APPENDIX B

2009 FEIR MITIGATION, MONITORING AND REPORTING PROGRAM

0.4 MITIGATION MONITORING AND REPORTING PROGRAM

0.4.1 INTRODUCTION AND SUMMARY

Pursuant to Section 21081.6 of the Public Resources Code and the *California Environmental Quality Act* (CEQA) *Guidelines* Section 15097, public agencies are required to adopt a monitoring or reporting program to assure that the mitigation measures and revisions identified in the Environmental Impact Report (EIR) are implemented. As stated in Section 21081.6 of the Public Resources Code:

> *"…the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment."*

Pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to certification of the EIR. The Mitigation Monitoring and Reporting Program (MMRP) must be adopted when making the findings (at the time of approval of the project).

As defined in the *CEQA Guidelines*, Section 15097, "reporting" is suited to projects that have readily measurable or quantitative measures or which already involve regular review. "Monitoring" is suited to projects with complex mitigation measures, such as wetland restoration or archaeological protection, which may exceed the expertise of the local agency to oversee, are expected to be implemented over a period of time, or require careful implementation to assure compliance. Both reporting and monitoring would be applicable to the proposed project.

The EIR prepared for the El Corazon Specific Plan (SCH No. 1998091006) provided an analysis of the environmental effects resulting from construction and operation of the project. A thorough scientific and engineering evaluation of each alternative was undertaken in compliance with CEQA, including the identification of measures designed to avoid or substantially reduce the potential adverse effects of each alternative.

0.4.2 MITIGATION MATRIX

To sufficiently track and document the status of mitigation measures, a mitigation matrix has been prepared and includes the following components:

- Mitigation measure (text)
- Type
- Monitor
- Schedule

Mitigation measure timing of verification has been apportioned into several specific timing increments. Of these, the most common are:

1. During construction of the project
2. During operation of the El Corazon Specific Plan

The mitigation matrix is included in Table 0.4-1.

Table 0.4-1. Mitigation Monitoring and Reporting Program Checklist

Mitigation Measure	Type	Monitor	Schedule
AIR QUALITY			
Adequate water or other dust palliatives shall be utilized on all disturbed areas, including staging areas.	Construction Monitoring (CM)	Planning Division	During construction.
All paved streets from which site access is taken shall be washed down or swept to remove dirt carried from the site to the street in order to keep vehicles from pulverizing the dirt into fine particles.	CM	Planning Division	During construction.
Wetting/stabilizing of disturbed soils, sweeping and clearing dirt from affected roadways, adherence to traffic mitigation measures shall occur to reduce congestion and thus pollutant.	CM	Planning Division	During grading and construction.
All vehicles shall be covered with tarps when hauling dirt to or from the site on public roadways unless additional moisture is added to prevent material blow-off during transport.	CM	Planning Division	During construction.
Construction equipment shall be maintained, kept properly tuned, and operated in an efficient manner to reduce peak emission levels.	CM	Planning Division	During construction.
The construction contractor(s) shall adhere to all San Diego County APCD Rules and Regulations.	CM	Planning Division	During construction.
Adherence to traffic mitigation measures to reduce congestion and hence pollution.	CM	Planning Division	During construction.
Cover backfill material when not actively hauled.	CM	Planning Division	During construction.
Soil loader buckets should be emptied slowly and the height of the drop load shall be minimized to the extent practicable.	CM	Planning Division	During construction.
Limit size of equipment staging area to the smallest footprint feasible.	CM	Planning Division	During construction.
Construction vehicles shall drive 15 mph or less on unpaved roadways within the project site.	CM	Planning Division	During construction.
Wheels and undercarriage of haul trucks shall be cleaned prior to leaving the site.	CM	Planning Division	During construction.
Dirt trackout control devises shall be installed and maintained where paved and unpaved travel routes intersect.	CM	Planning Division	During construction.
Signage shall be placed in visible areas on the project site with a name and telephone number to call for complaints related to fugitive dust. The calls shall be responded to in a timely manner.	CM	Planning Division	During grading and construction.
A dust control plan shall be prepared for the project and submitted to the Engineering Department prior to earthwork activity.	CM	Engineering Division	Prior to ground disturbing activities.
Construction equipment shall use CARB-certified off road engines that are three years old or less, be alternatively fueled, or install add-on control devices to reduce emissions.	CM	Planning Division	During construction.
Require a buffer zone between sensitive receptors and construction activities.			

Mitigation Measure	Type	Monitor	Schedule
Reduce vehicular emissions by implementing TDM strategies, including, but not limited to: • Provide shuttle service from the El Corazon project site to the SPRINTER station located at the southwest corner of Oceanside Boulevard and Rancho del Oro Drive to encourage the use of public transportation; • Provide sidewalks along all project roadways, particularly to the bus shelter and transit station; • Provide bike lanes on all major internal roadways connecting to the nearby major roadways. A bikeway plan shall be maintained and promoted; and, • Promote TDM principles such as peak hour trip reduction, staggered work hours, ride sharing, telecommuting, and the use of public transportation or other measures, as appropriate.	Operation Management (OM)	Planning Division	During final design of project-level activities.
Identify activity centers that would benefit from increased transit access and work with North County Transit District (NCTD) to enhance service to these centers. The preceding mitigation measures are not adequate to reduce long-term operational emissions. No other feasible mitigation measures are available to substantially reduce long-term operational emissions.	OM	Planning Division	During operation.
Establish a carpool/vanpool program, including preferential parking for carpools and van pools.	OM	Planning Division	Prior to occupancy of buildings.
Implement a parking fee program or a parking cash-out program for non-driving employees.	OM	Planning Division	Prior to occupancy of buildings.
Orient future building entrances near transit stops, to the maximum extent practicable.	CM	Planning and Engineering Divisions	During final design of project-level activities
As public transit providers expand services in the future, the City will ensure that the bus stops and other improvements for those services are available in the Specific Plan area.	OM	Planning Division	As public transit providers expand service throughout the life of the project.
Plant shade trees in parking lots.	CM	Engineering Division	During landscaping activities.
Reduce standard paving by 20%.	CM	Planning Division	During final design of project-level activities.
Use energy-efficient and automated controls for air conditioning. Additionally, use lighting controls and energy-efficiency interior lighting and built-in energy-efficient appliances.	OM	Planning Division	During final design of project-level activities.
Use double-paned windows and low emission water heaters	OM	Planning Division	During final design of project-level activities.

<table>
<tr><th>Mitigation Measure</th><th>Type</th><th>Monitor</th><th>Schedule</th></tr>
<tr><td>BIOLOGICAL RESOURCES</td><td></td><td></td><td></td></tr>
<tr><td>The following mitigation for impacts to non-native grassland, Diegan coastal sage scrub, disturbed Diegan coastal sage scrub, baccharis scrub, willow riparian, freshwater marsh, mulefat scrub, and open water shall apply, the project proponent shall either create new habitat or purchase mitigation credits at the following ratios and quantities:

<table>
<tr><th>Habitat</th><th>Impacts (including Phase 1 Trails)</th><th>Mitigation Ratio (Mitigation : Impact)</th><th>Mitigation Acreage</th></tr>
<tr><td>Non-native Grassland</td><td>183.9</td><td>0.5:1</td><td>91.95</td></tr>
<tr><td>Diegan Coastal Sage Scrub</td><td>0.06</td><td>3:1</td><td>0.18</td></tr>
<tr><td>Disturbed Diegan Coastal Sage Scrub</td><td>0.01</td><td>3:1</td><td>0.03</td></tr>
<tr><td>Baccharis Scrub</td><td>0.06</td><td>3:1</td><td>0.18</td></tr>
<tr><td>Willow Riparian[1]</td><td>0.12</td><td>No net loss of functions and values (replacement ratio between 1:1 and 4:1)</td><td>Ranges between 0.12 to 0.48</td></tr>
<tr><td>Freshwater Marsh[1]</td><td>0</td><td>No net loss goal (replacement ratio between 1:1 and 4:1)</td><td>0</td></tr>
<tr><td>Mulefat Scrub[1]</td><td>0.25</td><td>No net loss goal (replacement ratio between 1:1 and 4:1)</td><td>Ranges between 0.25 to 1.0 acres</td></tr>
<tr><td>Open Water[1]</td><td>3.6</td><td>No net loss goal (replacement ratio between 1:1 and 4:1)</td><td>Ranges between 3.6 to 14.4 acres</td></tr>
</table>
[1] All impacts to wetland habitats and mitigation for such impacts must be reviewed and approved by federal and state agencies with jurisdiction over wetlands and the ratios may differ than those noted here. Wetland habitats are subject to the goal of no net loss in acreage, function, and biological value. The highest priority will be given to impact avoidance and minimization.

These mitigation ratios represent the minimum requirements in accordance with the provisions of the adopted MHCP and draft Oceanside Subarea Plan. On-site mitigation for coastal sage scrub and other habitat areas will be proposed as appropriate for the future trails and other development under the El Corazon Specific Plan.</td><td>CM</td><td>Planning Division</td><td>Upon project completion.</td></tr>
<tr><td>Final design of Phase 1 Trail network shall be placed to avoid direct impacts to riparian habitats (e.g., mulefat scrub and willow riparian).</td><td>CM</td><td>Engineering Division</td><td>Prior to ground disturbing activities associated with the Phase 1 Trail network.</td></tr>
</table>

Mitigation Measure	Type	Monitor	Schedule
A qualified biologist shall conduct a training session for all project personnel prior to any grading/construction activities. At a minimum the training shall include a description of the target species of concern, its habitats, the general provisions of the Endangered Species Act (Act) and the MHCP, the need to adhere to the provision of the Act and the MHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the target species of concern as they relate to the project, any provisions for wildlife movement, and the access routes to and project site boundaries within which the project activities must be accomplished.	CM	Planning Division	Prior to grading and construction activities.
Placement of equipment and personnel within environmentally sensitive habitat areas, stream channels, or on sand and gravel bars, banks and adjacent upland habitats used by target species of concern shall be avoided. Activities that can not be conducted without placing equipment or personnel in sensitive habitats shall be timed to avoid the breeding season of the target species of concern.	CM	Planning Division	During construction.
Equipment storage, fueling, and staging areas shall be located to minimize risks of direct drainage into riparian areas or other environmentally sensitive habitats. These designated areas shall be located in such a manner as to prevent runoff from entering sensitive habitats. All necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. All project related spills of hazardous materials shall be reported to appropriate entities including but not limited to the City of Oceanside, USFWS, and CDFG, SWQCB and shall be cleaned up immediately and contaminated sails removed to approved disposal areas.	CM	Planning Division	During construction.
Erodible fill material shall not be deposited into watercourses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.	CM	Planning Division	During construction.
Stockpiling of materials and other aspects of construction staging shall be limited to disturbed areas without native vegetation, areas to be impacted by project development or in non-sensitive habitats.	CM	Planning Division	During construction.
“No-fueling zones” shall be established within a minimum of 10 meters (33 feet) from all drainages and fire sensitive areas.	CM	Planning Division	During construction.
If night work is necessary, night lighting should be of the lowest illumination necessary for human safety, selectively place, shielded and directed away from natural habitats.	CM	Planning Division	During construction.
To avoid attracting predators of the target species of concern, the project site shall be kept clean of debris as much as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site. Pets of project personnel shall not be allowed on site where they may come in contact with any listed species.	CM and OM	Planning Division	During construction and operation.
Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans.	CM	Planning Division	During construction.

Mitigation Measure	Type	Monitor	Schedule
The monitoring biologist shall oversee the installation of construction fencing to limit areas of disturbance and specify construction areas, stating areas and routes of travel. Additionally, the biologist shall oversee the installation of construction fencing and erosion control measures within or up-slope of upland restoration and/or preservation areas. This fencing and erosion control features shall be monitored on a weekly basis and daily during rain events to ensure that any breaks in the fence or erosion control measures are rapidly repaired.	CM	Planning Division	During construction.
A minimum of three focused surveys, on three separate days, shall be conducted to determine the presence of California gnatcatcher and vireo, nest building activities, egg incubation activities in or within 500 feet of the project impact limits. Surveys will begin a minimum of seven days prior to performing vegetation clearing/grubbing and one survey will be conducted the date immediately prior to the initiation of remaining work. If any gnatcatcher or vireo nest is found in or within 500 feet of initial vegetation clearing/grubbing or project construction, the monitoring biologist shall postpone work within 500 feet of the nest and contact and coordinate with the Wildlife Agencies. In addition, the biologist shall walk ahead of any clearing/grubbing equipment to flush birds towards areas of CSS to be avoided. The monitoring biologist will also record the number and location of gnatcatchers disturbed by vegetation clearing/grubbing. The applicant shall notify the Wildlife Agencies at least seven days prior to vegetation clearing/grubbing to allow the Service to coordinate with the biologist on bird flushing activities. Additional surveys will be done once a week during project construction in the breeding season. The additional surveys may be suspended as approved by the Wildlife Agencies, The applicant shall notify the Wildlife Agencies at least seven day prior to the initiation of surveys and within 24 hours of locating any gnatcatchers or vireos.	CM	Planning Division	Prior to construction.
Clearing and grubbing within and construction adjacent to sensitive habitats (including nonnative grassland) shall occur outside of the California gnatcatcher and least Bell's vireo breeding season (February 15 to September 15) unless a qualified biologist demonstrates to the Wildlife Agencies that any nesting activities are complete.	CM	Planning Division	During construction
The qualified biologist (as approved by the Wildlife Agencies) shall monitor areas of initial clearing and grubbing of sensitive habitats (including nonnative grassland) and any project construction within 500 feet of preserved habitat on a weekly basis. The monitoring biologist shall be knowledgeable of gnatcatcher and vireo ecology. The name of the monitoring biologist shall be submitted to the Wildlife Agencies at least 30 days prior to initiating the project impacts. The monitor shall also ensure that work activities do not generate excessive amounts of dust.	CM	Planning Division	During construction.
The monitoring biologist shall submit monthly letter reports (including photographs of impact areas) to the Wildlife Agencies during clearing of habitat and/or project construction within 500 feet of avoided habitat. The weekly report shall document that authorized impacts were not exceeded, work did not occur within the 500-foot setback except as approved by the Service, and general compliance with all conditions. The reports shall also outline the duration of gnatcatcher and vireo monitoring, the location of construction activities, the type of construction which occurred, and equipment used. The reports shall	CM	Planning Division	During habitat clearing and/or project construction.

Mitigation Measure	Type	Monitor	Schedule
specify numbers, locations and sex of gnatcatchers and vireo (if present), observed gnatcatchers and vireo behavior, and remedial measures employed to avoid, minimize and mitigated impacts to gnatcatchers and vireo. Raw field notes shall be made available to the Wildlife Agencies upon request.			
A final report shall be submitted to the Wildlife Agencies within 60 days of project completion including: as build construction drawing with an overlay of habitat that was impacted, avoided, photographs of habitat areas that were to be avoided and other relevant summary information documenting that authorized impacts were not exceeded and that general compliance with all biological resources mitigation measure related to project construction were achieved.	OM	Planning Division	Upon project completion.
The monitoring biologist shall be empowered to halt work activity if necessary and to confer with staff from the City of Oceanside to ensure the proper implementation of species and habitat protection measures.	CM	Planning Division	During construction.
The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species. All revegetation plans shall be prepared and implemented consistent with Appendix C (Revegetation Guidelines of the Final MHCP Plan – Volume II) and shall require written concurrence of the USFWS and CDFG.	CM	Planning Division	During construction.
Any habitat destroyed that is not in the identified project footprint shall be disclosed immediately to the City of Oceanside, USFWS, and CDFG and shall be compensated at a minimum ratio of 5:1.	CM	Planning Division	During construction.
If dead or injured listed species are located, initial notification must be made within three working days, in writing to the Service's Division of Law Enforcement in Torrance, California and by telephone and in writing to the applicable jurisdiction, Carlsbad Field Office of the USFWS, and CDFG.	CM	Planning Division	During construction.
The City of Oceanside shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project conditions and BMPs.	CM and OM	Planning Division	During construction and operation.
Any planting stock to be brought onto the site for landscaping or ecological restoration shall be first inspected by a qualified pest inspector to ensure it is free of pest species that could invade natural areas, including but not limited to Argentine ants, fire ants, and other insect pests. Any planting stock found to be infested with such pests shall not be allowed on the project site or within 300 feet of natural habitats. The stock shall be quarantined, treated or disposed of according to best management principles by qualified experts in a manner that precludes invasions into natural habitats.	CM	Planning Division	Prior to landscaping and ecological restoration.
Any temporary irrigation installed for the restoration area shall be used for the shortest duration possible.	CM	Planning Division	During construction.
Invasive and exotic plant species shall not be used in project landscaping. Species identified on the Invasive Plant Inventory List of the California Invasive Plant Council (Cal-IPC) shall be avoided. Additionally, landscaping shall not include plants that require intensive irrigation, fertilizers or pesticides adjacent to the preserve area.	CM	Planning Division	During landscaping.

Mitigation Measure	Type	Monitor	Schedule
A biological conservation easement shall be executed and recorded easement over the habitat to be preserved, including any restoration areas. The easement should be in favor of an agent approved by the Wildlife Agencies. The Wildlife Agencies shall be named as third-party beneficiaries.	OM	Planning Division	Prior to project completion.
A perpetual management, maintenance and monitoring plan for all on-site and off-site biological conservation easements shall be prepared by the applicant. The applicant shall also prepare a non-wasting endowment. The plan shall include: (1) description of perpetual management, maintenance and monitoring action and cost estimation results for the non-wasting endowment. The applicant shall also prepare a non-wasting endowment; and (2) proposed land manager's name, qualifications, business address, and contact information to the Wildlife Agencies for approval at least 30 days prior to initiating project impacts. Final plans shall be submitted to the Wildlife Agencies and a contract with the approved land manager, as well as transfer the funds for the non-wasting endowment to a non-profit conservation entity within 60 days of receiving the approval of draft plans.	OM	Planning Division	At least 30 days prior to initiating project impacts.
Human and pet access to preserve areas shall be limited to designated trails by use of natural vegetation, topography, signs and limited fencing.	OM	Planning Division	During operation.
Artificial lighting adjacent to the preserve area shall be eliminated except where essential for roadway, facility use and safety and security purposes. Where use of artificial lighting is necessary it shall be limited to low-pressure sodium sources. Use of low voltage outdoor or trail lighting, spotlights or bug lights is prohibited. All light sources shall be shielded so that lighting is focused downward to restrict any light spillover onto sensitive habitat.	OM	Planning Division	During operation.
To keep Habitat District trail-users on the designated trails and out of sensitive habitats, appropriate signage shall be provided along trails within the Habitat District. In addition, appropriate fencing shall be installed along portions of the Phase 1 Trail Network, as detailed in Figure 3.2-3 of the EIR. Bicycles and motor-vehicles will not be allowed within the Habitat District, except by authorized personnel. Dogs must be leased at all times within the Habitat District and will not be allowed outside the boundaries of designated trails. Trash receptacles shall have a secure cover. Trash receptacles and other public facilities shall be placed at trailheads outside side of the Habitat District boundary. Additionally the City Planning Department will develop operating procedures to close the Habitat District on a seasonal basis depending on the results of nesting surveys. If active nests are identified near the trails, the Habitat area would be closed until the developing birds have matured enough to leave the nest. The City would be required to develop these conditions prior to establishing the Habitat District trails.	OM	Planning Division	During operation.
To prevent impacts to sensitive plant species, future development/phasing within the El Corazon project area would be required to conduct springtime surveys, prior to any ground disturbance activities, if appropriate habitat for sensitive plant species occurs within the project area. Surveys will be conducted by a qualified biologist. Should impacts occur to sensitive plant species, adherence to local, state, and federal regulations and mitigation would be required.	CM	Planning Division	Prior to construction of various phases of development.

Mitigation Measure	Type	Monitor	Schedule
GEOLOGY AND SOILS			
Prior to issuance of a building permit, the tailing ponds proposed for development shall be properly consolidated to support the proposed land uses. Consolidation methods shall include the use of wick drains, as specified by recommendations in Geocon's *Evaluation of Wick Drain Pilot Program and Tailing Pond Settlement* (2006). Other ground modification techniques that may be considered include vibro-replacement, deep soil mixing, and compaction grouting. Foundation alternatives that may be required are a shallow mat slab or a deep foundation system consisting of driven piles. The City Engineer will verify the findings of the geotechnical investigation and recommendations to ensure that the appropriate remedial actions are taken prior to, and during construction.	CM	Engineering Division	Prior to issuance of a building permit.
Areas within the proposed Habitat District containing unstable slopes with an unacceptable factor-of-safety, as designated by the *Slope Stability Analysis* (Geocon 2007), shall be closed and fenced-off to prohibit individuals from entering the unstable area. Signage warning of the slope instability dangers shall also be posted at appropriate locations. Areas with unstable slopes shall remain closed and fenced-off until a future project stabilizes slopes to the satisfaction of the City Engineer and City Geologist.	OM	Engineering Division	Upon project completion.
Prior to issuance of a grading permit, it shall be verified that land uses proposed for the El Corazon project (Village Commercial and Hotel districts) have adequate physical support from soil types on-site such that people and structures would not be subject to substantial adverse effects. Proof of adequate support may include documentation of analysis of additional borings, laboratory testing, and consolidation analyses. If soil types on-site cannot physically support proposed land uses, the project applicant shall be responsible for the removal of these soils and shall import soils which can support the El Corazon project identified land use in that area. Any associated documentation shall be approved by the City Engineer and City Geologist.	CM	Engineering Division	Prior to issuance of a grading permit.
HYDROLOGY AND WATER QUALITY			
Prior to issuance of a grading permit or any grading, the project applicant shall submit evidence to the satisfaction of the City Engineer, demonstrating that post-development off-site flows would not exceed their pre-existing, natural levels and surface runoff would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	CM	Engineering Division	Prior to issuance of a grading permit.
Prior to issuance of a grading permit or any grading, the project applicant shall submit a final hydrology evaluation to the satisfaction of the City Engineer demonstrating that on-site detention basins are adequately sized and sited to hold increased stormwater runoff.	CM	Engineering Division	Prior to issuance of a grading permit.
LAND USE AND PLANNING			
Implementation of the proposed project would not result in any significant impacts related to land use and planning.			

Mitigation Measure	Type	Monitor	Schedule
NOISE			
Prior to issuance of site-specific building permits, site-specific acoustical analyses shall be performed of individual districts where the predicted exterior noise levels are shown to be in excess of the City's 65 dBA noise threshold. The acoustical analysis will provide architectural/engineering detail to confirm that the uses (existing and proposed) will comply with City guidelines associated with noise thresholds. Site-specific projects shall comply with recommendations made in the acoustical analyses such that persons would not be exposed to noise levels in excess of 65 dBA.	CM	Engineering Division	Prior to issuance of site-specific building permits.
TRANSPORT AND TRAFFIC			
Prior to and during any construction, a Traffic Control Plan (TCP) will be required to manage construction related impacts of ingress and/or egress.	CM	Engineering Division	Prior to construction activities.
As projects are proposed in El Corazon, the following Traffic Demand Management (TDM) improvements shall be implemented: • Provide shuttle service from the El Corazon project site to the SPRINTER station located at the southwest corner of Oceanside Boulevard and Rancho del Oro Drive to encourage the use of public transportation; • Provide sidewalks along all project roadways, particularly to the bus shelter and transit station; • Provide bike lanes on all major internal roadways connecting to the nearby major roadways. A bikeway plan shall be maintained and promoted; and, • Promote TDM principles such as peak hour trip reduction, staggered work hours, ride sharing, telecommuting, and the use of public transportation or other measures, as appropriate.	OM	Engineering Division	Prior to completion of Phase 1.
Since improvements such as reconstruction of the entire SR-78 and El Camino Real interchange are considered infeasible because of economic reasons, the following alternative improvement shall be considered for mitigation: • Prior to implementation of Phase 2, the proposed project shall contribute fair-share towards an adaptive/responsive signals or other capacity enhancement program on the El Camino Real corridor at SR-78.	OM	Engineering Division	Prior to implementation of Phase 2.
Prior to completion of Phases 1D, 1F, and 2 the proposed project shall provide right-turn overlap signal phasing on both the eastbound and westbound approaches for SR-76 at Rancho del Oro Drive.	OM	Engineering Division	Prior to completion of Phase 1D, 1F, and 2.
Prior to completion of Phases 1D, 1F, and 2 the proposed project shall construct College Boulevard to its proposed Circulation Element standard of a six-lane Major road through this intersection or provide a dedicated northbound right-turn only lane.	OM	Engineering Division	Prior to completion of Phases 1D, 1F, and 2.

Mitigation Measure	Type	Monitor	Schedule
Prior to completion of Phases 1D, 1F, and 2 the proposed project shall construct College Boulevard (north and south of Oceanside Boulevard) to the proposed Circulation Element standard of six-lane Major road.	OM	Engineering Division	Prior to completion of Phases 1D, 1F, and 2.
Prior to completion of Phases 1D, 1F, and 2 the proposed project shall provide a traffic signal at the intersection of Rancho del Oro Drive and Cameo Drive.	OM	Engineering Division	Prior to completion of Phases 1D, 1F, and 2.
Since improvements such as reconstruction of the entire SR-78 and El Camino Real interchange are considered infeasible, the following alternative improvement shall be considered for mitigation: • Prior to completion of Phases 1D, 1F, and 2 the proposed project shall contribute fair-share towards an adaptive/responsive signals program on the El Camino Real corridor at SR-78.	OM	Engineering Division	Prior to completion of Phases 1D, 1F, and 2.
Prior to completion of Phases 1 though 4, the proposed project shall provide right-turn overlap signal phasing on both the eastbound and westbound approaches for SR-76 at Rancho del Oro Drive.	OM	Engineering Division	Prior to completion of Phases 1 through 4.
Prior to completion of Phases 1 through 4, the proposed project shall construct College Boulevard to its proposed Circulation Element standard of six-lane Major road through this intersection or provide a dedicated northbound right-turn only lane.	OM	Engineering Division	Prior to completion of Phases 1 through 4.
Prior to completion of Phases 1 through 4, the proposed project shall construct College Boulevard north and south of Oceanside Boulevard) to the proposed Circulation Element standard of six-lane Major road.	OM	Engineering Division	Prior to completion of Phases 1 through 4.
Prior to completion of Phases 1 through 4, the proposed project shall provide a traffic signal at the intersection of Rancho del Oro Drive and Cameo Drive.	OM	Engineering Division	Prior to completion of Phases 1 through 4.
Prior to completion of Phases 1 through 4, the proposed project shall reconfigure the westbound approach from one thru and one thru/right lane to one thru-only and one right turn-only lane along with right turn overlap signal phasing for the westbound approach at the intersection of College Boulevard and Vista Way.	OM	Engineering Division	Prior to completion of Phases 1 through 4.
Prior to completion of Phases 1 through 4, the proposed project shall provide right turn overlap signal phasing on the westbound/eastbound approach at the intersection of Mesa Drive and El Camino Real.	OM	Engineering Division	Prior to completion of Phases 1 through 4.
Prior to completion of Phase 1, the proposed project shall contribute a fair-share towards an adaptive/responsive signals program on the El Camino Real Corridor at SR-78.	OM	Engineering Division	Prior to completion of Phase 1.
Prior to completion of Phase 6 the proposed project shall provide right turn overlap signal phasing on both the eastbound and westbound approaches at the intersection of SR-76 and Rancho del Oro Drive.	OM	Engineering Division	Prior to completion of Phase 6.
Prior to completion of Phase 6 the proposed project shall provide a dedicated northbound right turn-only lane for the intersection of College Boulevard at Old Grove Road.	OM	Engineering Division	Prior to completion of Phase 6.
Prior to completion of Phase 6 the proposed project shall reconfigure the westbound approach from one thru and one thru/right lane to one thru-only and one right turn-only lane along with right turn overlap signal phasing for the westbound approach for the intersection of College Boulevard at Vista Way.	OM	Engineering Division	Prior to completion of Phase 6.

Mitigation Measure	Type	Monitor	Schedule
Prior to completion of Phase 6 the proposed project shall provide right turn overlap signal phasing on the westbound/eastbound approach for the intersection of Mesa Drive at El Camino Real.	OM	Engineering Division	Prior to completion of Phase 6.
Prior to completion of Phase 6 the proposed project shall construct the Rancho del Oro at SR-78 interchange or provide a dedicated eastbound right turn-only lane on Mesa Drive.	OM	Engineering Division	Prior to completion of Phase 6.
Prior to completion of Phase 6 the proposed project shall contribute fair-share towards the future widening of I-5.	OM	Engineering Division	Prior to completion of Phase 6.
Prior to completion of Phase 6, the proposed project shall contribute a fair-share towards adaptive/responsive signals or other capacity enhancing program along College Boulevard between Old Grove Road and SR-78.	OM	Engineering Division	Prior to completion of Phase 6.
Prior to completion of Phase 6, the proposed project shall contribute fair-share towards an adaptive/responsive signals or other capacity enhancing program on the El Camino Real corridor at SR-78.	OM	Engineering Division	Prior to completion of Phase 6.
CULTURAL RESOURCES			
A qualified paleontological monitor will be onsite during all ground disturbing activities to monitor for any paleontological resources for construction activities located within the Santiago Formation. If paleontological resources are identified during excavation, the monitor has the authority to redirect work to another area while an evaluation takes place. Should the identified paleontological resources require curation, it should take place at an established facility such as the San Diego Museum of Natural History.	CM.	Planning Division	During grading and construction.
In construction areas located outside the historic tailing ponds both an archaeological resource monitor and a San Luis Rey Band monitor shall be required. Monitors shall be compensated	CM	Planning Division	During grading and construction.
Prior to any ground disturbing activities, the City shall execute a “Pre-Excavation Agreement” with the San Luis Band of Mission Indians. The agreement will include the following provisions: • Require appropriate treatment of human remains and cultural items. • Require good faith effort by parties to agree on what is appropriate treatment and dignity when addressing human remains and cultural items. • Require that any human remains of cultural items recovered during the grading process be returned to the San Luis Rey Band and not be curated in a facility absent the express written consent of the Band. • Require that any remains or cultural items be re-interred in the same area in which they were discovered and in a place where they would not be subject to further disturbance, if possible. • Require a good faith negotiation on behalf of the Tribe and City for such reburial. • Require avoidance for all significant and sacred archaeological sites which may be found during the development.	CM	Planning Division	Prior to ground disturbing activities.

Mitigation Measure	Type	Monitor	Schedule
Incorporation of interpretive elements detailing Native American culture into the proposed park spaces.	OM	Engineering Division	Upon project completion.
If human remains are encountered during grading, all requirements of California State Health and Safety Code Section 7050.5 would be implemented. These requirements state that no further disturbance shall occur until the San Diego County Coroner has made the necessary findings as to origin. If the San Diego County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within 24 hours. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall have 24 hours to make recommendations to the City of Oceanside for the disposition of the remains as provided in Public Resources Code 5097.98.	CM	Planning Division	During grading and construction.

0.4.3 PROJECT DESIGN CONSIDERATIONS

The project incorporates several design measures which will minimize project impacts. Specifically, design measures are provided for aesthetics, air quality, biological resources, geology and soils, hydrology/water quality, land use, noise, public services, traffic, and utilities. A complete list of the design considerations for the project is presented in Table 0.4-2.

Table 0.4-2. Project Design Features

Aesthetics
Light or Glare Pollution The El Corazon project will comply with Section 39, Light Pollution Regulations, of the City of Oceanside Municipal Code for appropriate lamp source and light shielding for outdoor light fixtures to restrict light pollution.
Air Quality
Grading emissions related to fugitive dust will be managed in a manner that is consistent with the City of Oceanside Grading Ordinance and San Diego Air Pollution Control District.
Biological Resources
Sensitive Natural Community Several existing habitats will be protected by the plan by a "No Net Loss Policy". Maximum avoidance of impact and minimization of impacts along with mitigation strategies will be required to achieve a zero net loss of vegetation and wetland acreage and biological value. To comply with the policy, transition buffer zones will be planned between riparian wetlands and vegetation and the Parks and Recreation District. In order to have as minimal an impact as possible, trails within the Habitat District will be constructed along existing pathways and maintenance of the trails will be as minimal as possible. *Wildlife Movement* To provide adequate habitat for the California gnatcatcher, open space will be maintained for breeding and foraging along Oceanside Boulevard and east and west of El Camino Real. In compliance with the Oceanside Subarea Plan structures will not be allowed within the designated 120 acres of open space although pedestrian use of trails will be permitted as a compatible use. Construction in federal, state, and county wildlife and habitat protection jurisdictions will follow standard restrictions, best management practices, and erosion and runoff requirements including the federal CWA, National Pollution Discharge Elimination System (NPDES), and the preparation of a SWPPP. Construction of the El Corazon project will be in cooperation with the SDG&E NCCP for usage of the SDG&E easements included in the project.
Geology and Soils
To control erosion during construction, Best Management Practices (BMPs) will be implemented through a Storm Water Pollution Prevention Program.
Hydrology/ Water Quality
Storm water and pollutant discharge on the project site will be regulated by the Regional Water Quality Control Board (RWQCB) of San Diego and comply with the Water Quality Control Plan for the San Diego Basin. Regulation of water quality, use of water resources by the State Water Quality Control Board and the RWQCB will also be followed in addition to prescribed best management practices. All applicable federal, state and local regulations regarding stormwater runoff and water quality will be complied with. Development of the project will result in several drainage improvements to the existing site, including onsite stormwater detention basins. Construction of the site will follow a designated Storm Water Pollution Prevention Plan (SWPPP). At the completion of construction a Standard Urban Storm Water Mitigation Plan (SUSMP) will be implemented on the site and stipulations of the current NPDES permit will be complied with.

Land Use
The project will conserve 120 acres of contiguous biological open space on the property with buffering area around the open space. A wildlife corridor will also extend through the open space and 35 acres of existing habitat will be restored as functional coastal sage scrub habitat. *Multiple Habitat Conservation Plan and Oceanside Subarea Plan* The El Corazon plan sets aside a separated 150 acres for the Habitat District and a wildlife corridor adjacent to the District. Further open space will be conserved which will include Garrison Creek and adjacent wetlands and associated vegetation. Structures will not be permitted within 120 acres of the open space area. Trails through the Habitat District will be of specified width and unpaved. Appropriate and specified maintenance would be conducted of the trails.
Noise
The project will adhere to construction hours as set by the City of Oceanside Building Department and if necessary will request authorization to exceed the set limits.
Public Services
Schools The Project will be subject to City of Oceanside Municipal Code Ordinance 91-34, Section 1, Chapter 32E and will make payment of $0.42 per square foot of commercial development to the Oceanside Unified School District to offset potential increase of demand for school services. In this way the project will also be in compliance with the School Facilities Act (SB 50). The project will be subject to approval by the City Council based on whether existing school facilities would be adequate for growth induced by the project. *Fire* The Project will comply with the Uniform Fire Code, Uniform Building Code, and applicable City of Oceanside Fire Codes to achieve acceptable levels of fire protection. The project shall also comply with all applicable fire codes and ordinances for access, water mains, fire flow, fire hydrants, mandatory automatic fires sprinklers, and fire lanes and during construction and project operation. *Police* The project will be subject to approval by the police department based on whether growth induced by the project can be adequately served by existing police protection facilities in accordance with City policies and standards. *Public Facilities* The project shall be in compliance with the City of Oceanside Municipal Code Ordinance 88-45, Section 1, Chapter 32B and Ordinance 91-09, Section 1, Chapter 32C and will pay imposed impact fees to offset impacts to public facilities.
Transportation/ Traffic
Parking for the El Corazon project will follow City standards outlined in Article XIII, Parking Controls, of the Oceanside Traffic Code. Special evens will be subject to the requirements of the City's Special Events Ordinance as it relates to parking controls and traffic management.
Hazards and Hazardous Materials
Construction activities of the project site will be in compliance with existing federal and state standards for the handling, storage and transport of necessarily hazardous materials. Operation of the project at the completion of construction will adhere to federal and state standards in the handling, storage and transport of hazardous materials.
Utilities and Service Systems
Stormwater Stormwater discharge from the project site will adhere to orders issued by the Regional Water Board. Onsite stormwater detention basins will be designed and constructed in compliance with the Regional Water Quality Control Board and current City Standard Urban Stormwater Mitigation Plans to manage stormwater generated by the El Corazon site.

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