

1 WHEREAS, studies and investigations made by this Council and in its behalf reveal
2 the following facts:

3 For the Program Environmental Impact Report:

- 4 1. The PEIR, MMRP, and Findings of Fact, were completed in compliance with the
5 provisions of the California Environmental Quality Act (CEQA).
6 2. The PEIR findings indicate that potential environmental impacts can be avoided or
7 reduced to less-than-significant levels with implementation of mitigation measures,
8 and no significant unavoidable impacts were identified.
9 3. The PEIR, MMRP, and Findings of Fact were presented to the City Council, and the
10 City Council reviewed and considered the information contained in these documents
11 prior to making a decision on the project. The PEIR and MMRP have been
12 determined to be accurate and adequate documents which reflect the independent
13 judgment of the City Council.
14

15 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

- 16 1. The Final Program Environmental Impact Report and Mitigation and Monitoring
17 and Reporting Program for the Oceanside Sewer Project IS CERTIFIED, effective
18 as of this day.
19 2. Pursuant to Public Resources Code Section 21081.6 the City Council adopts the
20 MMRP attached as Exhibit "A" and finds and determines that said program is
21 designed to ensure compliance with the mitigation measures during project
22 implementation. The documents and other material which constitute the record of
23 proceedings upon which this decision is based are located in the City of Oceanside
24 Planning Division, Development Services Department, 300 N. Coast Highway,
25 Oceanside, California.

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1 3. Notice is HEREBY GIVEN that the time within which judicial review must be
2 sought on this decision is governed by the provisions of the California
3 Environmental Quality Act., Public Resources Code Section 21167(c).

4 PASSED and ADOPTED by the City Council of the City of Oceanside, California
5 this _____ day of _____ by the following vote:

6
7 AYES:

8 NAYES:

9 ABSENT:

10 ABSTAIN:

11 _____
12 Mayor of the City of Oceanside

13
14 ATTEST:

15 APPROVED AS TO FORM:

16 _____
17 City Clerk

18 _____
19 City Attorney

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28 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE, CALIFORNIA ADOPTING A
PROGRAM ENVIRONMENTAL IMPACT REPORT AND ASSOCIATED MITIGATION MONITORING AND REPORTING
PROGRAM FOR OCEANSIDE SEWER IMPROVEMENTS PROJECT

Exhibit "A" - MMRP

Oceanside Sewer Improvements Program

Appendix H – Mitigation Monitoring
and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

Mitigation Monitoring and Reporting Programs (MMRPs) are required by the California Environmental Quality Act (CEQA) Section 21081.6 to be adopted by CEQA Lead Agencies for projects having the potential to cause significant environmental impacts. The MMRP describes changes to the project or conditions of project approval that mitigate or avoid the project’s potential significant effects on the environment. This MMRP addresses the Oceanside Sewer Improvements Program (Program). The Program is located within the City of Oceanside (City) and would span seven miles from the existing San Luis Rey Water Reclamation Facility (SLRWRF; located at 3950 North River Road) in the northeast to the existing La Salina Wastewater Treatment Plant (LSWWTP; located at 1300 S Myers Street) in the southwest. From the SLRWRF, the alignment generally extends southwest along Whalen Lake Road, crosses the San Luis Rey River corridor, continues to the south-southeast, crossing San Luis Rey Mission Expressway (State Route 76) and Mission Avenue, Hacienda Drive, Las Vegas Drive, and other residential streets, and continues southwest through Garrison Avenue to Oceanside Boulevard. The alignment then follows Oceanside Boulevard southwest for approximately 2.5 miles to the LSWWTP. The City is the Lead Agency under CEQA and has discretionary authority over the Program.

MMRP FORMAT AND IMPLEMENTATION

Mitigation measures that would reduce or eliminate potential environmental impacts of the Program are identified in the Oceanside Sewer Improvements Program Final PEIR. These mitigation measures will become conditions of approval if the Program is approved. The City is required to verify that all adopted mitigation measures are implemented properly and this MMRP has been formulated to ensure compliance. The MMRP shall be adopted, along with CEQA Findings and Statement of Overriding Considerations, by the City (Lead Agency) and must be administered by City personnel. Specific responsibilities are delineated for each measure in the attached checklist table and these responsibilities may be delegated to qualified City staff, consultants, or contractors.

The checklist that follows is intended to be used by City personnel, the City’s designated representatives, and construction contractors as the appointed mitigation implementation and monitoring entities. Information contained within the checklist clearly identifies each mitigation measure, defines the conditions required to verify compliance, and delineates the monitoring schedule. The following is an explanation of the columns that constitute the MMRP checklist.

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|-----------------|---|
| <u>Column 1</u> | <i>Mitigation Measure:</i> An inventory of each mitigation measure is provided. |
| <u>Column 2</u> | <i>Mitigation Type:</i> The mitigation measures are organized into two types: Construction Mitigation (CM) and Operational Mitigation (OM). |
| <u>Column 3</u> | <i>Implementation Schedule:</i> As scheduling is dependent upon the progression of the overall project, specific dates are not provided. Instead, scheduling describes a logical succession of events (e.g., pre-construction, prior to issuance of permits, etc.) and, if necessary, delineates a follow-up program. |
| <u>Column 4</u> | <i>Monitoring Responsibility:</i> Identifies what entities are responsible for determining compliance with each mitigation measure (e.g., City Division, Construction Contractor, Qualified Specialist, etc.). |

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
Biological Resources			
<p>BIO-1a: Rare Plant Avoidance and Mitigation. The development footprint associated with all sewer improvement projects located within the Program area shall be designed to maximally avoid and minimize impacts to rare plants, especially federally and/or state listed species (i.e., thread-leaved brodiaea), which have been identified within the Program area. Prior to ground-disturbing activities within the areas where rare plants are located, pre-construction surveys shall be implemented to identify precise locations of rare plants to ensure avoidance to the maximum extent feasible, including incorporating all relevant mitigation in this PEIR, including BIO-5, BIO-6, and BIO-7. Based on the results of the pre-construction survey, a biologist approved by the USFWS and CDFW (hereafter referred to as “Qualified Biologist”) shall establish the appropriate monitoring buffer for rare plants that have been detected within the construction area. Specific to thread-leaved brodiaea observed near the survey area, a Qualified Biologist would be required to be on site during ground disturbing activities occurring within 500 feet of known or potential thread-leaved brodiaea habitat. Specific to Brand’s phacelia, Program components proposed for development within areas of known presence shall seek to restrict and minimize impacts to the species populations through project-level design changes and/or construction methods (e.g., walls, fencing, and/or trenchless utilities/technologies). Impacts to federally listed species would require conformance with BIO-2.</p>	CM	Design; Pre-Construction; During Construction	City of Oceanside or its Designated Representative(s); Qualified Biologist
<p>BIO-1b: Critical Populations of Species Avoidance and Mitigation. Prior to approval of final design plans for each Program component, construction footprints shall be designed to maximally avoid and minimize impacts (both direct and indirect) to critical populations of special-status wildlife species (including, but not limited to, least Bell’s vireo) as well as designated critical habitat occurring within the survey area. This shall include incorporation of the following avoidance measures during the design phase:</p>	CM	Design	City of Oceanside or its Designated Representative(s)

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<ul style="list-style-type: none"> • Elimination of direct impacts by shifting the footprint outside of mapped critical populations and designated critical habitat wherever feasible. • Minimization of indirect impacts by reducing ground disturbance, vegetation removal, noise, vibration, and human activity near sensitive areas. <p>Full avoidance of critical populations through limiting the area of disturbance for each future Program component identified within the overall Program area boundaries shall be required to the maximum extent feasible, unless determined in coordination with the City that complete avoidance is infeasible due to engineering, safety, or legal constraints. Infeasibility must be demonstrated through written explanation reviewed and approved by the City of Oceanside (City; Owner) or its Designated Representative(s) prior to final design plan approval. All relevant mitigation in this PEIR, including BIO-5, BIO-6, and BIO-7, shall be implemented to mitigate potential impacts where full avoidance cannot be achieved.</p>			
<p>BIO-1c: Sensitive Animal Avoidance and Mitigation. Before the construction of each Program component, vegetation communities and sensitive resource mapping documented during prior surveys shall be reviewed by a Qualified Biologist to determine if pre-construction protocol level surveys are required to confirm presence/absence and distribution of federally and/or state listed or other sensitive species with a reasonable potential to occur based on site-specific habitat conditions. This measure is applicable to federally and state listed and other sensitive species, including but not limited to the following species: least Bell’s vireo, southwestern willow flycatcher, light-footed Ridgway’s rail, burrowing owl, and coastal California gnatcatcher. This condition does not apply to arroyo toad based on negative findings and low/marginal habitat within the survey area. If this screening identifies that suitable habitat is present for species reasonably expected to occur, the Qualified Biologist shall determine whether additional habitat assessment</p>	CM	Pre-Construction; During Construction and Grading	City of Oceanside or its Designated Representative(s); Qualified Biologist

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>and/or focused or protocol-level surveys are warranted. Surveys shall follow the most current USFWS and/or CDFW protocols, including seasonal timing requirements, focused surveys, pre-construction clearance surveys, and habitat suitability assessments. Survey results shall be used to refine avoidance, minimization, and mitigation measures during project-level evaluation. If species are confirmed present within or adjacent to the Program component construction footprint(s), impacts to the species (including its habitat) shall be restricted and minimized through project-level design changes and/or construction methods (e.g., walls, fencing, seasonal restrictions/scheduling outside of avian breeding seasons, no-disturbance buffer zones sized according to species-specific guidance) as prescribed by the Qualified Biologist, to the extent feasible.</p> <p>If avoidance of impacts to a federally listed, state listed, or other sensitive animal species is not feasible, the City shall also implement mitigation measure BIO-2, which provides for consultation with the USFWS via Section 7 or Section 10 and with the CDFW via Section 2081(b) Incidental Take Permit or Section 2080.1 Consistency Determination, as applicable. Indirect impacts within occupied habitat occurring during sensitive periods (e.g., within the breeding season or active colony periods) for these species would require supplemental pre-construction surveys in accordance with BIO-3.</p>			
<p>BIO-1d: Stephens’ Kangaroo Rat Avoidance and Mitigation. If the development footprint associated with any of the sewer improvement projects associated with the programmatic effort is proposed to occur within the Stephens’ kangaroo rat survey area indicated on the Multiple Habitat Conservation Program (MHCP) Database Records Map (near Whelan Lake) and/or if suitable habitat for this species occurs within the development footprint, then a Qualified Biologist possessing a USFWS- and CDFW-recognized research permit for this species shall survey areas containing potentially suitable habitat (open coastal sage scrub, agricultural fields, and grasslands on soils low in clay content) using approved survey protocols (sign surveys for burrows, scats, tracks, trails, followed by protocol trapping to</p>	CM	Pre-Construction; During Construction and Grading	City of Oceanside or its Designated Representative(s); Qualified Biologist; USFWS; CDFW

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>verify species presence) as part of the CEQA review process for each Program component, as applicable. Surveys shall occur regardless of location inside or outside of the FPA. If Stephens' kangaroo rat is found present on any of the project sites associated with the proposed Program, the City shall consult with USFWS and CDFW to determine next steps; no construction may commence in areas with Stephens' kangaroo rat presence until appropriate USFWS and CDFW authorization is obtained.</p> <p>If USFWS and CDFW determine that construction may proceed, minimization and avoidance measures consistent with the MHCP and agency requirements shall be implemented, including but not limited to:</p> <ul style="list-style-type: none"> (a) removal of native vegetation and habitat shall be avoided and minimized to the maximum extent practicable; (b) standard BMPs shall be implemented per Appendix B of the MHCP; (c) construction-related vehicle traffic shall be limited to daylight hours to minimize roadkill; (d) for temporary impacts involving trenching or other excavation, measures shall be taken to prevent Stephens' kangaroo rat from falling into the trench; excavations shall not be covered (e.g., with metal plates or boards) to exclude rodents, because these may actually attract them to burrow beneath and become entrapped; and (e) to minimize injury or mortality of individuals, the USFWS and/or CDFW may authorize qualified biologists to relocate individual Stephens' kangaroo rats to nearby suitable habitat. <p>If Stephens' kangaroo rats are not present, items (a) and (b) shall be implemented within the MHCP Stephens' kangaroo rat survey area and a biological monitor possessing a USFWS- and CDFW-recognized research</p>			

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>permit for this species shall be present when construction activities are occurring within the MHCP Stephens' kangaroo rat survey area. All project-level survey results, habitat assessments, and proposed avoidance and mitigation measures shall be submitted to USFWS and CDFW for review.</p>			
<p>BIO-2: Listed Species Conservation Measures. Where take of a federally listed species would potentially result from implementation of the proposed Program components (as identified through preconstruction surveys required under BIO-1c and BIO-1d), then before the issuance of land disturbance, clearing, grubbing, or grading permits for that project, it shall be demonstrated that consultation with the USFWS for the Program has analyzed project-level related significant adverse effects to the applicable listed species, has occurred in accordance with the Federal Endangered Species Act (FESA). Additionally, if the Program would impact a state listed species, then it shall be demonstrated that a Section 2081(b) Incidental Take Permit or Section 2080.1 Consistency Determination for impacts to the applicable species has been issued by CDFW or that none was required. Impacts to listed species' habitat shall be compensated by the implementation of habitat-based mitigation off-site purchase of mitigation credits (see mitigation measures BIO-8a and BIO-8b).</p>	CM	Pre-Construction; During Construction and Grading	City of Oceanside or its Designated Representative(s); Qualified Biologist; USFWS; CDFW
<p>BIO-3: Listed Species Breeding Season Restrictions. No clearing, grubbing, grading, or other construction activities shall occur during the breeding season for coastal California gnatcatcher (February 15 to August 31), least Bell's vireo (March 15 to September 15), light-footed Ridgeway's rail (February 15 to September 30), and/or southwestern willow flycatcher (May 1 to September 1).</p> <p>If construction activity is scheduled to occur during the breeding season for these species, a Qualified Biologist will be on site during any construction within 500 feet of known or potential gnatcatcher, vireo, flycatcher, or rail habitat to ensure compliance with all applicable mitigation measures. The Qualified Biologist will allow direct communication with the Carlsbad Fish and Wildlife Office (CFWO) and CDFW Region 5 at any time regarding the</p>	CM	Pre-Construction; During Construction and Grading	City of Oceanside or its Designated Representative(s); Qualified Biologist; USFWS; CDFW

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>proposed Program component. The Qualified Biologist will be provided with a copy of the Informal Section 7 Consultation Documentation between the USEPA and USFWS and will be available during pre-construction and construction phases to review grading plans, address protection of sensitive biological resources, monitor ongoing work, and maintain communications with the Resident Engineer to ensure that issues relating to the gnatcatcher, vireo, flycatcher, or rail and their habitats are appropriately and lawfully managed. The Qualified Biologist will perform the following duties:</p> <ul style="list-style-type: none"> a. Perform a minimum of three focused surveys, on separate days, to determine the presence of gnatcatcher, vireo, flycatcher, or rails nests within 500 feet of construction proposed during their breeding seasons. The surveys will begin a maximum of 7 days prior to construction (including temporary fence installation) and one survey will be conducted the day immediately prior to the initiation of work. Additional surveys will be done once a week during construction in the breeding season. Through coordination with, and concurrence of, the CFWO and CDFW, these additional surveys may be suspended. The applicant will notify the CFWO and CDFW at least 7 days prior to the initiation of surveys and within 24 hours of locating any gnatcatcher, vireo, flycatcher, or rail nest. b. If pre-construction surveys determine that these species are not present, work can occur unimpeded. If an active gnatcatcher, vireo, flycatcher, or rail nest is found within 500 feet of construction, the Qualified Biologist will postpone work within 500 feet of the nest and contact the CFWO and CDFW to discuss: (i) the best approach to avoid/minimize impacts to nesting vireo or flycatcher (e.g., sound walls, noise monitoring); and (ii) a nest monitoring program acceptable to the CFWO and CDFW. Subsequent to these discussions, work may be initiated subject to implementation of the agreed upon avoidance/minimization approach and nest monitoring program. Nest monitoring will occur according to a schedule approved by the CFWO 			

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>and CDFW. The Qualified Biologist will determine whether gnatcatcher, vireo, flycatcher, or rail are being disrupted. If the Qualified Biologist determines that gnatcatcher, vireo, flycatcher, or rail are being disrupted, the applicant will stop work and coordinate with the CFWO and CDFW to review the avoidance/minimization approach. Upon agreement as to the necessary revisions to the avoidance/minimization approach, work may resume subject to the revisions and continued nest monitoring. Nest monitoring will continue until fledglings have dispersed or the nest is no longer active, as approved by the CFWO and CDFW.</p>			
<p>BIO-4: Avoidance of Nesting Birds and Raptors. To prevent direct impacts to nesting birds, including raptors, protected under the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFG Code), the Program shall comply with the following: Construction activities requiring the removal and/or trimming of vegetation suitable for nesting birds (including clearing, grubbing, trenching, grading, or land disturbances) shall occur outside of the general bird breeding season (January 15 to September 15). This condition may be waived provided that the following additional avoidance measures are taken. If the construction activities cannot avoid the general bird breeding season, a Qualified Biologist shall be retained to conduct a pre-construction nesting bird survey within three (3) days before the start of the activities to confirm the presence or absence of active bird nests. If construction activities are delayed for more than three (3) days after completion of the nesting bird survey, additional surveys shall be conducted prior to the initiation of construction. If no active bird nests are found by the Qualified Biologist, then the activities shall proceed with the reassurance that no violation of the MBTA and CFG Code would occur. If an active bird nest is found by the Qualified Biologist, then vegetation removal and/or trimming activities at the nest location, and within 300 feet for passerine birds and 500 feet for raptors, shall not be allowed to occur until the Qualified Biologist has determined that the nest is no longer active. Buffers may be reduced only at the discretion of the Qualified Biologist depending on the bird species and</p>	CM	Pre-Construction; During Construction and Grading	City of Oceanside or its Designated Representative(s); Qualified Biologist

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>construction/ vegetation removal activities required in the vicinity of the active nest.</p>			
<p>BIO-5: Construction Work Limits Fencing. Before the issuance of land disturbance, clearing, grubbing, or grading permits for each Program component, the approved grading boundaries and limits of work shall be presented on the Final Construction Drawings, including the limits of work fencing. To help ensure inadvertent/unauthorized impacts to environmentally sensitive areas outside of the approved limits of work are avoided, temporary construction fencing (orange fencing or similar), including silt fencing as appropriate, shall be installed at the edges of the approved impact limits within 500 feet of known federally and state listed and other sensitive species, including but not limited to thread-leaved brodiaea, coastal California gnatcatcher, least Bell’s vireo, light-footed Ridgeway’s rail, and southwestern willow flycatcher habitat. This fencing shall be installed before construction and maintained for the duration of construction activity. Fencing shall be installed in a manner that does not impact habitats to be avoided. The City shall submit to the CFWO and CDFW for approval, at least 5 working days prior to initiating soil-disturbing impacts, the final plans for construction. These final plans will include photographs that show the fenced limits of impact, sediment-trapping devices installed prior to grading (if applicable), and all areas to be avoided.</p> <p>Once fencing is installed, a biological monitor (see BIO-6) shall determine the need for additional inspections and monitoring activities throughout the duration of construction. Under no circumstance shall work occur beyond the fenced or demarcated limits of impact. Temporary construction fencing shall be removed upon completion of construction.</p>	<p>CM</p>	<p>Planning; Pre-Construction</p>	<p>City of Oceanside or its Designated Representative(s); USFWS; CDFW</p>
<p>BIO-6: Biological Construction Monitoring. A Qualified Biologist shall be retained to monitor construction activities. The monitoring, at minimum, shall include inspection of construction work areas, including staging and storage areas, to confirm that activities are kept within the approved limits and that BMPs are in place. The Qualified Biologist shall regularly monitor</p>	<p>CM</p>	<p>Pre-Construction; During Construction and Grading</p>	<p>City of Oceanside or its Designated Representative(s); Qualified Biologist; USFWS; CDFW</p>

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>construction activities throughout construction and perform the following duties.</p> <ul style="list-style-type: none"> a. Oversee installation of and inspect temporary fencing and erosion control measures within or up-slope of avoided areas a minimum of once per week during installation and daily during all rain events until established to ensure that any breaks in the fence or erosion control measures are repaired immediately. b. Periodically monitor the work area to ensure that work activities do not generate excessive amounts of dust and that all other conditions are followed. c. Train all contractors and construction personnel a maximum of 14 days prior to construction on the biological resources associated with the Program component(s) and ensure that training is implemented by construction personnel. At a minimum, training will include: (i) the purpose for resource protection; (ii) a description of the gnatcatcher, vireo, flycatcher, and rail and their habitats; (iii) the conservation measures given in this consultation that should be implemented during construction to conserve sensitive resources, including strictly limiting activities, vehicles, equipment, and construction materials to the fenced footprint to avoid sensitive resource areas in the field (i.e., avoided areas delineated on maps or on the project site by fencing); (iv) environmentally responsible construction practices; (v) the protocol to resolve conflicts that may arise at any time during the construction process; and, (vi) the general provisions of the Act, the need to adhere to the provisions of the Act, and the penalties associated with violating the Act. d. Halt work, if necessary, and confer with the CFWO and CDFW to ensure the proper implementation of species and habitat protection 			

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>measures. The Qualified Biologist will report any violation to the CFWO and CDFW within 24 hours of its occurrence.</p> <p>e. Submit weekly letter reports via electronic mail (email) to the CFWO and CDFW during construction within 500 feet of avoided habitat of federally and state listed and other sensitive species, including but not limited to brodiaea, gnatcatcher, vireo, flycatcher, or rail, or unless otherwise agreed to by the CFWO and CDFW. The weekly reports will document that authorized impacts were not exceeded, work did not occur within the 500-foot buffer, or otherwise approved setback and general compliance with all CMs. The reports will also outline the duration of monitoring, the location of construction activities, the type of construction that occurred, and equipment used. These reports will specify observed numbers, sex, locations and behaviors (especially in relation to construction activities); and remedial measures employed to avoid, minimize, and mitigate impacts to federally and state listed and other sensitive species. Raw field notes shall be available upon request by the CFWO and CDFW.</p> <p>f. Submit a final report to the CFWO and CDFW within 60 days of completion of construction that includes: (i) maps of areas within 500 feet of occupied federally and state listed and other sensitive species habitat with an overlay of habitat that was impacted and avoided; (ii) photographs of habitat areas that were to be avoided; and (iii) summary of all federally and state listed and other sensitive species observations; and (iv) other relevant summary information documenting that authorized impacts were not exceeded and that general compliance with all mitigation measures was achieved.</p> <p>If items of non-compliance are identified, the Qualified Biologist shall notify the on-site construction superintendent and/or other appropriate personnel immediately to discuss and implement corrective actions. If the non-compliance items involve USFWS critical habitat, occupied sensitive species</p>			

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
habitat, and/or sensitive species, the Qualified Biologist has stop work authority. Issues of non-compliance that result in additional impacts to sensitive biological resources shall be documented within 72-hours of identification. Mitigation for unauthorized impacts shall adhere to the applicable measures in this PEIR.			
<p>BIO-7: Construction Best Management Practices. The City shall ensure that the following conditions are implemented during construction of each Program component to minimize potential impacts to sensitive species:</p> <ul style="list-style-type: none"> a. Employees will strictly limit their activities, vehicles, equipment, and construction materials to the fenced construction footprint and designated staging areas and routes of travel. The construction area(s) will be the minimal area necessary to complete the project and will be specified in construction plans. b. To avoid attracting predators of the gnatcatcher, vireo, flycatcher, and rail, the project site will be kept as clean of debris as possible. All food related trash items will be enclosed in sealed containers and regularly removed from the site. c. Disposal or temporary placement of excess fill, brush, or other debris will not be allowed in waters of the U.S. or on their banks. d. Pets of construction personnel will not be allowed on the construction site. e. Impacts from fugitive dust will be avoided and minimized through watering and other appropriate measures. <p>All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other such activities will occur in designated areas outside of waters of the United States within the fenced construction impact limits. These designated areas will be located in previously compacted and disturbed areas</p>	CM	Pre-Construction; During Construction and Grading	City of Oceanside or its Designated Representative(s); Construction Contractor

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>to the maximum extent practicable in such a manner as to prevent any runoff from entering waters of the United States and will be shown on the construction plans. Fueling of equipment will take place within existing paved areas greater than 100 feet from waters of the United States. Contractor equipment will be checked for leaks prior to operation and repaired as necessary. “No-fueling zones” will be designated on construction plans.</p>			
<p>BIO-8a: Compensatory Mitigation for Impacts to Sensitive Natural Communities. Before the issuance of land disturbance, clearing, grubbing, or grading permits for each proposed Program component, it shall be demonstrated that compensatory mitigation for direct impacts caused by the Program component (including permanent and temporary) to sensitive natural communities has been adequately proposed in accordance with the ratios provided in Table 3.2-3, <i>Mitigation Ratios for Impacts to Sensitive Natural Communities</i>. Mitigation for permanent impacts shall be secured through the purchase of off-site conservation credits from a City-approved conservation bank in the region. This includes all impacts occurring within City Sewer Easements. Although many of the impacts within these areas would otherwise be considered temporary, the routine maintenance required in these areas and potential for ground disturbance (i.e., associated with a repair) deems these areas unsuitable for restoration.</p>	OM/CM	Prior to Issuance of Permits	City of Oceanside or its Designated Representative(s)
<p>BIO-7b: Restoration of Temporary Impacts. Sensitive natural communities identified in Table 3.2-3 of the PEIR that would be temporarily impacted during construction shall be recontoured and/or revegetated immediately (within 12 months) following construction to a pre-construction condition or better, pursuant to the Programmatic Revegetation Plan. This plan shall include clearly defined success criteria and describe the methods to achieve those criteria. Sensitive habitat communities shall be revegetated in-kind to preserve ecological integrity, while temporary impacts to non-sensitive communities shall be restored using a low-fuel native erosion control seed mix. Additionally, all areas within the sewer easement—although</p>	OM/CM	Post-Construction	City of Oceanside or its Designated Representative(s)

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>considered permanent impacts—shall also be revegetated with the same low-fuel native mix to ensure compliance with erosion control standards.</p>			
<p>BIO-9a: Regulatory Permitting. Before the issuance of land disturbance, clearing, grubbing, or grading permits to impact potentially jurisdictional aquatic resources, the City shall obtain and retain evidence that regulatory permits from the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and/or CDFW as determined to be at that time applicable, have been issued, or that no such permits are required. The City shall notify the CFWO, USACE, RWQCB, and CDFW prior to any ground disturbing activities associated with the trenchless construction methods (e.g., microtunneling, HDD, auger boring) beneath jurisdictional features. Prior to ground disturbing activities, a plan to address potential frac-out shall be prepared by the Contractor for submittal to the City, CFWO, USACE, RWQCB, and CDFW that outlines the provisions that will be implemented to avoid and/or contain pollutants in case of an accident (e.g., should a frac-out occur).</p>	OM/CM	Prior to Issuance of Permits	City of Oceanside or its Designated Representative(s); Qualified Biologist; Construction Contractor; USFWS; USACE; Water Board; CDFW
<p>BIO-9b: Compensatory Mitigation for Impacts to Jurisdictional Resources. Permanent and temporary impacts to potentially jurisdictional resources under the regulation of USACE, RWQCB, and/or CDFW that result from any of the construction footprints associated with the proposed Program components shall be mitigated at a 3:1 ratio consisting of a minimum 1:1 creation/establishment and subject to regulatory permitting requirements of the USACE, RWQCB, or CDFW (BIO-9a). Mitigation shall be provided through the purchase of appropriate credits from a mitigation bank approved by the USACE, RWQCB, or CDFW, as applicable. Jurisdictional aquatic resources temporarily impacted during construction shall be recontoured and/or revegetated immediately (within 12 months) following construction to a pre-construction condition or better. No revegetation monitoring shall be needed, unless otherwise required by the USACE, RWQCB, or CDFW as applicable.</p>	OM/CM	Prior to Issuance of Permits	City of Oceanside or its Designated Representative(s); Qualified Biologist; USFWS; USACE; Water Board; CDFW

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
Cultural Resources and Tribal Cultural Resources			
<p>CUL-1: Before the issuance of the Notice to Proceed for each Project Component, the City of Oceanside (City; Owner) or its Designated Representative(s) shall enter into a pre-excavation agreement, otherwise known as a Tribal Cultural Resources Treatment and Tribal Monitoring Agreement (Pre-Excavation Agreement) with the “Traditionally and Culturally Affiliated (TCA) Native American Monitor(s) associated with the TCA Luiseño Tribe(s).” A copy of the Agreement shall be included in the Grading Plan Submittals for the Grading Permit. The purpose of this Agreement shall be to formalize protocols and procedures between the City and the “TCA Native American Monitor(s) associated with the TCA Luiseño Tribe(s)” for the treatment of known cultural resources; the designation, responsibilities, and participation of professional tribal monitors during grading, excavation, and ground disturbing activities; project scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and tribal cultural resources, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground-disturbing activities.</p>	CM	Prior to Issuance of Notice to Proceed	City of Oceanside or its Designated Representative(s); TCA Luiseño Tribe(s)
<p>CUL-2: At least 45 days prior to the issuance of the Notice to Proceed for each Project Component, the City of Oceanside Water Utilities Department or its Designated Representative(s) shall provide a written and signed letter to the City of Oceanside Planning Division stating that a Qualified Archaeologist and Luiseño Native American Monitor(s) have been retained at the City or Contractor’s expense to implement the monitoring program, as described in the Pre-Excavation Agreement and the project’s Cultural Resources Post-Review Discovery and Monitoring Plan prepared for the EPA (HELIX 2026b). The Qualified Archaeologist shall meet the Secretary of the Interior’s (SOI)</p>	CM	Prior to Issuance of Notice to Proceed	City of Oceanside or its Designated Representative(s); TCA Luiseño Tribe(s); Qualified Archaeologist; Construction Contractor

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>Professional Qualifications Standards (48 Federal Register 44738-39). The archaeological monitor will conduct the construction monitoring under the oversight of the Qualified Archaeologist.</p>			
<p>CUL-3: The Qualified Archaeologist shall maintain ongoing collaborative consultation with the Luiseño Native American monitor(s) during all ground-disturbing activities. The requirement for the monitoring program shall be noted on all applicable construction documents, including demolition plans, grading plans, etc. The Contractor shall notify the City of Oceanside Water Utilities Department of the start and end of all ground-disturbing activities.</p>	CM	Planning; During Construction and Grading	City of Oceanside or its Designated Representative(s); TCA Luiseño Tribe(s); Qualified Archaeologist; Construction Contractor
<p>CUL-4: The archaeological monitor and Luiseño Native American Monitor(s) shall attend all applicable pre-construction meetings with the Contractor and/or associated Subcontractors to present a Cultural Resources Awareness and Sensitivity Training and discuss the construction schedule and the protocols for an inadvertent discoveries. The Cultural Resources Awareness and Sensitivity Training shall be developed in consultation with the TCA Tribes. The Contractor must give a 48-hour notice of any scheduled pre-construction meetings and monitoring.</p> <p>The archaeological monitor and Luiseño Native American Monitor(s) shall follow the protocols outlined in the project’s Cultural Resources Post-Review Discovery and Monitoring Plan prepared for the EPA (HELIX 2026b), and the Pre-Excavation Agreement including: being present on-site full-time during grubbing, grading, and/or other ground-altering activities, including the placement of imported fill materials or fill used from other areas of the project site, to identify any evidence of potential archaeological or tribal cultural resources. All fill materials shall be absent of any and all tribal cultural resources. To ensure that all TCA Luiseño Tribe(s) have an equal opportunity for representation, tribal monitors from each TCA Luiseño Tribe(s), that request to provide monitoring, will be systematically rotated on a schedule established by the City. The rotation schedule will not be enforced for</p>	CM	Pre-Construction; During Construction and Grading	City of Oceanside or its Designated Representative(s); TCA Luiseño Tribe(s); Qualified Archaeologist; Construction Contractor

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>monitoring during controlled grading within the boundaries of recorded pre-contact sites that are mapped within the APE, including P-37-005445 (CA-SDI-5445). Pre-contact sites that have been previously evaluated and recommended not eligible for listing in the California Register of Historical Resources or National Register of Historic Places are not subject to this exception.</p>			
<p>CUL-5: In order for potentially significant archaeological artifact deposits and/or cultural resources to be readily detected during mitigation monitoring, a written “Controlled Grade Procedure” shall be prepared by a Qualified Archaeologist, in consultation with the TCA Luiseño Tribe(s) that have participated in the state-prescribed process for the Program, subject to the approval of the City or its Designated Representative(s), in accordance with the Cultural Resources Post-Review Discovery and Monitoring Plan prepared for the EPA (HELIX 2026b).</p> <p>The Controlled Grade Procedure shall establish requirements for any ground-disturbing work with machinery occurring in and around areas the Qualified Archaeologist and Luiseño Native American monitor(s) determine to be sensitive through the cultural resource mitigation monitoring process. The Controlled Grade Procedure shall include, but not be limited to, appropriate operating pace, increments of removal, weight, and other characteristics of the earth-disturbing equipment. To the extent feasible, grading shall occur within the same trenches as existing pipelines. Where this is not feasible, trench widths should be kept as narrow as feasible to accommodate the new or replacement pipelines. A copy of the Controlled Grade Procedure shall be included in the Engineering Plans for each Program Component prior to construction.</p>	CM	Planning; Pre-Construction	City of Oceanside or its Designated Representative(s); TCA Luiseño Tribe(s); Qualified Archaeologist
<p>CUL-6: During the monitoring program, all ground disturbance (trenching/excavation/drilling) occurring within the boundaries of P-37-005445 should be monitored full-time by the archaeological monitor and the TCA Luiseño Native American Monitor, with screening of a sample of the soils</p>	CM	During Construction and Grading	City of Oceanside or its Designated Representative(s); TCA Luiseño Tribe(s);

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>occurring. The monitors will direct the pace of excavation within the archaeological site in order to allow sufficient time to thoroughly examine the soils and the trench sidewalls. In addition, to minimize impacts to cultural resources, it is recommended that trench widths be kept as narrow as feasible to accommodate the new or replacement pipelines.</p>			<p>Qualified Archaeologist</p>
<p>CUL-7: The archaeological monitor or the Luiseño Native American monitor may halt ground-disturbing activities if unknown tribal cultural resources, archaeological artifact deposits, or cultural features are discovered. Ground-disturbing activities shall be directed away from these deposits and at least a 50-foot radius, to allow a determination of potential importance. Isolates and clearly non-significant deposits will be minimally documented in the field, and before grading proceeds, these items shall be secured at a location within the project site as agreed upon by the TCA Tribes until they can be repatriated.</p> <p>Any newly discovered cultural resource(s) shall be subject to evaluation. If the Qualified Archaeologist and Luiseño Native American monitor(s) determine that the unearthed tribal cultural resource, artifact deposits, or cultural features are considered potentially significant, TCA Luiseño Tribe(s) that have participated in the state-prescribed consultation process for this project shall be notified and consulted regarding the respectful and dignified treatment of those resources. Pursuant to California Public Resources Code Section 21083.2(b) avoidance and protection of a significant tribal cultural resource and/or unique archaeological resource is the preferred method of preservation. If, however, it is determined by the City that avoidance of the resource is infeasible, the Qualified Archaeologist and the TCA Luiseño Tribe(s) shall make recommendations to the City on the measures that will be implemented to protect the newly discovered cultural resource(s), including but not limited to, excavation, relocation, and further evaluation of the discoveries in accordance with CEQA.</p> <p>If it is determined that a data recovery plan is necessary by the City as the Lead Agency under CEQA, TCA Luiseño Tribes that have participated in the</p>	<p>CM</p>	<p>During Construction and Grading</p>	<p>City of Oceanside or its Designated Representative(s); TCA Luiseño Tribe(s); Qualified Archaeologist</p>

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>state-prescribed consultation process for this project shall be notified and consulted regarding the drafting and finalization of any such recovery plan. For significant artifact deposits or historic-era cultural features that are part of a data recovery plan, an adequate artifact sample to address research avenues previously identified for sites in the area will be collected using professional archaeological collection methods. The data recovery plan shall also incorporate and reflect the tribal values of the TCA Luiseño Tribe(s) that have participated in the state-prescribed consultation process for this project. If the Qualified Archaeologist collects such resources, the Luiseño Native American monitor(s) must be present during any testing or cataloging of those resources. Moreover, if the archaeological monitor does not collect the tribal cultural resources that are unearthed during the ground-disturbing activities, the Luiseño Native American monitor, may at their discretion, collect said resources and provide them to the appropriate TCA Luiseño Tribe(s), as determined through the appropriate process, for respectful and dignified treatment in accordance with the Tribe’s cultural and spiritual traditions. Ground-disturbing activities shall not resume until the Qualified Archaeologist, in consultation with the Luiseño Native American Monitor, deems the cultural resource or feature has been appropriately documented and/or protected.</p> <p>If the City, the Qualified Archaeologist, and the TCA Tribe(s) cannot agree on the significance or the mitigation for the newly discovered cultural resource(s), these issues will be presented to the City for decision. The City shall make the determination based on the provisions of CEQA with respect to cultural resources and shall take into account the religious beliefs, customs, and practices of the TCA Tribe(s).</p>			
<p>CUL-8: The landowner shall relinquish ownership of all tribal cultural resources unearthed during the cultural resource mitigation monitoring conducted during all ground-disturbing activities, and from any previous archaeological studies or excavations on the project site. Tribal cultural resources shall be transferred to the appropriate TCA Luiseño Tribe(s), as</p>	CM	During Construction and Grading; Post-Construction	City of Oceanside or its Designated Representative(s); TCA Luiseño Tribe(s); Qualified

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>determined through the appropriate consultation process. Treatment and disposition of resources shall be respectful and dignified and may include reburial at a protected location on-site where feasible, or at another location agreed upon by the TCA Tribe(s), in accordance with the TCA Tribe(s)'s cultural and spiritual traditions.</p> <p>No tribal cultural materials will be removed, curated, photographed, or transferred without consultation and consent from the TCA Tribes. Within 90 days after all monitoring is completed, the Qualified Archaeologist must return all cultural resources to the TCA Tribe(s). During those 90 days, the TCA Tribe(s) will work with the City to select a location for reburial that will be free from any disturbance including but not limited to development, excavation, any landscaping that exceeds the depth of the resources, above- or below-ground utility installation, flooding, etc. Upon return of the cultural resources, the City will allow the TCA Tribe(s) a reasonable timeframe in which to access the agreed upon area. The TCA Tribe(s) will document the reburial location with GPS coordinates, add the data to internal GIS systems, and complete a form for submittal to the Native American Heritage Commission (NAHC).</p> <p>Prior to filing the Notice of Completion, the City and the TCA Tribe(s) shall complete a Long-Term Preservation Plan for the reburial location. This Preservation Plan shall describe the open space easement within which the resources are located, which will be transferred to the TCA Tribe(s).</p> <p>All cultural materials that are associated with burial and/or funerary goods will be repatriated to the Most Likely Descendant as determined by the NAHC per California Public Resources Code Section 5097.98. No tribal cultural resources shall be subject to curation.</p> <p>Any archaeological resources unearthed during the monitoring which the TCA Tribe(s) does wish to be given ownership of, such as diagnostic historic archaeological items, should be curated at a curation facility, that meets</p>			<p>Archaeologist; Construction Contractor</p>

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
federal standards per 36 CFR Part 79. Non-diagnostic items do not need to be curated.			
<p>CUL-9: Prior to filing the Notice of Completion, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis, and conclusions of the archaeological monitoring program (e.g., data recovery plan), any associated California Department of Parks and Recreation 523 Forms and/or confidential maps, details of the location of the final disposition of cultural resources, any issues or problems that occurred during monitoring, and any other pertinent information shall be submitted by the Qualified Archaeologist, along with the TCA Tribe(s) monitoring notes and comments, to the City of Oceanside or its Designated Representative(s) for approval. Upon approval by the City, a complete final report shall be submitted to the appropriate Information Center, the TCA Tribe(s), any relevant curation facility, and the landowner, as applicable.</p>	CM	Post-Construction; Prior to Notice of Completion	City of Oceanside or its Designated Representative(s); TCA Luiseño Tribe(s); Qualified Archaeologist
<p>CUL-10: 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 Office of the Medical Examiner by telephone. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains, for at least a 50-foot radius, shall occur until the Medical Examiner has made the necessary findings as to origin and disposition pursuant to California Public Resources Code 5097.98. If such a discovery occurs, 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. If suspected Native American remains are discovered, the 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 the TCA Tribes. By law, the Medical Examiner will determine within two working</p>	CM	During Construction and Grading	City of Oceanside or its Designated Representative(s); TCA Luiseño Tribe(s); Qualified Archaeologist; San Diego County Office of the Medical Examiner; NAHC

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>days of being notified if the remains are subject to their authority. If the Medical Examiner identifies the remains to be of Native American ancestry, he or she shall contact the NAHC within 24 hours. The NAHC shall make a determination as to the Most Likely Descendent.</p>			
<p>Geology and Soils</p>			
<p>GEO 1: At least 45 days prior to the issuance of the Notice to Proceed for each Project Component, the City of Oceanside Water Utilities Department or its Designated Representative(s) shall provide a written and signed letter to the City of Oceanside Planning Division stating that a Qualified Paleontologist been retained at the City or Contractor’s expense to implement the paleontological resources monitoring program. A Qualified Paleontologist is defined as an individual with an MS or PhD in paleontology or geology who is familiar with paleontological procedures and techniques and has expertise in local geology, stratigraphy, and biostratigraphy. The Qualified Paleontologist shall perform the following:</p> <ul style="list-style-type: none"> • Attend the pre-construction meeting and provide worker environmental awareness training at the preconstruction meeting as well as at the jobsite the day grading is to be initiated. In addition, the Qualified Paleontologist shall inform the grading contractor and City Engineer of the paleontological monitoring program methodologies. • Identification of where paleontological monitoring of excavations impacting the San Diego Formation, Old Alluvial Floodplain Deposits, and deep excavations (greater than five feet below the ground surface) in areas underlain by Young Alluvial Floodplain Deposits is required within each Program component site based on construction plans and/or geotechnical reports. • Procedures for adequate paleontological monitoring (including necessary monitoring equipment), methods for treating fossil discoveries, fossil 	<p>CM</p>	<p>Prior to Issuance of Notice to Proceed; Pre-Construction; During Construction and Grading; Post-Construction</p>	<p>City of Oceanside or its Designated Representative(s); Qualified Paleontologist; Construction Contractor</p>

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>recovery procedures, and sediment sampling for microvertebrate fossils, including the following requirements:</p> <ul style="list-style-type: none"> - A paleontological monitor shall be on site at all times during the original cutting of previously undisturbed sediments of moderately to highly sensitive geologic units (e.g., San Diego Formation, Old Alluvial Floodplain Deposits, and excavations below a depth of five feet below the ground surface in areas underlain by Young Alluvial Floodplain Deposits) to inspect cuts for contained fossils. (A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials.) The paleontological monitor shall work under the direction of a Qualified Paleontologist. Monitoring is not required during shallow excavations within Young Alluvial Floodplain Deposits. - Paleontological monitoring is not required in areas underlain by Artificial Fill unless grading activities are anticipated to extend beneath the veneer of fill and impact underlying geological units with moderate to high paleontological sensitivity (e.g., San Diego Formation, Old Alluvial Floodplain Deposits, or deeper excavations into Young Alluvial Floodplain Deposits). - If fossils are discovered, the Qualified Paleontologist and/or paleontological monitor shall recover them. The Qualified Paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading within 50 feet of the resource to allow recovery of fossil remains. Because of the potential for the recovery of small fossil remains, it may be necessary in certain instances, and at the discretion of the Qualified Paleontologist, to set up a screen-washing operation on the project site. Alternatively, sediment samples can be collected and processed off-site. 			

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<ul style="list-style-type: none"> • Paleontological reporting and collections management: <ul style="list-style-type: none"> - Prepared fossils along with copies of all pertinent field notes, photos, maps, and the final paleontological monitoring report discussed below shall be deposited in a scientific institution with paleontological collections such as the San Diego Natural History Museum within 90 days of completion of monitoring unless the City of Oceanside and the Qualified Paleontologist determine the extent of fossils recovered will require more preparation, stabilization, and/or curatorial time. Curation costs shall be paid for by the City or Contractor. - A final paleontological monitoring report shall be completed. This report shall include discussions of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils, and shall be submitted to the designated scientific institution within 90 days of the completion of monitoring unless the City and the Qualified Paleontologist determine the extent of fossils recovered require more preparation, stabilization, and/or curatorial time. 			
Noise			
<p>NOI-1: Construction Management Plan. A Construction Noise Management Plan(s) shall be prepared to reduce noise at noise-sensitive land uses (NSLUs; e.g., residences, public and private educational facilities, hospitals, convalescent homes, hotels/motels, daycare centers, and passive recreational parks) from construction of the Program components. The plan(s) shall be prepared by the Contractor and approved by the City of Oceanside or its Designated Representative(s). The plan(s) shall include noise control measures to achieve the following standards, to the extent feasible, and allow for completion of the Program in light of necessary work methods and the physical constraints of available work areas:</p>	CM	Planning; Pre-Construction; During Construction and Grading	City of Oceanside or its Designated Representative(s); Construction Contractor

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<ul style="list-style-type: none"> • Noise from construction activities shall comply with the thresholds and hours specified by the City of Oceanside. • Construction noise shall not exceed 85 A-weighted decibels Equivalent Sound Level (dBA LEQ) (one hour) when measured at 100 feet from the source at the nearest NSLU. • Construction noise shall not exceed the ambient noise levels of a given area by 10 dBA LEQ (one hour) at the nearest NSLU between 7:00 a.m. and 6:00 p.m. • Construction noise shall not exceed 50 dBA at any property line when equipment is operated within any residential zone or 500 feet from any residential zone between 8:00 p.m. and 7:00 a.m. • Construction noise shall not exceed the ambient noise levels of a given area by 5 dBA LEQ (one hour) at the nearest NSLU between 6:00 p.m. and 7:00 a.m. <p>Appropriate measures shall be implemented to reduce construction noise including, but not limited to, the following:</p> <ul style="list-style-type: none"> • Construction equipment shall be properly outfitted and maintained with manufacturer-recommended noise-reduction devices. • Diesel equipment shall be operated with closed engine doors and equipped with factory-recommended mufflers. • Mobile or fixed “package” equipment (e.g., arc-welders and air compressors) shall be equipped with shrouds and noise control features that are readily available for that type of equipment. • Electrically powered equipment shall be used instead of pneumatic or internal-combustion powered equipment, where feasible. 			

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<ul style="list-style-type: none"> • Unnecessary idling of internal combustion engines (e.g., in excess of 5 minutes) shall be prohibited. • The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. • No project-related public address or music system shall be audible at any adjacent sensitive receptor. • Any truck or equipment equipped with back-up alarm moving within 300 feet of a noise-sensitive land use should have the normal back-up alarm disengaged and safety provided by lights and flagman, or broad-spectrum noise backup alarm (as appropriate for conditions) used in compliance with the Occupational Safety and Health Administration safety guidelines. • Temporary sound barriers or sound blankets shall be installed between construction operations and adjacent noise-sensitive land uses. The project Contractor shall construct a temporary noise barrier at least six feet in height meeting the specifications listed below (or of a Sound Transmission Class 19 rating or better) to attenuate noise. • If a temporary barrier is used instead of a sound blanket, the temporary barrier shall be solid and constructed of wood, plastic, fiberglass, steel, masonry, or a combination of those materials, with no cracks or gaps through or below the wall. Any seams or cracks must be filled or caulked. If wood is used, it can be tongue and groove or close butted seams and must be at least ¾-inch thick or have a surface density of at least 3.5 pounds per square-foot. Sheet metal of 18-gauge (minimum) may be used if it meets the other criteria and is properly supported and stiffened so that it does not rattle or create noise itself from vibration or wind. Noise blankets, 			

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>hoods, or covers also may be used, provided they are appropriately implemented to provide the required sound attenuation.</p> <ul style="list-style-type: none"> Residents within 200 feet of a project’s disturbance area shall be notified in writing within one week of any construction activity. The notification shall describe the activities anticipated, provide dates and hours, and provide contact information with a description of a complaint and response procedure. The on-site construction supervisor shall have the responsibility and authority to receive and resolve noise complaints. The on-site construction supervisor shall confirm that all steps identified in this mitigation measure are employed as directed. A clear appeal process for the affected resident shall be established prior to construction commencement to allow for resolution of noise problems that cannot be immediately solved by the site supervisor. 			
<p>NOI-2: OMG Lift Station Operation Noise Attenuation. Noise generated by operation of the OMG Lift Station pumps and ventilation system shall comply with the City’s sound level limits of 50 A-weighted decibels during the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA during the hours of 10:00 p.m. to 7:00 a.m. at nearby residential property lines. To adequately reduce noise levels, noise attenuating equipment and/or acoustical shielding shall be incorporated into the design plans of the lift station. Such features may include, but not be limited to, acoustical louvers, in-line silencers, and/or noise walls. Prior to building plan approval, planning for the lift station noise sources shall be required to show noise compliance with the relevant daytime limit and nighttime limit at the affected property lines. A final operational test shall be required with the pumps and ventilation system in operation to ensure noise levels are below the required standards. Should the operational test fail to show the required noise attenuation, additional attenuating design features, technologies, or methods shall be employed until the operational test demonstrates the noise levels do not exceed the City’s sound level limits.</p>	OM	Prior to Building Plan Approval	City of Oceanside or its Designated Representative(s)

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>NOI-3: Generator Noise Attenuation. Noise generated by the generator during regular testing shall comply with the City’s sound level limits of 50 dBA during the hours of 7:00 a.m. to 10:00 p.m. and 45 dBA during the hours of 10:00 p.m. to 7:00 a.m. at nearby residential property lines. To adequately reduce noise levels, noise attenuating equipment and/or acoustical shielding shall be incorporated into the Project design. Such features may include, but not be limited to, noise walls, noise control enclosures, and/or noise absorbing paneling. Prior to building plan approval, planning for the generator shall be required to show noise compliance with the applicable limits at the property lines. A final operational test shall be required with the generator in operation to ensure noise levels are below the required standards. Should the operational test fail to show the required noise attenuation, additional attenuating design features, technologies, or methods shall be employed until the operational test demonstrates the noise levels do not exceed the City’s sound level limits.</p>	OM	Prior to Building Plan Approval	City of Oceanside or its Designated Representative(s)
Transportation			
<p>TRA-1: Traffic Control Plan. Prior to the start of construction of the portions of the facilities that would be located within roadway rights-of-way, the City shall require the construction contractor to prepare a Traffic Control Plan (TCP) and coordinate with the agency of jurisdiction, as applicable, to address vehicular traffic during construction of the project within the public rights-of-way of the affected jurisdiction(s), including bicycle, pedestrian, and transit facilities. The TCP shall show all signage, striping, delineated detours, flagging operations, and any other devices that will be used during construction to guide motorists, bicyclists, and pedestrians safely through the construction area and allow for adequate access and circulation. The TCP shall also ensure that congestion and traffic delay are not substantially increased as a result of the construction activities. Further, the TCP shall include detours and/or alternative routes for bicyclists using on-street bicycle lanes as well as for pedestrians using adjacent sidewalks. The City shall provide written notice at least two weeks prior to the start of construction to owners/occupants along</p>	CM	Planning; Pre-Construction; During Construction and Grading	City of Oceanside or its Designated Representative(s); Transportation Engineering Section

Mitigation Measure	Monitoring Type	Implementation Schedule	Monitoring Responsibility
<p>roadways to be affected during construction.</p> <p>During construction, the City shall maintain continuous vehicular and pedestrian access to affected residential driveways from the public right-of-way to the private property line, except where necessary construction precludes such continuous access for reasonable periods of time. Access shall be reestablished at the end of the workday. If a driveway needs to be closed or interfered with as described above, the City shall notify the owner or occupant of the closure of the driveway at least five working days prior to the closure. The TCP shall include provisions to ensure that the construction of the Program does not interfere unnecessarily with the work of other agencies such as mail delivery, school buses, and municipal waste services.</p> <p>The City shall also notify local emergency responders of planned partial or full lane closures or blocked access to roadways or driveways required for Program construction. Emergency responders include fire departments, police departments, and ambulances that have jurisdiction within the Program area. Written notification and disclosure of lane closure location must be provided at least 30 days prior to the planned closure to allow for emergency response providers adequate time to prepare for lane closures.</p>			

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