

Appendix L

Mitigation Monitoring and Reporting Program

The California Environmental Quality Act (CEQA; California Public Resources Code §21081.6 and CEQA Guidelines Section 15074 (d)) requires public agencies to adopt a monitoring and reporting program for the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. In order to ensure implementation of the mitigation measures identified in the Initial Study/Mitigated Negative Declaration (IS/MND), MTS shall adopt a Mitigation Monitoring and Reporting Program (MMRP). This MMRP has been prepared for the proposed Clean Transit Advancement Campus (CTAC) project, the environmental effects of which have been evaluated in an IS/MND prepared in compliance with CEQA and the CEQA Guidelines.

This MMRP identifies the mitigation measures that shall be implemented by MTS and/or SANDAG, the timing of implementation, responsible party, and verification. MTS and/or SANDAG may delegate the reporting or monitoring responsibilities identified below to another entity that accepts the delegation (such as a construction contractor). However, until the mitigation measures included in the MMRP have been completed, MTS and/or SANDAG remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the adopted program (CEQA Guidelines §15097[a]).

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Mitigation Measure	Timing	Responsible Party	Completed	Initials	Notes (Optional)
Cultural Resources					
<p>CUL-1 Archaeological and Native American Monitoring Program. The construction contractor shall implement an archaeological and Native American monitoring program during initial grading and other ground-disturbing construction activities. The monitoring program shall include the retention of a qualified archaeologist and a Kumeyaay Native American monitor. The archaeological and Native American monitors shall attend a pre-construction meeting with the construction manager and be in attendance during initial ground disturbing activities at the project site. The monitors shall determine the extent of their presence during soil disturbing activities.</p> <p>The archaeological and Native American monitors shall have the authority to temporarily halt or redirect grading and other ground-disturbing activity if cultural resources are encountered. If an artifact is encountered, all operations within 50 feet of where the artifact was found shall be suspended immediately, MTS and SANDAG shall be notified, and the qualified archaeologist, in consultation with the Native American monitor, shall evaluate the significance of the find. If cultural material is determined to be significant, the qualified archaeologist shall coordinate with the consulting tribes and MTS and SANDAG staff to develop and implement appropriate treatment measures. Pursuant to California PRC § 21083.2(b), avoidance is the preferred method of preservation. The archaeologist and the tribal representative shall make recommendations to MTS and SANDAG on the measures that will be implemented to protect the newly discovered cultural resource(s), including but not limited to, avoidance in place, excavation, relocation, and further evaluation of the discoveries in accordance with CEQA. No further ground disturbance shall occur in the area of the discovery until MTS and SANDAG approves the measures to protect the significant cultural resource(s).</p>	During construction	Construction contractor SANDAG MTS	<input type="checkbox"/>	—	

Mitigation Measure	Timing	Responsible Party	Completed	Initials	Notes (Optional)
Hazards and Hazardous Materials					
<p>HAZ-1 Phase II Environmental Site Assessment. Prior to the start of demolition and earthwork activities, a Phase II Environmental Site Assessment (ESA) shall be conducted to include collection and analysis of soil and groundwater samples to determine the presence or absence of hazardous substances, including but not limited to heavy metals, hydrocarbons, and burn ash. If hazardous substances are determined to be present on site above regulatory limits (i.e., threshold limit concentrations) as established from the California Code of Regulations, Title 22, section 66261.10 et seq. and the Code of Federal Regulations, Title 40, Section 261.24, a remediation plan shall be prepared. The remediation plan shall incorporate recommendations identified in the Phase II ESA and associated remediation activities (e.g., excavation and disposal of contaminated soil or in-situ treatment of contaminated soil) required to reduce concentration levels to below the regulatory limits. The remediation plan shall be reviewed and approved by the County of San Diego Department of Environmental Health and Quality and implemented prior to the commencement of construction.</p>	Prior to demolition and construction	SANDAG MTS	<input type="checkbox"/>	_____	
<p>HAZ-2 Community Health and Safety and Soil Management Plan. Prior to the start of demolition and earthwork activities, the construction contractor shall prepare a Community Health and Safety Plan and a Soil Management Plan for review and approval by SANDAG to address the monitoring, testing, and handling of heavy metal- and hydrocarbon-contaminated soil or groundwater and burn ash, if encountered during construction activities.</p>	Prior to demolition and construction	SANDAG	<input type="checkbox"/>	_____	

Mitigation Measure	Timing	Responsible Party	Completed	Initials	Notes (Optional)
HAZ-3 Asbestos-Containing Materials and Lead-Based Paint Survey and Disposal. Prior to demolition, an asbestos and lead survey shall be conducted on the project site by a licensed asbestos/lead contractor. If the survey identifies hazardous building materials, the necessary remediation identified in the survey shall be completed prior to commencement of demolition activities in accordance with applicable laws, including Occupational Safety and Health Administration (OSHA) guidelines, to ensure that no hazards to the demolition crew or others are created by exposure to hazardous building materials. A letter report summarizing the conclusions and recommendations of the asbestos and lead survey shall be prepared and submitted to SANDAG.	Prior to demolition	SANDAG	<input type="checkbox"/>	_____	
Noise					
NOI-1 MHPA Construction Noise Control Plan. A project construction noise control plan shall be prepared when project construction details are available to provide plans for compliance with the MHPA maximum noise limit of 60 dBA L_{EQ} or the existing ambient noise level. The construction noise control plan shall be approved by SANDAG and MTS and implemented by the construction contractor.	Prior to and during construction	Construction contractor SANDAG MTS	<input type="checkbox"/>	_____	
NOI-2 Stationary Equipment Noise Control Plan. A project Operational Noise Control Plan, which reduces operational noise to 60 dBA or existing ambient noise levels at the MHPA boundary and to 75 dBA at surrounding industrial property lines, shall be prepared and submitted for approval with the final project plans for the building permits. Required noise reduction measures may include sound barriers around the project site or around individual pieces of equipment. SANDAG shall approve and implement this plan.	During preliminary and final design	SANDAG	<input type="checkbox"/>	_____	

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