to being unloaded on site. At a minimum, the plan shall include biannual inspections for invasive species cover, fence inspection, vandalism, and illegal dumping. The plan shall include long-term performance criteria to include, at a minimum, no perennial invasive species						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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(ranked by California Invasive Plant Council as moderate to high) and less than 5 percent annual invasive species relative cover. An assessment of habitat function shall be conducted every 10 years. At a minimum, the assessment shall include a wildlife use assessment and an assessment of non-native vegetative cover. The Final Monitoring Report upon which all signatory agencies accept the mitigation site as complete shall serve as the baseline conditions for long-term monitoring. Contingency measures such as supplemental weeding, planting, grading, and erosion control shall be included in the plan. A threshold for implementing contingency measures, such as assessment results with no more than -10 percent deviation from baseline shall be included.						
MM BR-7 Implement Biological Resource Protection Measures During Operations for Parcels A, B, and C. To avoid or minimize potential operations impacts on biological resources resulting from development of Parcels A, B, and C, the following measures shall be implemented as applicable based on project-specific designs: a) Landscape plans shall not include the use of plant species considered invasive by California Invasive Plant Council. All plant species specified in the landscape plans shall be certified	Include biological resource protection measures in project design	Project proponent	Prior to construction	Program Level		
	Verify biological resource protection measures are included in the design and implemented	District	Prior to construction and post construction			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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free of pests, including plant pathogens. b) Light glare shields shall be included in the project design to reduce the extent of illumination into sensitive habitats. If lighting is located near surface waters, it shall be shielded such that it does not shine directly into the water. c) Masonry block walls or equivalent shall be erected around the perimeter of the project area to prevent domestic pets or other animals that could harm biological resources in adjacent habitats. d) The commercial development project proponent shall ensure operation noise levels are kept below 60 dBA Leq at the margin of the nearest occupied breeding habitat for state or federally listed species. e) The commercial development project proponent shall design the project such than no stormwater runoff shall enter adjacent native habitat areas. All stormwater runoff shall be channeled into storm drains.						
MM BR-8 Wildlife Surveys for Parcels A, B, and C. The District (or project proponent) shall conduct nesting season (February 1 – September 15) surveys on Parcel A for Belding's savannah sparrow, Ridgway's rail	Conduct nesting season surveys on Parcels A, B, and C	District or project proponent biologist	Prior to construction	Program Level		

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
(light-footed), western snowy plover, California least tern, and burrowing owl; on Parcel B for Belding's savannah sparrow, Ridgway's rail light-footed, and burrowing owl; and on Parcel C for burrowing owl prior to project initiation. If no special status wildlife species are present, no further mitigation shall be required. Should occupied Belding's savannah sparrow, Ridgway's rail, western snowy plover, or California least tern habitat be proposed for permanent impact, the District shall provide compensatory mitigation as detailed in MM BR-10. See MM BR-5 for details regarding burrowing owl monitoring and mitigation.						
MM BR-9 Berm Breach Site – Pre- and Post-Construction Eelgrass Surveys. Eelgrass (*Zostera* spp.) surveys, consistent with the requirements outlined in the 2014 California Eelgrass Mitigation Policy, shall be conducted to detect any impacts on eelgrass as a result of breaching the berm to open the Bank Site to tidal influence. Surveys shall be conducted prior to breaching the berm. If the pre-construction survey shows no eelgrass is present, no post construction survey and no further surveys or mitigation shall be required. If eelgrass is present a post-construction survey shall be conducted within 30 days following completion of breach construction. If impacts on eelgrass from implementation of the proposed project are identified, mitigation for eelgrass impacts shall be at a ratio of no less than 1.2:1, as required by	Conduct preconstruction eelgrass survey	District biologist	Prior to construction	Project Level		
	Conduct postconstruction eelgrass surveys and mitigate if required	District biologist	Post construction			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
the California Eelgrass Mitigation Policy. Mitigation shall commence within 135 days of any noted impacts on eelgrass, such that mitigation commences within the same eelgrass growing season that impacts occur if feasible.						
MM BR-10 Compensatory Mitigation for Impacts on Special Status Biological Resources. a) Should the project result in a loss of WOUS, CCC wetland, or CDFW regulated streambed, the District shall provide compensatory mitigation for the loss of regulated waters or streambed at a minimum 1:1 ratio. Compensatory mitigation shall consist of establishment to ensure no loss of aquatic function. The compensatory mitigation ratios provided herein for direct impacts on regulated aquatic resources represent the minimum required to ensure no net loss of aquatic function following project implementation. Final compensatory mitigation programs will be determined in consultation with USACE, RWQCB, CCC and/or CDFW during their respective permitting processes. b) Should the project result in a loss of Menzie's goldenbush scrub, or suitable habitat for Belding's savannah sparrow, Ridgway's rail (light-footed), California gnatcatcher, western snowy plover or California least tern, the District shall provide establishment	Identify amount of WOUS, CCC wetland, CDFW-regulated streambed, or occupied state or federally listed species habitat and coordinate with appropriate agency to determine compensatory mitigation.	District or project proponent	Prior to construction	Project Level and Program Level		

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
within the Bank Site at a minimum 1:1 mitigation ratio to ensure no net loss of Menzie's goldenbush scrub or habitat for these species. c) Should the Bank Site not provide sufficient habitat to provide a minimum 1:1 mitigation ratio for net loss of habitat for any of these species, the balance of the mitigation shall be provided through a combination of establishment, enhancement or preservation and long term management to provide for no net loss of habitat function. The compensatory mitigation ratios provided herein for loss of the above habitats represent the minimum required to ensure no net loss habitat following project completion. Final compensatory mitigation programs will be determined in consultation with USFWS and CDFW as applicable.						
Cultural Resources						
MM CR-1 Preparation of a Cultural Resource Mitigation and Management Plan. Prior to commencement of any ground-disturbing activities but no sooner than 90 percent design completion, the District shall contract a qualified archaeologist who is a member of the Register of Professional Archaeologists and meets the SOI's Professional Qualification Standards for Archaeology (36 CFR 61, Appendix A) to develop a CRMMP.	Prepare and implement a CRMMP	District	Prepare CRMMP prior to construction and implement during construction	Project Level and Program Level		

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
The CRMMP shall serve to guide the identification, evaluation, and data recovery of all known and unknown archaeological historical resources in the project site. The overall performance goals of the three phases of archaeological activities to be outlined in the CRMMP are: *a)* ***Identification:*** Archaeological testing, guided by an explicit sampling strategy, shall be carried out to identify any intact buried archaeological deposits within the horizontal and vertical extents of project-related disturbance. *b)* ***Evaluation:*** Any intact buried archaeological deposits identified shall be evaluated according to specific thresholds of significance for their potential to yield scientifically consequential information. *c)* ***Data Recovery:*** Any deposits determined to contain scientifically consequential information shall be analyzed and documented following defined methods and objectives in order to recover and preserve the scientifically consequential information they contain. The CRMMP shall be consistent with the SOI's Standards and Guidelines for Archaeology and Historic Preservation (48 FR 44716–44740), the California OHP's						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
Archaeological Resource Management Reports: Recommended Contents and Format (1990), Guidelines for Archaeological Research Designs (1991), and Guidelines for the Curation of Archaeological Collections (1993), and the ACHP's Treatment of Archaeological Properties: A Handbook (1980). The CRMMP shall include, at a minimum, the following items: • ***Historic Context:*** Based on the relevant sections of the *Cultural Resource Technical Report*, the District's qualified archaeologist shall prepare a comprehensive historic context for the study area and the surrounding region. The historic context shall conform with guidance from the SOI's Standards and Guidelines for Archaeology and Historic Preservation (48 FR 44718-44719): o Identify the concept, time period, and geographical limits for the historic context o Assemble the existing information about the historic context o Synthesize information o Define property types ▪ Identify property types ▪ Characterize the locational patterns of property types ▪ Characterize the current condition of property types						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
o Identify information needs Specific research topics for the historic context should include attempts to identify further evidence related to the association of CA-SDI-19712 with the Kumeyaay village of La Punta and the Kumeyaay revolt of 1775, as well as a synthesis of comparative regional data from coastal habitation sites dating to the San Dieguito and La Jolla periods to aid in contextualizing the prehistoric occupation of CA-SDI-4360. • ***Research Design:*** The CRMMP shall include an explicit statement of theoretical and methodological approaches to be followed in the identification, evaluation, and data recovery of archaeological resources. Following the OHP's *Archaeological Resource Management Reports: Recommended Contents and Format* (1990), appropriate research designs shall: A. Discuss the theoretical basis of the proposed research; B. Summarize previous research; C. Present testable hypotheses or state the goals of the research; and D. Identify the test implications of the hypotheses. Pursuant to the SOI's Standards for Archaeological Documentation (48 FR 44734–44737), the research design shall draw upon the historic context to identify:						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
o Evaluated significance of the properties to be studied; o Research problems or other issues relevant to the significance of the property; o Prior research on the topic and property type; and how the proposed documentation objectives are related to previous research and existing knowledge; o The amount and kinds of information (data) required to address the documentation objectives and to make reliable statements including at what point information is redundant and documentation efforts have reached a point of diminishing returns; and o Methods to be used to find the information. Pursuant to the SOI's Standards, the research design shall explicitly identify the archaeological data classes that are required to address the specified documentation objectives. Consistent with the information needs identified in the historic context, the research design shall provide thresholds for determining the point at which further data recovery and documentation fail to improve the usefulness of the archeological information being recovered (48 FR 44735).						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
• ***Methods:*** The CRMMP shall include specific field and laboratory methodologies for the identification, evaluation, and data recovery of archaeological resources. Because all archaeological excavation is by nature destructive, field methods shall be developed once project design has reached 90 percent completion and shall be reviewed upon submittal of final design, in order to avoid unnecessary impacts on archaeological resources in areas that would not be affected by the project, per CEQA Guidelines Section 15162.4(b)(3). o *Identification and Evaluation:* The final grading and construction plans shall be reviewed to determine the precise horizontal and vertical extents of ground-disturbing activities. Based on this information, the District's qualified archaeologist shall develop an archaeological testing and evaluation plan with the stated objective of identifying any intact buried archaeological deposits within the project's limits of disturbance and determining their significance in accordance with the CRHR criteria (14 CCR 4852[b]). Per the SOI's Standards and Guidelines for Identification and Evaluation (48 FR 44720–44726), the testing plan should include methods appropriate for the environmental and cultural context						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
of the area under study, as well as expected results and reasons for those expectations. Identification and evaluation Methods for identification and evaluation shall include the following: ▪ Mapping and site gridding; ▪ Full-coverage site survey with point-plotting of surface artifacts; ▪ Placement of shovel test pits, auger units, test units, or mechanically excavated trenches, guided by an explicit sampling strategy, not to exceed the extents of proposed disturbance in any given location; ▪ Recording procedures for documenting the results of the excavations, including soil matrix descriptions, artifact types and classifications; ▪ Procedures for in-field recordation of artifacts and features based on type, including prescriptive standards for measurement, description, documentation of stratigraphic context, and photographic documentation; ▪ Specific methodologies and thresholds for determining the integrity of deposits and expected feature types (e.g.,						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
shell midden deposits, hearths, occupational deposits) and their potential to yield scientifically consequential data; ▪ Explicit methods for estimating the spatial extent of intact buried deposits identified based on the results of test excavations; and ▪ An artifact disposition policy, stating that only artifacts associated with features and deposits determined to be significant shall be collected for laboratory analysis. All other artifacts shall be recorded in the field and reburied in the unit where they were recovered. o *Data Recovery:* The CRMMP shall include a treatment plan for recovering and preserving scientifically consequential data from intact archaeological deposits identified during the testing and evaluation phase that are determined to be significant according to the criteria set forth in the research design. Following the guidelines provided in the ACHP's *Treatment of Archaeological Properties: A Handbook* (1980), the data recovery plan shall employ methods that shall ensure full, clear, and accurate descriptions of all field operations and observations. Excavation techniques, recording methods,						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
stratigraphic and associational relationships, environmental relationships, and analytical techniques shall be described, insofar as is feasible, in such a way as to allow future researchers to reconstruct what was done, what was observed, and why. To the extent feasible, the methods shall take into account the possibility that future researchers would need to use the recovered data to address problems not recognized at the time the data were recovered. Per the SOI's Standards and Guidelines for Archaeological Documentation (48 FR 44734–44737), the archaeological data recovery plan shall include an explicit statement of objectives and methods that responds to needs identified in the research design. The methods and techniques chosen for archeological documentation shall be the most effective, least destructive, most efficient, and economical means of obtaining the needed information. The data recovery plan shall include the following: • Explicit descriptive statements of and justification for field study techniques. • A discussion of expected feature types and associated techniques for excavation, recordation, and analysis.						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
• Specific thresholds for determining the level of effort necessary to achieve successful data recovery, based on the estimated spatial extent of intact buried deposits identified in the previous phase. Thresholds shall be tailored to specific deposit and feature types. For instance, the recovery of consequential archaeological data from a small hearth may be considered successful upon excavation of half of the feature by volume. Larger and more complex deposits and features may require an explicit sampling strategy. In all cases, recovery thresholds shall be formulated based on the data needs identified in the research design and adequate justification shall be provided. • Recording procedures for documenting the results of the excavations, including soil matrix descriptions, artifact types and classifications. • Procedures for in-field recordation of artifacts and features based on type, including prescriptive standards for measurement, description, documentation of stratigraphic context, and photographic documentation. • Procedures for recovering samples of soil matrix for specialized analysis (e.g., pollen analysis, phytolith analysis, and flotation for macro-botanical remains and fish scales and otoliths), samples of organic materials for radiocarbon dating,						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
as well as other elemental or chemical analyses. • Laboratory procedures for the initial processing and subsequent analysis of recovered materials, based on the objectives identified in the research design. • An artifact disposition policy, providing criteria and procedures for determining the disposition of artifacts once laboratory analysis is concluded. Artifact curation and discard principles shall be organized under three considerations: research values, practicality, and education potential. Artifacts that meet the discard criteria (e.g., lack of long-term research value, poor archaeological context, poor condition, lack of education potential) shall be reburied at a specified location in the project site. All archaeological units for identification, evaluation, and data recovery shall be excavated in 10-centimeter levels. Sediments removed shall be dry-sifted through 1/8-inch mesh screens. Screening shall be conducted over plastic sheeting (tarps) to reduce environmental damage, prevent contamination of the site's surface deposit, and expedite the backfilling process. Testing data, which includes depth, soil descriptions, soil type and consistency, stratigraphy, and artifact type and material, shall be recorded on standardized forms. Unit form templates shall be included in the CRMMP.						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
Unit locations, features, surface finds, and other spatial data shall be controlled with reference to the Universal Transverse Mercator grid superimposed on aerial photographs rendered by a geographical information system. Data points to be mapped shall be collected with a GPS unit with submeter accuracy. Artifacts from each field excavation provenience shall be measured, photographed, and recorded on the standardized unit forms. If paleontological resources are encountered, they shall be noted and mapped, but shall not be part of the analysis unless it is clear they are associated with a cultural context. All artifacts from surface collections and excavations shall be collected, with the exception of fire-affected rock, which shall be counted, weighed, and reburied in the excavation unit. All collected artifacts shall be analyzed using the lab methods outlined in the CRMMP. Native American cultural materials shall be classified into one of 12 categories: core, debitage, flaked-stone tool, cobble/percussion tool, ground stone, ceramic, modified bone, modified shell, and miscellaneous items. Recovered ecofacts (unmodified bone and shell specimens) shall be cataloged by faunal class. Historical items shall be identified as specifically as possible, and study beyond simple identification would not be undertaken unless particular items appear to date to the ethnohistoric or Early Historic period.						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
• ***Archaeological Reporting:*** The CRMMP shall set forth the requirements for reporting. All reports shall be prepared in accordance with the guidelines established by the Secretary of the Interior's Standards for Archaeological Documentation (48 FR 44734–44737) and the OHP's *Archaeological Resource Management Reports: Recommended Contents and Format* (1990) and shall be submitted to the District and the SCIC. o *Testing, Evaluation, and Data Recovery Reports:* Upon completion of each phase of archaeological testing evaluation, and data recovery, the District's qualified archaeologist shall document the results in a report. These documents shall summarize the testing and evaluation efforts and data recovery results by each area or feature that undergoes data recovery. o *Archaeological Monitoring Report:* Upon completion of grading and excavation activities, the District's qualified archaeologist shall prepare a written report detailing monitoring activities performed at archaeological sites CA-SDI-4360 and CA-SDI-19712 and at any other previously undiscovered archaeological site, including the methodology and results of offsite screening of sediment, in the event it is necessary. The report shall						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
include the results of the fieldwork and all appropriate laboratory and analytical studies that were performed in conjunction with excavations. • ***Curation of Archaeological Collections:*** Archaeological collections comprise several components, including artifacts, environmental and dating samples, field documentation, laboratory documentation, photographic records, related historical documents, and reports. The District's qualified archaeologist shall prepare a plan for curating all artifacts, notes, photographs, and materials recovered during identification, evaluation, data recovery, and monitoring. Artifacts to be curated shall include all those that were not discarded pursuant to the artifact disposition policy. The curation plan shall be consistent with the OHP's *Guidelines for the Curation of Archaeological Collections* (1993). Curation of artifacts and materials recovered from archaeological investigations requires a formal agreement between the District and a certified curation facility, which shall be initiated prior to undertaking archaeological fieldwork. All materials that are to be curated shall be placed in archival quality, long-term storage packing materials, including acid-free, lignin-free boxes and inert polyethylene bags. The District shall also curate records prepared or assembled in						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
connection with the project, including field notes, drawings, photographs, maps, special studies, and final reports. After completion of laboratory analyses and the production of the final reports, the collection shall be transported to the designated curation facility where it shall be available for study by researchers. • ***Personnel and Qualifications:*** The CRMMP shall include a discussion of roles and required qualifications for personnel conducting archaeological testing, evaluation, data recovery, and monitoring. All qualifications shall be verified by the District prior to conducting work for the project. All procedures required by this mitigation measure shall be carried out by, or under the direct supervision of, persons who meet, at a minimum, the SOI's Professional Qualifications Standards for Archaeology (48 FR 44739) and are members of the Register of Professional Archaeologists. The CRMMP shall outline the requirements and responsibilities for each role, including identifying which personnel shall have the authority to issue stop-work orders during construction and who is responsible for initiating notification procedures in the event of an unanticipated discovery. • ***Measures for Protecting Cultural Resources*:** The CRMMP shall include the following measures designed to minimize harm to portions of archaeological sites both within and						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
outside the project's limits of disturbance during construction: o *WEAP Training:* The District's qualified archaeologist shall prepare a cultural resource-focused WEAP training that shall be given to all ground-disturbing construction personnel to minimize harm to known and unknown archaeological resources. Topics to be included for WEAP training shall be identified in the CRMMP. All site workers shall be required to complete the WEAP training with a focus on cultural resources, including education on the consequences of unauthorized collection of artifacts and a review of discovery protocol. The WEAP training shall also explain the requirements of mitigation measures to be implemented during ground-disturbing activities. o *Delineation of Work Limits*: Prior to construction, the project work limits in the vicinity of previously recorded resources CA-SDI-4360 and CA-SDI-19712 shall be delineated with environmentally sensitive area fencing in order to protect these areas from unnecessary impacts. o *Archaeological Monitoring:* The District shall retain archaeological monitors to observe all project-related ground-disturbing activities.						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
The CRMMP shall specify monitoring locations and protocols based on proposed construction activities and the results of archaeological identification, evaluation, and data recovery. In areas where archaeological deposits were not identified or were determined to be disturbed, a single monitor shall be able to observe two or more construction locations or activities within a reasonable walking distance of each other. In areas where intact archaeological deposits were identified, even if they were subject to data recovery, one monitor per location or activity shall be required. The monitors shall be supervised by a qualified archaeologist who meets the SOI's Professional Qualification Standards for Archaeology (48 FR 44739) and has regional experience in prehistoric archaeology. The CRMMP shall rely on OSHA–qualified determinations in regard to the safety of monitoring locations. The CRMMP shall include a plan for sampling and offsite visual observation and screening of sediment removed during excavation in the event that onsite monitoring of excavations is						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
unfeasible due to safety considerations. Based on the research design, an appropriate sampling strategy shall be laid out, specifying the relative proportion of sediment to be sampled, protocols for coordinating with construction crews, location where spoils shall be deposited, and procedures for observation, screening, and documentation. In determining sampling protocols, the plan shall consider the archaeological sensitivity of the location from which the sediment has been removed. In areas where archaeological deposits were not identified or were determined to be disturbed, visual observation of a small sample of the spoils (less than 5 percent) shall be required. In areas where intact archaeological deposits were identified, even if they were subject to data recovery, visual observation of a larger sample of the spoils (approximately 20 percent) and screening of a subset of this sample (approximately 5 percent) shall be required. o *Unanticipated Discovery Protocol*: As required by Section 15064.5(f) of the CEQA Guidelines, the CRMMP shall include provisions for historical or unique archaeological resources accidentally discovered during						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
construction. If cultural materials are discovered during construction, all ground disturbance within a 100-foot-wide buffer of the immediate discovery area shall temporarily cease until the District's qualified archaeologist can assess the nature and significance of the find. If the feature or deposit appears to be intact, it shall be evaluated according to the procedures detailed in the archaeological testing and evaluation plan and the District shall be immediately notified. If the feature or deposit is determined to be significant, the procedures outlined in the data recovery plan shall be implemented. • ***Native American Cultural Patrimony:*** In the event of the discovery, during any stage of archaeological research or construction, of objects or features with cultural value to descendant communities, including Native American burial remains, associated and unassociated funerary objects, sacred objects, and other cultural patrimony, all ground-disturbing activities in the vicinity of the discovery shall cease immediately. In case isolated objects are encountered in disturbed stratigraphic contexts, the Native American monitor shall be consulted to ensure appropriate treatment or disposition of the objects (per MM CR-4). In case intact deposits are encountered that may reasonably indicate the presence of burial features or						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
human remains, a 100-foot-wide buffer shall be established around the find to secure it from further disturbance and all applicable protocols shall be followed in accordance with MM CR-3.						
MM CR-2 Documentation of Pond 20 to Historic American Landscape Survey Standards and Development of Educational Display. Prior to commencement of any ground-disturbing activities within the Wetland Mitigation Bank Parcel, the District shall supplement the existing HALS documentation of the WSC Salt Works District (USFWS 2001) with additional research, field recordation, and photographic documentation of Pond 20A to HALS standards. Further documentation of Pond 20A shall include: (1) large-format photographic recordation of views of the setting and character-defining features of the portion of Pond 20A within the project site, including levees, channels, secondary berms delimiting individual ponds, and wooden post-and-plank features; (2) preparation of a detailed plan of the historical features of Pond 20A based on field recordation; (3) a detailed historical narrative report; and (4) compilation of historical research, photographs, and maps. The documentation shall be completed by a qualified historian or architectural historian who meets the Secretary of the Interior's Professional Qualification Standards for History or Architectural History. The archival documentation shall be donated to a suitable repository, such as the San Diego	Collect further documentation of Pond 20 for supplement to existing HALS documentation	District	Prior to construction	Project Level		

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
History Center, and copies shall be provided to local historical organizations, such as the South Bay Historical Society. Because creation of the Wetland Mitigation Bank Parcel would alter or destroy some of the existing features of Pond 20A that are representative of past salt works activities (while retaining others, such as the surrounding berm), the District shall design, fabricate, and install an educational display based on archival documentation. The educational display shall include two interpretive panels with historical photographs, maps, and narrative text demonstrating the history of the salt pond and its past use, to be placed in public view at suitable locations at the southern (along Palm Avenue) and western (adjacent to the 13th Street parking lot) boundaries of the project site. The panels shall include information directing viewers to a website, to be designed, prepared, and maintained by the District, providing further historical narratives, photographs, and maps based on archival documentation.						
MM CR-3 Inadvertent Discovery of Human Remains. If any previously unrecorded human remains are inadvertently discovered during archaeological investigations or construction, all ground-disturbing activities in the vicinity of the discovery shall cease immediately and a 100-foot-wide buffer shall be established around it to secure it from further disturbance. California State law (Health and Safety Code Section 7050.5; PRC Sections 5097.94, 5097.98	Implement procedures if human remains discovered	District and contractor	During construction	Project Level and Program Level		

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
and 5097.99) shall be followed. This law specifies that work shall stop immediately in any areas where human remains or suspected human remains are encountered. The District and the county coroner shall be immediately notified of the discovery. The coroner has 2 working days to examine the remains after being notified by the lead agency. If the remains are determined to be Native American, the coroner has 24 hours to notify NAHC, who shall determine the most likely descendant. The NAHC shall immediately notify the identified most likely descendant, and the most likely descendant has 48 hours to make recommendations to the landowner or representative for the respectful treatment or disposition of the remains and grave goods. If the most likely descendant does not make recommendations within 48 hours, the area of the property shall be secured from further disturbance. If no recommendation is given, the District or its authorized representative shall re-inter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance.						
Geology and Soils						
MM GEO-1 Paleontological Monitoring in Areas of Sensitivity. To reduce potential impacts on paleontological resources, all proposed grading and excavating to depths greater than 10 feet shall be monitored by a qualified paleontologist(s), approved by the District's Planning Department, paid for by	Retain a qualified Paleontologist and conduct monitoring	District and project proponent	If grading or excavations would occur at depths greater than 10 feet, then a qualified paleontologist shall be retained prior to	Program Level		

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
the project proponent. Specifically, the project proponent and/or its construction supervisor shall ensure the following measures are implemented. • A qualified Paleontologist shall attend the preconstruction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. A qualified Paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques, who is knowledgeable in the geology and paleontology of San Diego County, and who has worked as a paleontological mitigation project supervisor in the County for at least 1 year. • A paleontological monitor shall be on site on a full-time basis during excavation and pile driving activities that occur 10 feet or more bgs, to inspect exposures for contained fossils. The paleontological monitor shall work under the direction of the qualified Paleontologist. A paleontological monitor is defined as an individual selected by the qualified Paleontologist who has experience in the collection and salvage of fossil materials. • If fossils are discovered, the Paleontologist shall recover them and temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner.			construction and monitor during construction			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
• Fossil remains collected during the monitoring and salvage portion of the mitigation program shall be cleaned, repaired, sorted, and catalogued. • Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited (as a donation) in a scientific institution with permanent paleontological collections, such as the San Diego Natural History Museum. Donation of the fossils shall be accompanied by financial support for initial specimen storage, paid for by the project proponent. Within 30 days after the completion of an excavation and pile-driving activities, a final data recovery report shall be completed by the qualified Paleontologist that outlines the results of the mitigation program. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.						
Greenhouse Gas Emissions						
MM GHG-1 Greenhouse Gas Emission Reducing Design. Prior to approval, future commercial developments shall list all GHG emission-reducing measures and demonstrate where these measures would be located in the plans. A report demonstrating compliance shall be submitted to the District's Planning Department. The following is a list of proposed sustainability measures from the District	Incorporate GHG emission reducing measures into the design.	Project proponent	Prior to construction	Program Level		
	Verify GHG reducing measures have been incorporated into the building plans.	District				

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
CAP that shall be required and incorporated into the CDP for the project. • General measures: o No commercial drive-through shall be implemented. • Water: o Indoor water consumption shall be reduced by 20 percent lower than baseline buildings (defined by Leadership in Energy and Environmental Design as indoor water use after meeting Energy Policy Act of 1992 fixture performance requirements) through use of low-flow fixtures in all administrative and common area bathrooms. o Low-water plantings and drip irrigation shall be installed, and domestic water demand from the city system for landscaping purposes shall be minimized. • Waste: o Compliance with AB 939 shall be mandatory and include recycling at least 50 percent of solid waste; recycling of demolition debris shall be mandatory and include recycling at least 65 percent of all construction and demolition debris. o All commercial, restaurant, and retail uses shall implement recycling, composting of food						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
waste and other organics, and the use of reusable products instead of disposable products to divert solid waste from the landfill stream. o Recycled, regional, and rapidly renewable materials shall be used where appropriate during project construction. • Energy: o Energy efficiency design features shall be incorporated that exceed the most recent Title 24 California Building Energy Efficiency Standards. Measures that may be implemented include: ▪ Only fluorescent, light-emitting diodes, compact fluorescent lights, or the most energy-efficient lighting that meets required lighting standards and is commercially available shall be used. ▪ Occupancy sensors for all vending machines shall be installed in new buildings at the project site. ▪ On-site renewable energy to new buildings shall be implemented, unless the system cannot be built due to structural and operational constraints; evidence must be provided if not feasible, subject to District concurrence.						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
▪ Cogeneration systems (i.e., combined heat and power systems) shall be installed in new buildings constructed at the project site. ▪ High-performance glazing with a low solar heat gain coefficient value that reduces the amount of solar heat allowed into the building shall be installed, without compromising natural illumination. ▪ Increased insulation shall be installed. ▪ Cool roofs with an R value of 30 or better shall be installed. ▪ Sun-shading devices shall be installed, as appropriate. ▪ High-efficiency heating, ventilating, and air conditioning systems and controls shall be installed. ▪ Programmable thermostats shall be installed. ▪ Variable frequency drives shall be installed. ▪ Energy Star-rated appliances shall be installed. • Mobile sources:						

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o A minimum 6 percent of parking spaces shall be electric vehicle-ready. o A TDM plan for each project component that requires mandatory employer commuting measures, such as carpooling, transit subsidies, and vanpools, shall be implemented to reduce worker trips and parking demand. o Bicycle parking shall be included in project design. The number of spaces shall be, at a minimum, 5 percent of new automobile parking spaces. • Carbon sequestration and land use: o Trees and shrub planters shall be installed throughout the project area as part of the landscape plan.						
MM GHG-2 Electric Heating and Zero Net Energy Building. The District shall require all development to meet the state's Zero Net Energy standards, if the standards are adopted prior to commencement of construction.	Incorporate electric heating and Zero Net Energy standards into the design.	Project proponent	Prior to construction	Program Level		
	Verify electric heating and Zero Net Energy standards have been incorporated into the building plans.	District				
Hazards and Hazardous Materials						
MM HAZ-1 Prepare and Implement a Soil Management Plan. Prior to construction, the project proponent shall retain a licensed	Prepare and implement Soil Management Plan	District, project proponent, and contractor	Prior to construction prepare Soil Management Plan	Project Level and Program Level		

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
Professional Geologist, Professional Engineering Geologist, or Professional Engineer with experience in contaminated site restoration to prepare and submit a Soil Management Plan to the District for review and approval. After the District's review and approval, the project proponent shall implement the Soil Management Plan. The plan shall include general provisions for how soils shall be managed within the project site. The plan shall ensure that soil requiring additional testing is identified and any soils that contain contaminants over the screening thresholds are properly managed. The plan shall address CCR Title 22 and Section 13260(a) of the California Water Code. The Soil Management Plan shall include the following: • A *Site Contamination Characterization Report* (Characterization Report) delineating the vertical and lateral extent and concentration of residual contamination from the site's past uses. The Characterization Report shall include a compilation of data based on historical records review and from prior reports and investigations and, where data gaps are found, include new soil sampling to characterize the existing vertical and lateral extent and concentration of residual contamination. The project applicant shall coordinate with the County of San Diego Department of Health if the Characterization Report identifies contamination. • A *Soil Testing and Profiling Plan* (Testing and Profiling Plan) for those materials that			and implement during construction			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
would be reused onsite, reused offsite, or disposed of during construction. Testing shall occur for all potential contaminants of concern, which shall include CCR Title 22 metals, VOCs, and TPH at a minimum, and may also include polyaromatic hydrocarbon, pesticides, polychlorinated biphenyls, or any other suspected potential contaminants. For onsite soil reuse, the Testing and Profiling Plan shall document testing results compared to the ERL thresholds for adverse biological effects (Long et al. 1995). For off-site soil reuse, the Testing and Profiling Plan shall document compliance with applicable screening criteria, which may include U.S. EPA Region 9 RSLs for composite worker soil, DTSC Modified screening levels for commercial and industrial soils, and Tier 1 SSLs contained in RWQCB San Diego Region Order No R9-2014-0041, Conditional Waivers of Waste Discharge Requirements for Low Threat Discharges in the San Diego Region (Waiver 10, Section B(4)). However, offsite reuse screening criteria may be site specific. For offsite disposal, the Testing and Profiling Plan shall document compliance with CCR Title 22 for proper identification and segregation of hazardous and solid waste as needed for acceptance at a CCR Title 22–compliant offsite disposal facility. All excavation activities shall be actively monitored by a licensed Professional Geologist, Professional Engineering Geologist, or Professional Engineer for the potential presence of						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
contaminated soils and for compliance with the Testing and Profiling Plan. • A *Soil Disposal Plan* (Disposal Plan), which shall describe the process for excavation, stockpiling, dewatering, treating, and loading and hauling of soil from the site. This plan shall be prepared in accordance with the Testing and Profiling Plan (i.e., in accordance with CCR Title 22 and U.S. DOT Title 40 CFR Part 263), Section 13260(a) of the California Water Code, and current industry best practices for the prevention of cross contamination, spills, or releases. Measures shall include, but not be limited to, segregation into separate piles for waste profile analysis based on organic vapor, and visual and odor monitoring. Alternatively, soil shall be fully characterized *in situ*, prior to excavation, and may be loaded directly for transport and reuse or disposal in lieu of stockpiling. General soil management controls to be implemented by the contractor and the following topics shall be addressed within the Soil Management Plan: • Dust control • Management of soil stockpiles • Stormwater erosion control using BMPs, as specified in a SWPPP						
MM HAZ-2 Prepare and Implement a Site Worker Health and Safety Plan. Prior to construction the project proponent shall	Prepare and implement Site	District, project proponent, and contractor	Prior to construction prepare Site Worker Health and Safety	Project Level and Program Level		

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
prepare and submit a Site Worker Health and Safety Plan (Safety Plan) to the District for review and approval. The Safety Plan shall ensure compliance with 29 CFR Part 120, Hazardous Waste Operations and Emergency Response regulations for site workers at uncontrolled hazardous waste sites. The Safety Plan shall ensure that site workers potentially exposed to site contamination in soil and groundwater are trained, equipped, and monitored during site activity. The training, equipment, and monitoring activities shall ensure that workers are not exposed to contaminants above personnel exposure limits established by Table Z, 29 CFR Part 1910.1000. The Safety Plan shall be signed by and implemented under the oversight of a California State Certified Industrial Hygienist.	Worker Health and Safety Plan		Plan and implement during construction			
Hydrology and Water Quality						
MM HY-1 Bridge and Channel Scour Monitoring and Maintenance. A Bridge and Channel Scour Monitoring and Maintenance Program shall be developed and implemented by the District. The program shall outline a survey plan to be carried out for a minimum of 10 years. The survey plan shall: • Identify protocols for collecting baseline data prior to commencement of construction; • Identify a minimum of 5 cross sections to be surveyed for scour and the area to be surveyed for sensitive habitats;	Prepare a Bridge and Channel Scour Monitoring and Maintenance Program	District	Prior to completion of the project	Project Level		
	Conduct monitoring	District in coordination with USFWS	For a minimum of 10 years after construction is complete			
	Implement adaptive strategies	District in coordination with USFWS	When identified			

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
• Require annual monitoring for at least 10 years; • Identify ideal conditions for monitoring (i.e., season, tide level); • Identify monitoring protocols (i.e., qualified biologist); and • Require a professional engineer and qualified biologist to review the results of the surveys. Based on the results of the survey, a professional engineer shall compare the results of the annual surveys to baseline conditions to determine the amount of scour at each cross section. The professional engineer shall identify adaptive management strategies, if necessary, to ensure the existing structures do not fail, including the Bayshore Bikeway Bridge and salt pond berms. During the 10th year of monitoring, the professional engineer shall determine if additional annual monitoring is needed. Additional annual monitoring shall be assessed on an annual basis following the completion of 10 years of monitoring. The qualified biologist shall compare the results of the annual surveys to baseline conditions to determine impacts on sensitive habitats. If impacts on sensitive habitat are documented, then compensatory mitigation per MM BR-10 shall be determined in consultation with applicable agencies.						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
The cross sections included in the program shall include the channel in the area of the Bayshore Bikeway Bridge and the narrow channel cross section of the Otay River immediately downstream of the bridge near Pond 22 identified in Environmental Science Associate's 2020 Hydrodynamic Modeling Report (Appendix K to this EIR). The sensitive habitat survey area shall include the area from the berm breach site to the marsh bank at the narrow channel cross section of the Otay River. As part of the baseline data collected, the program shall require probing the sediment in the channel in the vicinity of the Bayshore Bikeway Bridge. The conservatively high estimate in Environmental Science Associates' 2020 Hydrodynamic Modeling Report (Appendix K to this EIR) identified the potential for widening of the channel to occur if downcutting is limited at this location. If hardened areas in the sediment are identified at this location, the professional engineer shall identify adaptive management strategies. Baseline data should also include vegetation mapping from the berm breach site to the marsh bank at the narrow channel cross section of the Otay River. The program shall identify adaptive management strategies that are appropriate for the location, which would not impact tidal influence at the mitigation bank, and are approved by the professional engineer.						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
Potential adaptive management strategies include: • Removal of hardened sediment near the Bayshore Bikeway Bridge; • Excavation of sediment; • Re-grading of the channel; and • Armoring of the channel. If re-grading or armoring is required, the program shall include measures to ensure consistency with post-construction erosion control plans.						
Noise						
MM NOI-1 Employ Noise Reducing Measures During Construction. Construction of the future commercial development on Parcels A, B, and/or C shall be required to comply with the following measures: a) Construction activity is prohibited between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, that would create disturbing, excessive, or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator, in	• Limit construction activities to the hours permitted by the San Diego Municipal Code • Equip engines with appropriate mufflers • Prepare a noise construction plan • Install noise barriers where required	Contractor	Prepare noise construction plan prior to construction and implement remaining measures during construction	Program Level		
	Verify contractor works during permitted hours, installs appropriate mufflers, prepares a noise construction plan, and installs noise barriers when required	District				

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
conformance with San Diego Municipal Code Section 59.5.0404. No noise variance permit would be sought and construction would adhere to the times identified above. b) The contractor shall equip all internal combustion engines with the manufacturer-recommended muffler and shall not operate any internal combustion engine on the job site without the appropriate muffler. c) The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance. d) When construction activities are projected to exceed 75 dBA L_{eq} during the 12–hour period from 7:00 a.m. to 7:00 p.m., equipment generating the noise shall be acoustically shielded with temporary noise barriers or pile driving shielding. The need for and feasibility of temporary noise barriers would be evaluated on a case-by-case basis by considering the distance to						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
noise-sensitive receptors, available space at the construction location, safety, and proposed project operations.						
Transportation						
MM TRAN-1 Implement Transportation Demand Management Measures. To reduce VMT by operation of future commercial development, the following TDM reduction measures from the SANDAG Mobility Management VMT Reduction Calculator Tool shall be implemented. • *1B Mandatory Employer Commute Program.* The District shall mandate future project applicants to implement a commute program as part of their lease. Employer offers a mandatory employer commute trip reduction program. The program may include a carpool or vanpool program, subsidized or discounted transit passes, bike amenities, encouragement for telecommuting and alternative work schedules, commute trip reduction marketing, and preferential parking permit program. o *1C Employer Carpool Program.* Employers can encourage carpooling by providing ridematching assistance to employees; providing priority parking for carshare vehicles; and providing incentives for carpooling. The District shall mandate future project applicants to implement a	Implement TDM reduction measures Verify TDM reduction measures have been implemented	Project proponent District		Program Level		

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
commute program as part of their lease. o *1D Employer Transit Pass Subsidy.* Employers can encourage employees to take transit by subsidized or discounted daily or monthly public transit passes to employees. o *1E Employer Vanpool Program.* Vanpooling is a flexible form of public transportation that provides groups of 5–15 people with a cost-effective and convenient rideshare option for commuting. An employer can encourage ridesharing by subsidizing vanpooling for employees that have a similar origin and destination and by providing priority parking for employees that vanpool. The SANDAG Vanpool Program provides a subsidy of up to $400 per month to offset the vehicle lease cost. • *4C Bike Facility Improvement.* A bikeway network includes an interconnected system of bike lanes, bike paths, and cycle tracks (Class I, Class II, and Class IV facilities). Bike facilities may share the roadway with vehicles or provide a dedicated pathway that separates bikes from cars or pedestrians. Increasing the network of bike facilities help to encourage biking as a safe and convenient alternative to driving.						

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
					Initial	Date
Tribal Cultural Resources						
MM TCR-1 Native American Monitoring. The District shall retain a qualified Native American cultural resource monitor to be present during all archaeological investigations, grading, and subsurface disturbance within the project site. In the event that on-site monitoring of excavations is determined unfeasible due to safety or logistical concerns, the Native American monitor shall be present during off-site visual observation or screening of sediment, as detailed in MM CR-1. The Native American monitor shall work in coordination with the archeological monitor and the District's qualified archaeologist, who shall notify them in advance of the schedule and locations for cultural resource monitoring activities. If more than one location is under construction at a given time, and if both locations cannot effectively be monitored by one individual, more than one Native American monitor may be required. Because the Native American monitor is invited to participate, work shall be allowed to continue without their presence. The Native American monitor shall not have the authority to temporarily halt equipment or issue a stop-work order. The Native American monitor shall report any concerns and input to the archaeological monitor or the District's qualified archaeologist, who shall be responsible for taking the appropriate action in response.	Retain a qualified Native American monitor	District or project proponent	During construction	Project Level and Program Level		

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measures	Action Required	Responsible Party	Timing for Mitigation Measure	Implementation Phase	Compliance Verification	
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Notes:

AB=Assembly Bill; ACHP=Advisory Council on Historic Preservation; ACOE=United Sates Army Corps of Engineers; bgs=below ground surface; BMP=best management practices; CAP=Climate Action Plan; CCC=California Coastal Commission; CCR=California Code of Regulations; CDFG=California Department of Fish and Game; CDFW=California Department of Fish and Wildlife; CDP=Coastal Development Permit; CEQA=California Environmental Quality Act; CFR=Code of Federal Regulations; CNPS=California Native Plant Society; CRHR=California Register of Historical Resources; CRMMP=Cultural Resource Mitigation and Management Plan; dBA=A-weighted decibel; DOT=Department of Transportation; DTSC=Department of Toxic Substances Control; EIR=environmental impact report; EPA=Environmental Protection Agency; ERL=effects range low; ESHA=environmentally sensitive habitat areas; FR=*Federal Register*; GHG=greenhouse gas; GPS=global positioning system; HALS=Historic American Landscapes Survey; L_{eq}=equivalent sound level; NAHC=Native American Heritage Commission; NMFS=National Marine Fisheries Service; MM=mitigation measures; OHP=Office of Historic Preservation; ORERP=Otay River Estuary Restoration Project; OSHA=Occupational Safety and Health Administration; PRC=Public Resources Code; RSL=Regional Screening Levels; RWQCB=Regional Water Quality Control Board; SANDAG=San Diego Association of Governments; SCIC=South Coast Information Center; SHA=sensitive habitat area; SOI=Secretary of Interior; SSL=Soil Screening Levels SWPPP=Storm Water Pollution Prevention Plan; TDM=transportation demand management; TPH=total petroleum hydrocarbons; USFWS=United States Fish and Wildlife; U.S.=United States; VMT=vehicle miles traveled; VOC=volatile organic compounds; WEAP=Worker Environmental Awareness Program; WOS=Waters of the State; WOUS=Waters of the United States; WSC=Western Salt Company