

9 MITIGATION MONITORING AND REPORTING PROGRAM

California Environmental Quality Act Section 21081.6, requires that a mitigation monitoring and reporting program be adopted upon certification of an environmental impact report to ensure that the mitigation measures are implemented for significant or potentially significant impacts. The mitigation monitoring and reporting program specifies what the mitigation is, the entity responsible for monitoring the program, and when in the process it should be accomplished.

Environmental Issue	Responsible Party	Deliverable	Complete by	Date Completed
Air Quality				
<p>MM-AQ-1 Conflicts with Air Quality Plans: Within six months of the certification of the Final Supplemental Program Environmental Impact Report, the City of National City shall provide a revised land use map and housing and employment forecast for the Planning Area to the San Diego National Association of Governments to ensure that any revisions to the population and employment projections used by the San Diego Air Pollution Control District in updating the Regional Air Quality Standards and State Implementation Plan will accurately reflect anticipated growth due to the proposed project.</p>	City	Revised land use map and housing and employment forecast for the Planning Area		
<p>MM-AQ-2A Air Quality Standards - Project-specific Construction Air Quality Impact Analysis: Proposed development projects that are subject to the California Environmental Quality Act (CEQA) and larger than the hypothetical 1.87-acre mixed-use scenario contained herein shall have construction-related air quality impacts analyzed using the latest available CalEEMod model, or other analytical method determined in conjunction with the City of National City. The results of the construction-related air quality impacts analysis shall be included in the development project’s CEQA documentation. If such analyses identify potentially significant regional or local air quality impacts based on the City’s emissions thresholds, the City shall require the incorporation of appropriate mitigation to reduce such impacts.</p>	Project Applicant	Construction-related air quality impacts analysis		

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<p>Examples of potential mitigation measures are provided in MM-AQ-2B, below.</p>				
<p>MM-AQ-2B Air Quality Standards - Construction Emissions Reduction Measures:</p> <p>For individual construction projects greater than 5 acres that exceed the daily emissions thresholds established by the City of National City, best available control measures/technology shall be incorporated to reduce construction emissions to the extent feasible. Best available control measures/technology shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) Minimizing simultaneous operation of multiple pieces of construction equipment; b) Use of more efficient, or low pollutant emitting equipment, e.g., Tier III or Tier IV rated equipment; c) Use of alternative fueled construction equipment; d) Dust control measures for construction sites to minimize fugitive dust such as: <ul style="list-style-type: none"> i) Contractor(s) shall implement paving, chip sealing, or chemical stabilization of internal roadways after completion of grading. ii) Dirt storage piles shall be stabilized by chemical binders, tarps, fencing, or other erosion control. iii) A 15-mile per hour (mph) speed limit shall be enforced on unpaved surfaces. 	<p>Project Applicant</p>	<p>Conditions of Approval?</p>		

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<ul style="list-style-type: none"> iv) On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather. v) Haul trucks hauling dirt, sand, soil, or other loose materials shall be covered, or 2 feet of freeboard shall be maintained. vi) Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the County of San Diego and/or San Diego Air Pollution Control District to reduce dust generation. vii) Grading shall be terminated if winds exceed 25 mph. viii) Any blasting areas shall be wetted down prior to initiating the blast. <p>e) Minimizing idling time by construction vehicles.</p>				
<p>MM-AQ-3 Air Quality Standards - Project-specific Operational Air Quality Impact Analysis:</p> <p>Proposed development projects that are subject to the California Environmental Quality Act (CEQA) (non-ministerial) shall have long-term operational-related air quality impacts analyzed using the latest available CalEEMod model, or other analytical method determined in conjunction with the City of National City. The results of the operational-related air quality impacts analysis shall be included in the development project’s CEQA documentation. If</p>	Project Applicant	Long-term operational-related air quality impact analysis		

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<p>such analyses identify potentially significant regional or local air quality impacts based on the City’s thresholds, the City shall require the incorporation of appropriate mitigation to reduce such impacts. Examples of potential measures shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Install electric vehicle charging stations; • Improve walkability design and pedestrian network; • Increase transit accessibility and frequency by incorporating Bus Rapid Transit routes; • included in the San Diego Association of Governments Regional Plan; and/or • Limit parking supply and unbundle parking costs. Lower parking supply below Institute of Traffic Engineers rates and separate parking costs from property costs. 				
<p>MM-AQ-4A Sensitive Receptors - Health Risk Assessment:</p> <p>Prior to the issuance of building permits for any facility that would place sensitive receptors within 500 feet of Interstate 5, a health risk assessment shall be prepared that demonstrates that health risks would be below the level of significance.</p>	Project Applicant	Health risk assessment		
<p>MM-AQ-4B Sensitive Receptors – Enhanced Construction:</p> <p>Where a project consistent with the Focused General Plan Update would place sensitive receptors within 500 feet of Interstate 5, the City of National City shall require that buildings be equipped with ventilation systems that are rated at</p>	Project Applicant, City Building Inspector	Approved plans		

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<p>Minimum Efficiency Reporting Value of “MERV13” or better for enhanced particulate removal efficiency. The City Building Inspector shall verify the aforementioned requirements are included on plans submitted for approval of any Land Use and Building permits and shall verify compliance on site prior to occupancy clearance. The property manager or responsible maintenance entity shall be trained in conducting regular inspections and replacements, and regular inspections and replacements shall be completed on the recommended basis by the system manufacturer.</p>				
<p>Cultural Resources and Tribal Cultural Resources</p>				
<p>MM-CUL-1 Historic Properties Application Review: Applications for future development shall be reviewed by the building official or designee for non-discretionary building or demolition permits to determine if they involve any structure identified on the list of historic properties, per National City Title 18 Zoning Chapter 18.12.160 Historic Properties, (c) Review of Ministerial Permits, or if a structure is known to be 45 years or older. If a property proposed for demolition or significant alteration or conversion is determined to be on the historic properties list, the application must be reviewed in accordance with Municipal Code Title 15 Buildings and Construction Chapter 15.34 Historical Buildings, which addresses regulations governing the enlargement, alteration, repair, moving, removal, demolition, converging,</p>	<p>Building official or designee</p>	<p>Reviewed development proposal</p>		

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<p>occupancy, use, and maintenance of all historical buildings and/or structure.</p> <p>All discretionary permits involving a historic resource, or a structure known to be 45 years or older shall be reviewed in compliance with the California Environmental Quality Act (CEQA). For any building/structure having its original structural integrity intact and potentially eligible for the National Register of Historic Places or the California Register of Historic Resources, a qualified professional architectural historian may be required to determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in CEQA Guidelines section 15064.5. A historical resource report shall be submitted by the project applicant to the City of National City and shall include the methods used to determine the presence or absence of historical resources, identify potential impacts from the proposed project, evaluate the significance of any historical resources, and identify mitigation measures to protect the resource from loss of a characteristic designating it as historic.</p>				
<p>MM-CUL-2 Ground Disturbance Monitoring: Applications for future development located on a vacant/undeveloped site or on a site with proposed excavation into native soils, wherein the Planning</p>	<p>Archaeological and/or Native American monitor</p>	<p>Monitor contract</p>		

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<p>Department has determined a potential for impacts to subsurface archaeological resources, shall be required to comply with the following mitigation framework:</p> <p>An archaeological and/or Native American monitor shall be present during construction activities that involve subsurface grading and/or excavation involving the disturbance of native soils more than 3 feet in depth. The monitor(s) would ensure that important subsurface archaeological sites, which could underlie a redevelopment area, are not damaged or destroyed.</p>				
<p>MM-CUL-3 Archaeological Survey and Report: Applications for future development located on a vacant/undeveloped project site, wherein the Planning Department has determined a potential for impacts to archaeological resources, shall be required to comply with the following mitigation framework:</p> <p>As applicable by recommendation by the Planning Department, an archaeological field survey of the project site and a report summarizing the findings of the survey shall be completed by a qualified archaeologist. An archaeological resource report detailing the results of the record search and the field survey of the project area shall be submitted by the project applicant to the City of National City. The archaeological resources report would be required prior to issuance of a permit to ensure that any resources are identified and mitigated prior to grading and construction.</p>	<p>Qualified archaeologist</p>	<p>Archaeological field survey</p>		

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<p>MM-CUL-4 Unanticipated Discovery of Archaeological Resources: In the event of an unanticipated discovery during construction, construction should stop on the site until a qualified archaeologist can survey the resource and determine potential impacts and preservation measures. Any archaeological resources that are found on an undeveloped project site would be identified, adequately documented in the field, and/or preserved, as recommended by a qualified archaeologist.</p>	<p>Qualified archaeologist</p>	<p>Work Plan</p>		
<p>Paleontology</p>				
<p>MM-PALEO-1 Monitoring: All proposed site-specific projects under the Focused General Plan (FGPU) shall be screened by the Planning Department for the potential to result in impacts to paleontological resources. A project may result in impacts to paleontological resources if it:</p> <ul style="list-style-type: none"> (a) Is situated above any area of moderate to high paleontological sensitivity (as defined in the 2022 FGPU Supplemental Program Environmental Impact Report Chapter 4.4 Paleontology); (b) Would result in greater than 1,000 cubic yards of excavation at 10 feet or greater of depth in an area of high sensitivity; or (c) Would result in greater than 2,000 cubic yards of excavation at 10 feet or greater depth in an area of moderate sensitivity. 	<p>Planning Department, Qualified paleontological monitor</p>	<p>Reviewed site plan; Contract with qualified paleontological monitor; Excavation Plan</p>		

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<p>Projects meeting the above criteria shall be subject to implementation of the following mitigation framework:</p> <p>(a) A qualified paleontological monitor shall be present during ground disturbance. The monitor shall have the authority to stop and/or divert grading, trenching, or excavating within an appropriate radius of the find if a paleontological resource is encountered.</p> <p>(b) An excavation plan shall be implemented to mitigate the discovery. Excavation shall include the salvage of the fossil remains (simple excavation or plaster-jacketing of larger and/or fragile specimens); recording of stratigraphic and geologic data; and transport of fossil remains to laboratory for processing and curation.</p>				
Hazards and Hazardous Materials				
<p>MM-HAZ-1 Environmental Site Assessment: Applications for site-specific developments under the Focused General Plan Update (FGPU) where the Planning Department has determined a potential impact to a site listed in a hazardous materials database, or to sites with potential but unknown hazardous material impacts, shall be required to comply with the following mitigation framework:</p> <p>a) Projects shall be required to identify potential conditions that require further regulatory oversight and demonstrate compliance based on the following measures prior to issuance of any permits. A Phase I Environmental Site</p>	Project Applicant	Phase I Environmental Site Assessment (ESA) Phase II ESA, as applicable		

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<p>Assessment (ESA) shall be completed in accordance with ASTM International Standards. If hazardous materials are identified that require remediation, a Phase II ESA and remediation effort shall be conducted in conformance with federal, state, and local regulations.</p> <p>b) If the Phase II ESA identifies the need for remediation, then the following shall occur prior to the issuance of grading permits:</p> <ol style="list-style-type: none"> 1) The applicant shall retain a qualified environmental engineer to develop a soil and/or groundwater management plan to address the notification, monitoring, sampling, testing, handling, storage, and disposal of contaminated media or substances (soil, groundwater). The qualified environmental consultant shall monitor excavations and grading activities in accordance with the plan. The groundwater management and monitoring plans shall be approved by the City of National City prior to development of the site. 2) The applicant shall submit documentation showing that contaminated soil and/or groundwater on proposed development parcels has been avoided or remediated to meet cleanup requirements established by appropriate local regulatory agencies (Regional Water Quality Control Board [RWQCB]/California Department of Toxic 				

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<p>Substances Control [DTSC]/Department of Environmental Health [DEH]) based on the future planned land use of the specific area within the boundaries of the site (i.e., commercial, residential), and that the risk to human health of future occupants of these areas therefore has been reduced to below a level of significance.</p> <p>3) The applicant shall obtain written authorization from the appropriate regulatory agency (RWQCB/DTSC/DEH) confirming the completion of remediation. A copy of the authorization shall be submitted to the City to confirm that all appropriate remediation has been completed and that the proposed development parcel has been cleaned up to the satisfaction of the regulatory agency. In the even that previous contamination has occurred on a site that has a previously closed case or on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the DEH shall be notified of the proposed land use.</p> <p>All cleanup activities shall be performed in accordance with all applicable federal, state, and local laws and regulations, and required permits shall be secured prior to commencement of construction to the satisfaction of the City and compliance with applicable regulatory agencies</p>				

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such as but not limited to the National City Municipal Code.				
Noise				
<p>MM-NOI-1 Prior to the issuance of a permit to construct land uses associated with noise-sensitive receptors consistent with the Focused General Plan Update within 112 feet of a noise-sensitive receptors, including, but not limited to, residential dwelling units, transient lodging, hospitals, nursing homes, facilities for long-term medical care, educational facilities, libraries, or churches, a Construction Noise Control Plan shall be submitted to the City of National City’s Community Development Department for review and approval. The plan shall demonstrate that all construction activity will not expose noise-sensitive land uses such as residences to noise levels that exceed 75 dBA L_{eq}. The construction noise control plan can include, but is not limited to, the following:</p> <ul style="list-style-type: none"> • Ensure that construction equipment is properly muffled according to industry standards and is in good working condition. • Place noise-generating stationary equipment and construction staging areas away from sensitive uses, where feasible. • Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources. 	Project Applicant	Conditions of Approval	Prior to the issuance of a permit to construct	

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<ul style="list-style-type: none"> • Use electric air compressors and similar power tools rather than diesel-powered equipment, where feasible. • Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes. • Project developers shall require by contract specifications that heavily loaded trucks used during construction be routed away from residential streets to the extent feasible. Contract specifications shall be included in construction documents, which shall be reviewed by the City prior to issuance of a grading permit. <p>Prior to commencement of construction activities, at least one sign shall be installed near the project site entrance stating the allowable construction hours and workdays, as well as the phone number of the job superintendent. The sign shall be clearly conspicuous and legible from the public right-of-way and shall remain in place throughout construction. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.</p>				
<p>MM-NOI-2 Prior to the issuance of a permit to construct developments consistent with the Focused General Plan Update that would include outdoor mechanical equipment, the Planning Department shall require appropriate noise</p>	Project Applicant	Construction Noise Control Plan	Prior to the issuance of a permit to construct	

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<p>attenuation measures for heating, ventilation, and air conditioning (HVAC) equipment, including, but not limited to, (1) set back at least 30 feet from the nearest property line, (2) surrounded by walls or parapet walls that obstruct the line-of-sight to adjacent land uses, or (3) placed within a mechanical equipment room. Where it may be demonstrated that other measures would reduce HVAC noise to levels below the limits specified in the Municipal Code, such measures may be substituted.</p>				
<p>MM-NOI-3 Noise and Vibration Impact Analysis: Prior to the issuance of a permit to construct projects that are in the Planning Area and would include pile driving, the Planning Department shall require that a Noise and Vibration Impact Analysis be prepared. The Noise and Vibration Impact Analysis shall be prepared by a qualified professional. Wherein a potential impact-related groundborne noise or vibration is identified, the Planning Department shall require that the reduction measures be incorporated into project design.</p>	<p>Project Applicant</p>	<p>Noise and Vibration Impact Analysis</p>	<p>Prior to the issuance of a permit to construct</p>	