

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This mitigation monitoring and reporting program (MMRP) was prepared by the City of Oceanside for the North River Farms Planned Development Plan (proposed project) to comply with Public Resources Code Section 21081.6(a)(1), which requires public agencies to adopt such programs to ensure effective implementation of mitigation measures. This monitoring program is dynamic in that it will undergo changes as additional mitigation measures are identified and additional conditions of approval are placed on the project throughout the project approval process.

Public Resources Code section 21081.6 requires monitoring of only those impacts identified as significant or potentially significant. The monitoring program does not address impacts for issues where no mitigation is available and therefore remain unmitigable.

SUMMARY OF MITIGATION MEASURES

Table 1 summarizes the mitigation measures identified in the EIR. All the mitigation measures identified in the EIR are recommended as conditions of project approval and are stated herein in language appropriate for such conditions.

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**Table 1
Mitigation Monitoring and Reporting Program**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
<i>Agricultural Resources</i>									
<p>MM-AGR-1 The City of Oceanside (City) does not currently have an adopted agricultural mitigation program. In the event the City adopts an effective agricultural conservation or mitigation program prior to the applicant filing its first application for a grading permit, the applicant shall be required to purchase mitigation credits from an adopted City agricultural conservation program for the direct loss of 176.64 acres of agricultural land at a 1:1 ratio, or as otherwise required by the adopted program.</p> <p>Should no adopted City agricultural mitigation program be in place at the time of application for a grading permit, the applicant shall be required to purchase mitigation credits from the Purchase of Agricultural Conservation Easement (PACE) Program in the County of San Diego (County) for the direct loss of 176.64 acres of agricultural land. The County's PACE program is an approved mitigation banking method that uses in-lieu fees to purchase PACE credits to offset agricultural impacts. Each acre of land permanently protected with an agricultural conservation easement under the PACE program would equate to one mitigation credit. Therefore, prior to issuance of a grading permit, the applicant shall mitigate for the loss of 176.64 acres of agricultural land at a 1:1 ratio by the purchase of 176.64 mitigation credits through the County's PACE program. Proof of purchase of either City mitigation credits as established in an adopted program or PACE Program mitigation credits shall be made prior to the issuance of the first grading permit to the satisfaction of the City.</p>	X	X			City of Oceanside				
<i>Air Quality</i>									
<p>MM-AQ-1 Diesel Exhaust. To reduce the potential for health risks as a result of construction of the proposed project the applicant shall:</p> <p>A. Prior to the start of construction activities, the applicant or its designee shall ensure that all diesel-powered cranes, generator sets, trenchers, forklifts, rubber-tired dozers, and tractors/loaders/backhoes are powered with California Air Resources Board (CARB)-certified Tier 4 Interim engines, except where the applicant establishes to the satisfaction of the City of Oceanside (City) that Tier 4 Interim equipment is not available.</p> <p>B. All other diesel-powered construction equipment will be classified as Tier 3 or higher, at a minimum.</p> <p>Before an exception to the engine tier requirements exemption may be granted considered by the City, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego region with fleets sufficiently sized to provide the types and quantities of equipment needed by the project were contacted and that the owners/operators determined that the requested equipment (Tier 4) could not be located within the region.</p> <p>In the case that Tier 4 Interim engines are not available, the City shall require the applicant to use Tier 3 engines for the subject types of equipment. As such, the City shall require the applicant to prioritize the use of higher engine tiers over lower engine tiers.</p> <p>In the case where the applicant is unable to secure a piece of equipment that meets the Tier 4 Interim requirement, the applicant may upgrade another piece of equipment to compensate (from Tier 4 Interim to Tier 4 Final).</p> <p>Engine tier requirements in accordance with this measure shall be incorporated on all construction plans.</p>		X	X		City of Oceanside				
<p>MM-AQ-2 Odor Control. The Odor Impact Minimization Plan must be site specific and meet the requirements set forth in Title 14, Section 17863.4, of the California Code of Regulations, which includes at a minimum the following items:</p> <ul style="list-style-type: none"> An odor monitoring protocol that describes the proximity of possible odor receptors and a method for assessing odor impacts at the locations of the possible odor receptors. A description of meteorological conditions effecting migration of odors and/or transport of odor-causing material off site. Seasonal variations that effect wind velocity and direction shall also be described. A complaint response protocol. A description of design considerations and/or projected ranges of optimal operation to be employed in minimizing odor, including method and degree of aeration, moisture content of materials, feedstock characteristics, airborne emission production, process water distribution, pad and site drainage and permeability, equipment reliability, personnel training, weather event impacts, utility service interruptions, and site specific concerns. 	X			X	City of Oceanside				

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<ul style="list-style-type: none"> A description of operating procedures for minimizing odor, including aeration, moisture management, feedstock quality, drainage controls, pad maintenance, wastewater pond controls, storage practices (e.g., storage time and pile geometry), contingency plans (i.e., equipment, water, power, and personnel), biofiltration, and tarping. 									
<i>Biological Resources</i>									
MM-BIO-1 If construction of the proposed project is scheduled to occur during avian breeding season (January 15 to August 3) a pre-construction nesting bird survey shall be conducted within 10 days prior to the start construction to avoid impacts to these species. Impacts from construction-related noise may occur to wildlife if construction occurs during the breeding season (i.e., February 15–August 31 for most bird species and January 1–August 31 for raptors). Protection of general avian wildlife in compliance with the Migratory Bird Treaty Act and California Code shall be accomplished by either scheduling construction between July 15 and February 15, or if construction must occur during the nesting season (February 15–July 15), a one-time biological survey for nesting bird species shall be conducted in all suitable habitat for the presence of nesting birds by a qualified biologist 72 hours prior to the commencement of work. If any active nests are detected, the area shall be flagged and mapped on construction plans along with a minimum 25-foot buffer up to a 300-foot maximum for raptors, as determined by the qualified biologist. These areas shall be avoided until the nesting cycle is complete or it is determined that the nest has failed.	X	X	X		City of Oceanside				
MM-BIO-2 Impacts to 0.02 acres of southern arroyo willow riparian forest, 0.15 acres of mulefat scrub, 0.18 acres of non-vegetated channel, and 0.07 acres of disturbed wetland shall be mitigated through the purchase of 0.61 acres of riparian habitat located within the San Luis Rey Mitigation Bank (also known as the Singh Property) located on the San Luis Rey River north of State Route 76 and south of N. River Road in the City of Oceanside, San Diego County, California. Mitigation shall be provided in accordance with the mitigation ratios provided in Table 5-2 of the Oceanside Subarea Plan. Impacts to riparian forest within the Agricultural Exclusion Zone require a 3:1 ratio. Therefore, impacts to 0.02 acres of southern arroyo willow riparian forest require 0.06 acres of mitigation. Impacts to riparian scrub within the Agricultural Exclusion Zone require a 2:1 ratio. Impacts to 0.15 acres of mulefat scrub require 0.30 acres of mitigation. Impacts to natural flood channels and disturbed wetlands within the Agricultural Exclusion Zone require a 1:1 ratio. Impacts to 0.18 acres of non-vegetated channel and 0.07 acres of disturbed wetland require 0.25 acres of mitigation. In total, 0.61 acres of mitigation shall be provided.	X	X			City of Oceanside				
MM-BIO-3 In accordance with the Oceanside Subarea Plan, the slope along the road in the western portion of the site where minor impacts would occur to native habitats within the 100-foot buffer of the San Luis Rey River shall be revegetated with native habitat. In addition, the buffer shall be fully fenced to preclude trespass.	X	X	X		City of Oceanside				
<i>Cultural Resources</i>									
MM-CUL-1 Prior to issuance of a grading permit, the applicant shall provide written verification to the City of Oceanside (City) that a qualified archaeologist and a Native American monitor associated with a with a tribe that is traditionally and culturally affiliated with the project location (“TCA Tribe”) have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program. Prior to the release of the grading bond, a monitoring report, which describes the methods, results, analysis and conclusion of the archaeological monitoring program, including any evaluation and/or any data recovery efforts on the project site, shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include the appropriate California Department of Parks and Recreation Site Forms for any newly discovered resources. The qualified archaeologist shall maintain ongoing collaborative consultation with the Native American monitor during all ground disturbing activities (i.e., grubbing, clearing, grading, cutting, filling, trenching and/or boring). The requirement for the monitoring program shall be noted on all applicable construction documents, including demolition plans, grading plans, etc. The applicant/owner shall not begin any ground	X	X	X		City of Oceanside				

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<p>disturbing activities until they have provided the City with a schedule of ground disturbing activities and until the qualified archaeologist and Native American monitor are on-site to conduct monitoring of all ground disturbing activities.</p> <p>The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.</p> <p>During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of archaeological resources. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.</p> <p>In the event that previously unidentified archaeological resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.</p> <p>If a potentially significant archaeological resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the resource's treatment and disposition shall be made by the qualified archaeologist (in consultation with the TCA Tribe and the Native American monitor if the resource is of tribal origin or concern) and be submitted to the City for review and approval.</p> <p>The avoidance and/or preservation of the significant archaeological resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.</p> <p>As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County (County) Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.</p> <p>If the qualified archaeologist elects to collect any archaeological resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the archaeological resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe</p>									

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for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any archaeological resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be significant cultural resources, shall be curated at the San Diego Archaeological Center.									
MM-CUL-2 If potential fossils are discovered by construction crews, all earthwork or other types of ground disturbance within 50 feet of the discovery shall stop immediately until a qualified professional paleontologist can assess the nature and importance of the discovery. Based on the scientific value or uniqueness of the find, the paleontologist may record the find and allow work to continue or recommend salvage and recovery of the fossil. If treatment and salvage is required, recommendations shall be consistent with Society of Vertebrate Paleontology 1995 guidelines and currently accepted scientific practice and shall be subject to review and approval by the City of Oceanside (City). Work in the affected area may resume once the fossil has been assessed and/or salvaged and the City, in consultation with the professional paleontologist, has provided written approval to resume work.		X	X		City of Oceanside				
MM-CUL-3 Prior to the initiation of any site preparation or start of construction, the applicant shall contract with a qualified professional paleontologist or a California Registered Professional Geologist with appropriate paleontological expertise, as defined by the Society of Vertebrate Paleontology's Conformable Impact Mitigation Guidelines Committee (SVP 2010 Guidelines), that shall be responsible for preparing and implementing a Paleontological Resources Monitoring and Mitigation Program. The qualified paleontologist shall be available "on-call" to the City of Oceanside (City) and the applicant throughout the duration of ground-disturbing activities. The Paleontological Resources Monitoring and Mitigation Program shall include preconstruction coordination; construction monitoring; emergency discovery procedures; sampling and data recovery, if needed; preparation, identification, and analysis of the significance of fossil specimens salvaged, if any; museum storage of any specimens and data recovered; and reporting. Earth-moving construction activities shall be monitored wherever these activities will disturb previously undisturbed sediment. Monitoring will not need to be conducted in areas where sediments have been previously disturbed or in areas where exposed sediments will be buried but not otherwise disturbed. In such cases, spot-checking of the excavation site is sufficient. This measure shall apply for all excavation activities within older alluvium with high sensitivity (Qoa) and for any construction activities that involve excavation greater than 3 feet in depth within geologic units with a low paleontological potential (Qw and Qya).	X	X	X		City of Oceanside				
<i>Geology and Soils</i>									
MM-GEO-1 Prior to the issuance of the grading permit, the City Engineer (or its designee) shall review and approve project design and construction documents to verify that the applicable recommendations of the Preliminary Geotechnical Investigation, North River Farms, Oceanside, California, prepared by Geocon Inc. in November 2017 have been incorporated. Recommendations shall be held to performance standards within the applicable ordinances (including grading, construction, and landscaping regulations) of the City of Oceanside (City) and County of San Diego (County), as well as the standards provided in the most recent California Building Code (CBC), which are intended to reduce risk related to geologic hazards. Recommendations that will be incorporated include but are not limited to the following: 1. Additional field exploration and laboratory testing are recommended to evaluate specific geotechnical issues, such as slope stability and rock rippability. In addition, a stormwater infiltration feasibility evaluation, in accordance with the current City's Storm Water Standards Manual, should be performed. This evaluation should include in situ permeability testing at each of the proposed water quality basin locations. 2. The surficial soils and alluvial materials should be completely removed and compacted. The lowest portions of alluvial soils may require dewatering or other means to manage groundwater perched on the bedrock and allow for complete removals. In the event that groundwater prevents complete removals, a surcharge embankment and settlement monitoring procedure will be necessary where the saturated deposits are left in-place. 3. All grading should be performed in accordance with the Recommended Grading Specifications contained in the Preliminary Geotechnical Investigation. 4. Prior to commencing grading, a preconstruction conference should be held at the site with the owner or developer, grading contractor, civil engineer, and geotechnical engineer in attendance. Special soil handling and the fine grading plans can be discussed at that time.	X	X	X		City of Oceanside				

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<p>5. The surficial soils should be removed and properly compacted prior to placing additional fill or structural loads. As previously discussed, groundwater may impact project remedial grading. Where the water table is not encountered, remedial grading should extend to formational materials. Prior to placing fill, the exposed removal bottom should be compacted to at least 90% of the applicable maximum dry density at or slightly above optimum moisture content. Aeration, and/or mixing with drier soils may be needed. The actual extent of unsuitable soil removals will be determined in the field during grading by the geotechnical engineer and/or engineering geologist.</p> <p>6. To reduce the potential for differential settlement and facilitate ease of excavating shallow footings and utility trenches, it is recommended that the cut portion of cut-fill transitions, if present after remedial grading, or shallow fills (less than 3 feet) over granitic rock be undercut a minimum of 3 feet below proposed finish grade and replaced with properly compacted "very low" to "low" expansive soil fill. Undercutting of granitic rock on cut lots and roadway areas should also be considered to facilitate construction of foundations and underground utilities.</p> <p>7. The site should then be brought to final subgrade elevations with structural fill compacted in layers. In general, the on-site soils are suitable for reuse as fill if free from vegetation, debris, and other deleterious material. Layers of fill should be no thicker than will allow for adequate bonding and compaction. All fill and scarified ground surfaces should be compacted to at least 90% of maximum dry density at or above optimum moisture content, as determined in accordance with ASTM Test Procedure D 1557. Fill materials below optimum moisture content may be considered unacceptable by the project geotechnical engineer.</p> <p>8. It is the responsibility of the contractor to ensure that excavations and trenches are properly shored and maintained in accordance with applicable OSHA rules and regulations in order to maintain safety and maintain the stability of adjacent existing improvements.</p> <p>9. The geologist shall provide the final foundation category for the proposed buildings after finish pad grades have been achieved and laboratory testing of the subgrade soil has been completed. The Preliminary Geotechnical Investigation provides foundation recommendations for one- to three-story residential structures, which are separated into three categories based on either the maximum and differential fill thickness or expansion index.</p> <p>10. Retaining walls shall be designed to ensure stability against overturning sliding, excessive foundation pressure, and water uplift. The Preliminary Geotechnical Investigation provides additional recommendations for retaining walls and lateral loads, which shall be followed.</p> <p>11. Adequate site drainage is critical to reduce the potential for differential soil movement, erosion and subsurface seepage. Under no circumstances should water be allowed to pond adjacent to footings. The site should be graded and maintained such that surface drainage is directed away from structures in accordance with 2016 CBC 1804.4 or other applicable standards. In addition, surface drainage should be directed away from the top of slopes into swales or other controlled drainage devices. Roof and pavement drainage should be directed into conduits that carry runoff away from the proposed structure. The Preliminary Geotechnical Investigation provides additional recommendations for site drainage and moisture protection, which shall be followed.</p> <p>12. The geologist should review the grading and foundation plans for the proposed project prior to final design submittal to determine if additional analysis or recommendations are required.</p>									
<i>Greenhouse Gas Emissions</i>									
<p>MM-GHG-1 Prior to the issuance of the first building permit, the following GHG emission reduction measures shall be implemented: All residential buildings shall:</p> <ul style="list-style-type: none"> • Meet or exceed CALGreen Tier 1 requirements in place at the time of Building Permit issuance. • Prior to the issuance of residential building permits, the applicant or its designee shall submit building plans illustrating compliance with the applicable design standards defined by the approved building code at the time of permit application. • Be pre-plumbed and structurally engineered for the installation of a complete solar energy system. Include a tankless water heating system, a whole house ceiling fan, and "Energy Star" appliances (stoves, dishwashers, and any other appliances typically included within the initial installation by the builder). • Include an energy efficient air conditioning unit(s) that exceeds the seasonal energy efficiency ratio (SEER) by a minimum of two points at the time of building permit issuance. • Include programmable thermostat timers. • Include exterior outlets on all residential buildings to allow the use of electrically powered landscape equipment. • All private residential garages shall include one electric vehicle charging station. • Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application for each residence shall illustrate the exclusive utilization of low flow water fixtures such as low flow toilets, faucets, and showers. 	X			X	City of Oceanside				

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<ul style="list-style-type: none"> Prior to approval of Improvement Plans, the applicant shall verify the exclusive use of energy efficient lighting that meets or exceeds CalGreen Tier 1 requirements for all street, parking, and area lighting associated with the proposed project, including all on-site and off-site lighting. <p>All non-residential buildings shall:</p> <ul style="list-style-type: none"> Be pre-plumbed and structurally engineered for the installation of a complete solar energy system. Prior to the issuance of non-residential building permits, the applicant or its designee shall submit building plans illustrating that the proposed project's non-residential land uses shall achieve an 8% greater building energy efficiency than required by the current State energy efficiency standards in Title 24, Part 6 of the California Code of Regulations. Use "Energy Star" rated (or greater) roofing materials. Prior to approval of Improvement Plans, the applicant shall verify the exclusive use of energy efficient lighting that meets or exceeds CalGreen Tier 1 requirements for all street, parking, and area lighting associated with the proposed project, including all on-site and off-site lighting. Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application shall show that the proposed project includes a complete solar water heating system. Include an energy efficient heating system and an air conditioning system that exceeds the SEER ratio by a minimum of two points at the time of building permit issuance. Only use low flow water fixtures such as low flow toilets, faucets, and showers. Only use programmable thermostat timers. Prior to approval of Improvement Plans, the applicant shall only show energy efficient lighting for all street, parking, and area lighting associated with the proposed project, including all on-site and off-site lighting. Include pedestrian-friendly paths and cross walks in all parking lots. In all on-site, non-residential parking areas with ten or more spaces, electric vehicle charging stations shall be installed in a minimum of 12 percent of the parking spaces. Prior to the issuance of building permits, the Project applicant or its designee shall submit building plans illustrating that all outdoor pavement, including all parking lots and walkways, reflective coatings (albedo = 0.30 or better) or concrete. Maximize the amount of drought tolerant landscaping used. Turf should be limited to parks or other active use and/or high visibility areas. Low groundcover and native grasses shall be used as an alternative to turf. Any turf used shall be warm-season turf or shall have a plant species factor of 0.6 or lower. Ensure recycling of construction debris and waste through administration by an on-site recycling coordinator and presence of recycling/separation areas. 									
<p>MM-GHG-2 As to operational greenhouse gas (GHG) emissions, prior to the City of Oceanside's (City's) issuance of the first building permits, the applicant or its designee shall purchase and retire carbon offsets in a quantity sufficient to offset 100% of the proposed project-generated GHG emissions in order to achieve carbon neutrality (i.e., a net zero emissions level), for a 30-year period, consistent with the performance standards and requirements set forth below.</p> <p>First, "carbon offset" shall mean an instrument issued by any of the following: (i) the Climate Action Reserve, the American Carbon Registry, and the Verra (formerly, Verified Carbon Standard); (ii) any registry approved by the California Air Resources Board (CARB) to act as a registry under the state's cap-and-trade program; or (iii) any other reputable registry or entity that issues carbon offsets. Prior to use of option (iii), it shall be demonstrated that the other reputable registry or entity follows accounting, quantification and monitoring protocols, as well as eligibility and procedural performance standards, that are comparable to those used by the registries identified in option (i). For additional information about the protocols and standards referenced in this paragraph, please see the State-approved "Newhall Ranch Greenhouse Gas Reduction Plan," which is included in Appendix H1 of the EIR. Section IX of the "Newhall Ranch Greenhouse Gas Reduction Plan" outlines the protocols and standards that must be followed in order for a registry and the offsets it issues to qualify under this measure.</p>	X			X	City of Oceanside				

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<p>Second, consistent with CEQA Guidelines Section 15126.4(c), any carbon offset used to reduce the proposed project's GHG emissions shall be a carbon offset that represents the past reduction or sequestration of one metric ton of carbon dioxide equivalent that is "not otherwise required."</p> <p>Third, "Applicant" shall mean the NRF Project Owner LLC or its designee.</p> <p>Fourth, regarding operational emissions, prior to the City's issuance of the first building permit, the applicant shall provide evidence to the satisfaction of the Development Services Director that the applicant has purchased and retired carbon offsets in a quantity sufficient to offset 100% of the proposed project's GHG emissions for a 30-year period. The "project life" is 30 years. This methodology is consistent with the 30-year project life time frame used by the South Coast Air Quality Management District's GHG guidance, as well as the methodological parameters used by the California Air Resources Board when reviewing AB 900 projects. The emissions reduction obligation associated the building permit shall be calculated by reference to the certified EIR's Greenhouse Gas Emissions Technical Report (Appendix H), which determined total operational emissions as equaling 10,288 metric tons of carbon dioxide equivalent (MT CO₂e) annually, which equates to 308,640 MT CO₂e (10,288 MT CO₂e x 30 years). In making such a determination, the Development Services Director shall require the Project applicant or its designee to provide an attestation or similar documentation from the selected registry(ies) that a sufficient quantity of carbon offsets meeting the standards set forth in this measure have been purchased and retired, thereby demonstrating that the necessary emission reductions are realized.</p> <p>Fifth, the purchased carbon offsets used to reduce operational GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions.</p> <p>Sixth, the amount of carbon offsets required shall be based on the operational GHG emissions as identified in the approved GHG emissions report.</p> <p>Seventh, each implementing Site Plan shall include a tabulation that identifies the overall carbon offsets required to mitigate the entire proposed project's GHG emissions, the amount of carbon offsets purchased, and the locational attributes of the carbon offsets in order to allow Development Services Director to track and monitor the implementation of the geographic priority provision.</p> <p>Eighth, all carbon offsets required to reduce the proposed project's operational emissions shall be associated with reduction activities that are geographically prioritized according to the following locational attributes: (1) project design features/on-site reduction measures, (2) off site within the City, (3) off site within the County of San Diego, (4) off site within the state of California, (5) off site within the United States, and (6) off site internationally. As listed, geographic priorities would focus first on local reduction options (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over, co-benefits related to other environmental resource areas, even though the co-benefits are not needed to mitigate impacts to these other environmental resource areas. The applicant or its designee shall first pursue carbon offsets locally within the City consistent with this geographic priority strategy.</p> <p>The project applicant or its designee shall submit proof to the City that offsets are unavailable in a higher priority category before seeking offsets from the next lower priority category. The Development Services Director shall issue a written determination that offsets are unavailable in a higher priority geographic category before allowing the Project applicant or its designee to use offsets from the next lower priority category. In considering whether offsets are unavailable, the Development Services Director shall consider the feasibility factors as defined in CEQA Guidelines Section 15364 and information available at the time the first building permit request is submitted, including but not limited to:</p> <ul style="list-style-type: none"> • The availability of in-State emission reduction opportunities; • The geographic attributes of carbon offsets that are listed for purchase and retirement; • The temporal attributes of carbon offsets that are listed for purchase and retirement; • The pricing attributes of carbon offsets that are listed for purchase and retirement; and/or, 									

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<ul style="list-style-type: none"> Any other information deemed relevant to the evaluation, such as periodicals and reports addressing the availability of carbon offsets. 									
<p>MM-GHG-3 As to construction greenhouse gas (GHG) emissions, prior to the City's issuance of the grading permit, the proposed project applicant shall purchase and retire carbon offsets in a quantity sufficient to offset 100% of the proposed project's construction emissions (including sequestration loss from vegetation removal) associated with each such grading permit, consistent with the performance standards and requirements set forth below.</p> <p>First, "carbon offset" shall mean an instrument issued by any of the following: (i) the Climate Action Reserve, the American Carbon Registry, and the Verra (formerly, Verified Carbon Standard), (ii) any registry approved by the California Air Resources Board (CARB) to act as a registry under the state's cap-and-trade program, or (iii) any other reputable registry or entity that issues carbon offsets. Prior to use of option (iii), it shall be demonstrated that the other reputable registry or entity follows accounting, quantification and monitoring protocols, as well as eligibility and procedural performance standards, that are comparable to those used by the registries identified in option (i). For additional information about the protocols and standards referenced in this paragraph, please see the State-approved "Newhall Ranch Greenhouse Gas Reduction Plan," which is included in Appendix H1 of the EIR. Section IX of the "Newhall Ranch Greenhouse Gas Reduction Plan" outlines the protocols and standards that must be followed in order for a registry and the offsets it issues to qualify under this measure.</p> <p>Second, consistent with CEQA Guidelines Section 15126.4(c), any carbon offset used to reduce the proposed project's GHG emissions shall be a carbon offset that represents the past reduction or sequestration of one metric ton of carbon dioxide equivalent that is "not otherwise required."</p> <p>Third, "Project applicant" shall mean NRF Project Owner LLC or its designee.</p> <p>Fourth, as to construction GHG emissions, prior to the City's issuance of the Proposed Project's grading permit, the proposed project applicant shall provide evidence to the satisfaction of the Development Services Director that the proposed project applicant has purchased and retired carbon offsets in a quantity sufficient to offset 100% of the construction GHG emissions generated by the proposed project, as associated with the grading permit, which total 4,951 MT CO_{2e}.</p> <p>Fifth, the purchased carbon offsets used to reduce construction GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions.</p> <p>Sixth, all carbon offsets required to reduce the proposed project's operational emissions shall be associated with reduction activities that are geographically prioritized according to the following locational attributes: 1) project design features/on-site reduction measures; 2) off-site within the City of Oceanside; 3) off-site within the County of San Diego; 4) off-site within the State of California; 5) off-site within the United States; and 6) off-site internationally. As listed, geographic priorities would focus first on local reduction options (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over, co-benefits related to other environmental resource areas, even though the co-benefits are not needed to mitigate impacts to these other environmental resource areas. The proposed project applicant or its designee shall first pursue carbon offsets locally within the City of Oceanside consistent with this geographic priority strategy.</p> <p>The project applicant or its designee shall submit proof to the City that offsets are unavailable in a higher priority category before seeking offsets from the next lower priority category. The Development Services Director shall issue a written determination that offsets are unavailable in a higher priority geographic category before allowing the Project applicant or its designee to use offsets from the next lower priority category. In considering whether offsets are unavailable, the Development Services Director shall consider the feasibility factors as defined in CEQA Guidelines Section 15364 and information available at the time the grading permit request is submitted, including but not limited to:</p> <ul style="list-style-type: none"> The availability of in-State emission reduction opportunities; The geographic attributes of carbon offsets that are listed for purchase and retirement; 	X	X			City of Oceanside				

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<ul style="list-style-type: none"> The temporal attributes of carbon offsets that are listed for purchase and retirement; The pricing attributes of carbon offsets that are listed for purchase and retirement; and/or, Any other information deemed relevant to the evaluation, such as periodicals and reports addressing the availability of carbon offsets. 									
<i>Hazards and Hazardous Materials</i>									
<p>MM-HAZ-1 Prior to demolition permit issuance by the City of Oceanside (City), an asbestos and lead-based paint abatement work plan shall be prepared in compliance with local, state, and federal regulations for any necessary removal and disposal of such materials. Prior to implementation, the work plan must be reviewed and accepted by the County of San Diego Department of Environmental Health. A California-licensed lead/asbestos abatement contractor shall be used for the removal work and proper removal methodology as outlined in CalOSHA Title 8, Section 1529, of the California Code of Regulations, and all other applicable federal, state, and local regulations regarding the removal, transport and disposal of asbestos-containing material shall be applied.</p> <p>The asbestos and lead-based paint abatement work plan shall include a monitoring plan to be conducted by a qualified consultant during abatement activities to ensure compliance with the work plan requirements and abatement contractor specifications. The work plan shall include provisions for construction worker training, worker protection, and preparation of exposure assessments as needed. As part of the work plan, construction contractors shall consult federal Occupational Safety and Health Administration (OSHA) Regulations at Title 29, Section 1926.62, of the Code of Federal Regulations and Cal-OSHA Regulations at Title 8, 1532.1, "Lead in Construction" standards for complete requirements. Demolition plans and contract specifications shall incorporate any necessary abatement measures for the removal of materials containing lead-based paint and asbestos to the satisfaction of the City Building Division. The measures shall be consistent with the abatement work plan prepared for the proposed project and conducted by a California-licensed lead/asbestos abatement contractor.</p>	X	X	X		City of Oceanside				
<i>Land Use and Planning</i>									
<p>Implementation of MM-AQ-1. Implementation of MM-BIO-2 through MM-BIO-3. Implementation of MM-CUL-1 through MM-CUL-3. Implementation of MM-GEO-1. Implementation of MM-HAZ-1. Implementation of MM-NOI-1 through MM-NOI-3. Implementation of MM-TRA-1 through MM-TRA-11.</p>	X	X	X	X	City of Oceanside				
<i>Noise</i>									
<p>MM-NOI-1 Construction Noise Reduction Measures. Prior to the start of construction of the proposed project, the following construction noise measures shall be included in the construction plans to be implemented by the construction contractor. Noise-generating activities at the construction site or in areas adjacent to the construction site associated with the project in any way shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. In addition, all construction activity shall comply with the following requirements:</p> <ol style="list-style-type: none"> 1. Use available noise suppression devices and properly maintain and muffle loud construction equipment. 2. Avoid the unnecessary idling of equipment and stage construction equipment as far as reasonable from residences. 3. Notify adjacent uses of the construction schedule. 4. All noise-producing project equipment and vehicles using internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specification. Mobile or fixed "package" equipment (e.g., arc-welders, air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment. 5. All mobile or fixed noise-producing equipment used on the proposed project that are regulated for noise output by a local, state, or federal agency shall comply with such regulation while in the course of project activity. 6. The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. 	X	X	X		City of Oceanside				

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7. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners to contact the job superintendent if necessary.									
<p>MM-NOI-2 Prior to approval of the grading permit for any portion of the proposed project, the applicant or the designated contractor shall prepare, or cause to be prepared, a blast drilling and monitoring plan. The plan shall include estimates of the drill noise levels, maximum noise levels (L_{max}), air-blast overpressure levels, and groundborne vibration levels at each residential property line within 1,000 feet of the blasting location, and shall be submitted to the City of Oceanside (City) for review prior to the first blast. Blasting shall not commence until the City has approved the blast plan. Where potential exceedances of the City's Noise Ordinance are identified, the blast drilling and monitoring plan shall identify mitigation measures shown to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the City's Noise Ordinance. The identified mitigation measures shall be implemented by the applicant or its designee prior to the issuance of the grading permit. Additionally, project phases involving blasting shall conform to the following requirements:</p> <ul style="list-style-type: none"> All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in the City. Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundborne vibration accelerometer located outside the closest residence to the blast and approved by the City. 	X	X	X		City of Oceanside				
<p>MM-NOI-3 Interior Noise Study. Prior to the approval of building permits, the applicant shall submit an interior noise study for approval by the City Planning Department for lots identified to have a future traffic noise exposure level above 60 dBA CNEL. To comply with the City and state's 45 dB CNEL interior noise standard, these residential dwelling units would likely require additional noise attenuating features such as mechanical ventilation system or air conditioning system and sound-rated windows, as determined by the interior noise study. The interior noise study shall ensure compliance with the City and state's 45 dB CNEL noise standard.</p>	X			X	City of Oceanside				
<p>MM-NOI-4 On-Site Non-Residential Noise Study. When the specific detailed site planning is completed for each commercial area that includes individual lot layouts, site plans, and building specifications, a noise assessment consistent with the City of Oceanside's noise standards shall be performed to address potential noise impacts from non-residential land uses affecting the adjacent residential land uses on the project site. Evaluation of commercial mechanical equipment noise and truck delivery noise shall be considered in the assessment. Setbacks or noise barriers shall be features analyzed as noise control methods to ensure compliance with the City's Noise Element and Noise Ordinance.</p>	X			X	City of Oceanside				
<p>MM-NOI-5 Prior to beginning construction of any project component within 200 feet of an existing or future occupied residence, the applicant or its designee shall require preparation of a vibration monitoring plan for submittal to the City of Oceanside (City) noise control officer for review and approval. At a minimum, the vibration monitoring plan shall require data to be sent to the City noise control officer or designee on a weekly basis or more frequently as determined by the City noise control officer.</p> <p>The vibration monitoring plan shall include the location of vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures. A description of these plan components is provided in the following text.</p> <p>Location of Vibration Monitors: The vibration monitoring plan shall include a scaled plan indicating monitoring locations, including the location of measurements to be taken at construction site property lines and at nearby residential properties.</p> <p>Vibration Instrumentation: Vibration monitors shall be capable of measuring maximum unweighted root mean square and PPV levels triaxially (in three directions) over a frequency range of 1 to 100 hertz. The vibration monitor shall be set to automatically record daily events during working hours and to record peak triaxial PPV values in 5-minute interval histogram plots. The method of coupling the geophones to the ground shall be described and included in the report. The vibration monitors shall be calibrated within 1 year of the measurement, and a certified laboratory conformance report shall be included in the report.</p> <p>Data Acquisition: The information to be provided in the data reports shall include, at a minimum, daily histogram plots of PPV versus time of day for three triaxial directions and maximum peak vector sum PPV and maximum frequency for each direction. The reports shall also identify the construction equipment operation during the monitoring period and their locations and distances to vibration measurement locations.</p>	X	X	X		City of Oceanside				

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Exceedance Notification and Reporting Procedures: A description of the notification of exceedance and reporting procedures shall be included, and follow-up procedures shall be taken to reduce vibration levels to below the allowable limits.									
<i>Public Services</i>									
MM-PUB-1 Permanent Fire Station Onsite. The applicant shall: <ul style="list-style-type: none"> • Provide a location for a permanent fire station (Fire Station No. 9) within the project site's Village Core, such that it would be located within a 5-minute response time to the entire project site, prior to the issuance of the first certificate of occupancy. • Provide housing accommodations for three (3) personnel to staff the permanent fire station, prior to the 33rd certificate of occupancy. The permanent fire station shall include a minimum of 1,500 square feet of residential facilities (including bedrooms, bathrooms, and a kitchen) and storage accommodations for a fire service apparatus (such as a covered parking area). • Pay the City of Oceanside for the actual cost of up to \$350,000 for the purchase of an appropriate fire apparatus for use at the permanent fire station, prior to the recordation of the first final map. The apparatus shall be similar to an HME Type 6 Wildland vehicle. • Contribute funding to the ongoing staff operations cost for two (2) personnel. 	X			X	City of Oceanside				
<i>Traffic and Circulation</i>									
MM-TRA-1 Vandegrift Boulevard/N. River Road. Prior to the issuance of the 100th building permit of a "for sale" unit, excluding model building permits, the applicant shall be required to construct a second northbound right turn lane with overlapping traffic signal phasing. This improvement shall result in dual northbound to eastbound right turn lanes. All striping, bicycle lanes, traffic signal hardware and traffic signal timing shall be completed to the reasonable satisfaction of the City of Oceanside (City) Traffic Engineer. The City shall reasonably cooperate in the acquisition of right of way necessary for the improvement. City incurred acquisition cost, if any, shall be reimbursed by the Applicant.				X	City of Oceanside				
MM-TRA-2 N. River Road/Leon Street. Prior to the issuance of the building permit for the 90th dwelling unit, the applicant shall signalize this intersection, to the satisfaction of the City of Oceanside (City).				X	City of Oceanside				
MM-TRA-3 Douglas Drive/N. River Road. Prior to the issuance of the building permit for the 260th dwelling unit, the applicant shall provide an eastbound right-turn overlap phase at this intersection.				X	City of Oceanside				
MM-TRA-4 N. River Road/College Boulevard. Prior to the issuance of the 127th building permit, the applicant shall provide the following improvements to the College Boulevard Bridge and surrounding portions of the roadway to the satisfaction of the City of Oceanside: <ul style="list-style-type: none"> • Modification of the existing College Boulevard Bridge to accommodate six (6), 11-foot lanes of traffic on the existing concrete deck. The barrier and sidewalk on the north side of the bridge shall be removed, with the barrier replaced with a new type. The existing center barrier shall be removed and replaced with a raised center median. • Installation of two new 8-foot bicycle and pedestrian cantilevered pathways affixed to the north and south side of the College Boulevard Bridge. • Restriping of College Boulevard between Adams Street and the eastern limits of the bridge to include the addition of two 11-foot lanes. Additionally, the existing bicycle lanes shall be reduced to 5 feet in width. The addition of these travel lanes shall occur within the existing right-of-way and requires a width reduction of the existing median. • Conversion of the northbound right-turn lane to Adams Street from College Boulevard into a through-lane and right-turn lane. • Restriping of the N. River Road/College Boulevard intersection to the following: <ul style="list-style-type: none"> ○ The westbound right-turn lane from College Boulevard to northbound N. River Road shall be extended to match the widening of the bridge described previously. ○ An additional 12-foot westbound through lane shall be provided on College Boulevard for a total of three westbound through lanes. ○ Widening the curb-to-curb width on College Boulevard be 86 feet, to match the curb-to-curb width of the bridge. ○ Provision of a new sidewalk along the eastern portion of the N. River Road intersection, to create a connection to the 8-foot-wide pathway planned along the eastern edge of the bridge. ○ Provision of a connection between the cantilevered pathway and the San Luis Rey River Bike Trail. 				X	City of Oceanside				
MM-TRA-5 SR-76/Rancho Del Oro Drive; SR-76/Old Grove Road; SR-76/Frazee Road. Prior to the issuance of the building permit for the 149th dwelling unit, the applicant shall pay Caltrans an amount of \$400,000 to implement Adaptive Traffic Signal Controls on SR-76 at up to eight (8) intersections within the traffic study area to mitigate the cumulative impacts along SR-76.				X	City of Oceanside				

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MM-TRA-6 SR-76/College Boulevard. Prior to the issuance of the building permit for the 56th dwelling unit, the applicant shall pay a fair share contribution toward the City-planned improvements at this intersection based on the trips associated with final approved residential dwelling units.				X	City of Oceanside				
MM-TRA-7 N. River Road: North River Circle to Stallion Drive. Prior to the issuance of the building permit for the 32nd dwelling unit, the applicant shall complete one of the following two options: <ul style="list-style-type: none"> • Option 1: Restripe this roadway to remove on-street parking and the bike lane buffer to provide four 11-foot lanes, maintain a 10-foot TWLTL, and maintain the 5-foot bike lanes, which would meet the City's Secondary Collector standards and provide an LOS E capacity of 30,000 ADT; or • Option 2: Restripe this roadway to provide two 11-foot eastbound travel lanes, an 11-foot TWLTL, one 11-foot westbound lane, 2-foot bike buffers, and 4-foot bike lanes in each direction while maintaining the 8-foot on-street parking on the north side of the roadway. This would provide an LOS E capacity of 20,000 ADT. 				X	City of Oceanside				
MM-TRA-8 N. River Road: Stallion Drive to Wilshire Road. Prior to the issuance of the first building permit, the applicant shall pay a fair share contribution toward the possible future two-lane roundabout improvements that would be required once the 21,000 ADT threshold on N. River Road has been met.				X	City of Oceanside				
MM-TRA-9 N. River Road: Wilshire Road to Sleeping Indian Road. Prior to the issuance of the building permit for the 503rd dwelling unit, the applicant shall widen the N. River Road/Sleeping Indian Road intersection to provide an eastbound dedicated left-turn lane.				X	City of Oceanside				
MM-TRA-10 Douglas Avenue: SR-76 to El Camino Real. Prior to the issuance of the building permit for the 531st dwelling unit, the applicant shall construct a raised median within the existing TWLTL to achieve a Four-Lane Major Road LOS E capacity of 40,000 ADT.				X	City of Oceanside				
MM-TRA-11 Douglas Avenue: El Camino Real to N. River Road. Prior to the issuance of the building permit for the 425th dwelling unit, the applicant shall pay a fair share contribution toward the widening of this segment of Douglas Avenue to Six-Lane Major Arterial Standards per the City's Master Transportation Roadway Plan based on the trips associated with the actual approved residential units. Since the widening of Douglas Avenue is funded by mandatory transportation impact fees, the proposed project shall be credited any additional fair share contribution against those fees.				X	City of Oceanside				
<i>Tribal Cultural Resources</i>									
MM-TCR-1 An appropriate approach to potential impacts to Tribal Cultural Resources (TCRs) (as defined by PRC Section 21074) is developed in response to the identified presence of a TCR by California Native American Tribes through the process of consultation. While no TCRs have been identified that may be affected by the project, the following approach for the inadvertent discovery of TCRs has been prepared to ensure there are no impacts to unanticipated resources. The City shall require that a Native American and archaeological monitor are present during ground-disturbing activities with the greatest potential to encounter Native American cultural resources, consistent with, and as required by MM-CUL-1. The archaeological and Native American monitors shall have the authority to temporarily halt work to inspect areas as needed for potential cultural material or deposits. Should a potential TCR be inadvertently encountered, all construction work involving ground-disturbance occurring within 50 feet of the find shall immediately stop and the City notified. If the unanticipated resource is archaeological in nature, appropriate management requirements shall be implemented as outlined in MM-CUL-1. Ground disturbance in this area shall not commence until the qualified archaeological principal investigator, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. The 50 foot buffer may be adjusted based on the recommendation of the qualified archaeological principal investigator. Should it be required, temporary flagging may be installed around this resource in order to avoid any disturbances from construction equipment. Depending upon the significance of the find under CEQA (14 CCR 15064.5(f); PRC Section 21082), the archaeological monitor in correspondence with the qualified archaeological principal investigator may simply be required to record the find to appropriate standards (thereby addressing any data potential). If the qualified archaeological principal investigator observes the discovery to be potentially significant under City, CEQA or Section 106 of the NHPA, additional efforts such as preparation of an archaeological treatment plan, testing, and/or data recovery may be warranted prior to allowing construction to proceed in this area. The feasibility for avoidance of any identified resource will also be discussed with the City. The City shall be notified of any identified Native American cultural resource, regardless of significance, and provided the opportunity to provide management	X	X	X		City of Oceanside				

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recommendations prior to moving forward in construction in areas that might disturb the identified resource. If the City determines through consultation with NAHC-listed representatives that the potential resource appears to be a tribal cultural resource (as defined by PRC Section 21074), any affected tribe shall be provided a reasonable period of time to conduct a site visit and make recommendations regarding future ground disturbance activities as well as the treatment and disposition of any discovered tribal cultural resources. Depending on the nature of the potential resource and Tribal recommendations, review by a qualified archaeologist may be required. Implementation of proposed recommendations will be made based on the determination of the City that the approach is reasonable and feasible. All activities shall be conducted in accordance with regulatory requirements.									
<i>Utilities and Service Systems</i>									
Implementation of MM-BIO-2 .	X	X			City of Oceanside				

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