

CHAPTER 9.0

MITIGATION, MONITORING, AND REPORTING PROGRAM

CEQA, Section 21081.6, requires that a mitigation monitoring and reporting program (MMRP) be adopted upon certification of an EIR to ensure that the mitigation measures are implemented. 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. This MMRP is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. A record of the MMRP will be maintained at the offices of the Entitlement Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101.

The General Requirements for the Plan Check Phase prior to permit issuance are described in Part I, and the Post Plan Check process after permit issuance prior to start of construction is described in Part II below.

Table 9-1 Mitigation Monitoring and Reporting Program below summarizes the potentially significant Project impacts and lists the associated mitigation measures and the monitoring efforts necessary to ensure that the measures are properly implemented. All Project specific mitigation measures identified in the EIR are stated herein.

A. GENERAL REQUIREMENTS – PART I

Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director’s Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **“ENVIRONMENTAL/MITIGATION REQUIREMENTS.”**
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: <http://www.sandiego.gov/development-services/industry/standtemp.shtml>.

4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II

Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder’s Representative(s), Job Site Superintendent and the following consultants:

Archaeologist
Architectural Historian
Native American Monitor
Biologist
Paleontologist
Acoustician
Lighting Engineer
Hazardous Material Specialist
Traffic Engineer

Note: Failure of all responsible Permit Holder’s representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The **PRIMARY POINT OF CONTACT** is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of **ENVIRONMENTAL REQUIREMENTS**, it is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) No. 437916 and /or Environmental Document No. 437916 shall conform to the mitigation requirements contained in the associated Environmental Document 437916 and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

List project-specific required permit(s) here (If applicable)

- Storm Water Pollution Prevention Plan
 - California Regional Water Quality Control Board
 - Construction General Permit Order 2009-0009-DWQ
 - Clean Water Act [CWA] Section 401 Water Quality Certification
 - CWA Section 404 Permit
 - NPDES Permit
 - CalOSHA Explosives permit
 - San Diego County Air Pollution Control District Permits
 - Various easement modifications
 - Federal Aviation Administration Review
4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the

specific areas including the **LIMIT OF WORK**, scope of that discipline’s work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

Note: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Land Use	Land Use Adjacency Issues CVSRs	Land Use Adjacency Issue Site Observations
Biology	Biologist Limit of Work Verification	Limit of Work Inspection
Visual Quality	Retaining Wall Verification Letter	Retaining Wall Inspection
Geology	As graded Soils Report	Geotechnical/Fault Inspection
Paleontology	Paleontology Reports	Paleontology Site Observation
Archaeology	Archaeology Reports	Archaeology/Historic Site Observation
Noise	Acoustical Reports	Noise Mitigation Features Inspection
Traffic	Traffic Reports	Traffic Features Site Observation
Waste Management	Waste Management Reports	Waste Management Inspections
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

**Table 9-1
Mitigation, Monitoring, and Reporting Program**

Mitigation Measure Number	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility ¹
Air Quality and Odor			
ARO-1	The construction contractor shall maintain and properly tune all construction equipment in accordance with manufacturer's specifications.	During Construction	MMC, Construction contractor
ARO-2	The construction contractors shall minimize idling times either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.	During Construction	MMC, Construction contractor
ARO-3	A blasting execution plan shall be developed and approved prior to any implosion event. This blasting execution plan shall evaluate the feasibility of staged implosion to minimize dust generation and exposure.	During Construction	MMC, Construction contractor
ARO-4	A public notification program shall be instituted prior to the implosion event which includes recommendations to minimize exposure to airborne dust.	During Construction	MMC, Construction contractor
ARO-5	The implosion shall be scheduled during periods of low/no wind speeds.	During Construction	MMC, Construction contractor
ARO-6	A dust control plan shall be developed to identify measures and equipment necessary to minimize dust from windblown storage piles, offsite tracking of dust, debris loading, truck hauling of debris, vehicle speed limits, and to identify other dust suppression measures.	During Construction	MMC, Construction contractor
ARO-7	An ambient air quality monitoring program shall be implemented proximate to the stadium to measure actual particulate matter concentrations.	During Construction	MMC, Construction contractor
ARO-8	A public information campaign shall be established to encourage the use of park and ride lots serving the stadium as well as the Qualcomm Stadium electric trolley station.	During Operation	DSD ED, Real Estate Assets, Stadium Lessee
Biological Resources			
BIO-1	MHPA boundaries on adjacent properties shall be delineated on the Construction Documents. The City's Development Services Department (DSD) Planning and/or MSCP staff shall ensure that all grading is included within the Project footprint, specifically manufactured slopes, disturbance, and development adjacent to the MHPA. All manufactured slopes associated with site development shall be included within the development footprint.	During Project Design	DSD ED, MMC, Public Works

Mitigation Measure Number	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility ¹
BIO-2	Measures incorporated into the Project design shall minimize the release of toxins, chemicals, petroleum products, and exotic plant materials from developed and paved areas as set forth in this measure. The existing conditions of Qualcomm Stadium cause stormwater to drain directly into the MHPA (i.e., San Diego River). The Project would not eliminate drainage into the MHPA, but it would treat and reduce overall output into the San Diego River as follows: the inner new stadium footprint and outside perimeter pedestrian areas shall be self-retaining (e.g., porous paving, bioretention planters/tree pits, interspersed parking island landscapes, site edge treatments, etc.) to capture the rainfall volume associated with the 85th percentile storm per City and state requirements. Additionally, stormwater harvesting and reuse BMPs shall be incorporated into the Project design to capture and store stormwater runoff for later use. Stormwater runoff shall be reduced from current levels, which would decrease pollutant load contributions to the San Diego River.	Project Design	DSD ED, MMC Public Works
BIO-3	The Project shall be designed to achieve LEED Gold certification from the U.S. Green Building Council, which requires that a project incorporate specific measures to reduce impacts caused by the application and/or drainage of chemicals or generated by-products such as pesticides, herbicides, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits.	During Project Design	DSD ED MMC Public Works
BIO-4	Lighting of all developed areas adjacent to the MHPA shall be shielded, unidirectional, and directed away from the MHPA and subject to the City's Outdoor Lighting Regulations per Land Development Code Section 142.0740. The Project shall utilize low-reflective glass materials and vary the fenestration to break up large expanses of light-colored materials and shall implement stadium floodlight good practices to prevent over-lighting and focus light on the new stadium field (AECOM 2015d). Additionally, nighttime lighting shall include design features to minimize impacts to birds and bats such as shielded lights (to reduce ambient light into nearby native habitats), use of motion detectors and other automatic controls, and lighting design that uses shields to prevent light from shining upward into the sky (Sheppard 2011).	During Project Design	MMC Public Works
BIO-5	Invasive nonnative plant species shall not be introduced into areas adjacent to the MHPA. Project landscaping shall not include plants considered invasive by the Cal-IPC (Cal-IPC 2006). Implementation of BMPs and preparation and compliance with a SWPPP will ensure that sediment and water sources of nonnative seed will be captured or directed away from the MHPA or generally minimized to the extent practicable.	During construction	DSD ED, MMC
BIO-6	The Project design shall consider features that reduce bird collisions with buildings. Design features that shall be considered to reduce bird collisions such as the following: transparent passageways, corners, atria, or courtyards so that birds do not get trapped; appropriately shielded outside lighting that is directed away from native habitats to minimize attraction to light-migrating songbirds; interior lighting that is turned off at night or designed to minimize light escaping through windows; and landscaping designed to keep birds away from the building's façade. Use of non-reflective or opaque glass; external shades (or other devices to reduce glare, transparency, or reflectiveness) on windows; ultraviolet patterned glass; angled glass; and/or louvers can aid in reducing bird collisions (Sheppard 2011).	During Project Design	DSD ED, MMC, Public Works
BIO-7	PV panels shall be situated in the northwest area of the Project site, away from vegetation or habitat familiar and attractive to birds that would result in disorienting reflective images (Cusa et al. 2015, Sheppard 2011). Non-reflective PV modules shall be used over reflective technologies to minimize collision risk.	During Construction	DSD ED, MMC, Project Biologist, RE

Mitigation Measure Number	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility ¹
BIO-8	The City shall assess Project-related impacts to avian species to avoid and reduce potential impacts to the greatest extent feasible. The City shall voluntarily develop and implement a post-construction monitoring plan in coordination with USFWS and CDFW to assess impacts on avian species resulting from the Project. The post-construction monitoring plan shall include a description of standardized carcass searches, scavenger rate (i.e., carcass removal) trials, searcher efficiency trials, and reporting. Statistical methods shall be used to estimate Project avian fatalities if sufficient data is collected to support analysis. Pending result of monitoring, avian deterrents shall be considered, such as the use of radar and bio-acoustics to activate nuisance sounds that would deter birds from that area of the parking lot.	Post Construction	DSD, ED, MMC, Project Biologist
BIO-9	To minimize direct and indirect impacts to avian and bat species, a letter shall be provided to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the Project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project. A Qualified Biologist is defined as having a bachelor's degree in biology or a closely related field with appropriate areas of study to understand San Diego's local avian and bat species; sufficient local field experience in identification of avian and bat species, experience in habitat evaluation and in quantifying environmental impacts, and familiarity with suitable mitigation methods including revegetation design and implementation.	Prior to Construction	MMC, Project Biologist, DSD ED
BIO-10	The Qualified Biologist shall submit a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements. In addition, the BCME shall include: avian survey schedules (including general avian nesting and USFWS protocol), timing of surveys, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City Assistant Deputy Director (ADD)/MMC. The BCME shall include a site plan, written and graphic depiction of the Project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.	Prior to Construction	MMC, DSD ED, Project Biologist
BIO-11	The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist. The Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.	During Construction	MMC, Project Biologist
BIO-12	Prior to initiation of any construction-related grading, the construction foreman, construction crew, and/or the Qualified Biologist shall have a preconstruction meeting to discuss the sensitive nature of the adjacent habitat with the construction crew, the limits of construction, approved construction staging areas, mitigation measures including site-specific monitoring	Prior to construction	MMC, Project Biologist

Mitigation Measure Number	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility ¹
	and preconstruction avian clearance surveys, and monitoring.		
BIO-13	To avoid direct permanent impacts to sensitive habitats and species, the limits of construction shall be clearly delineated by a survey crew prior to Project construction. The limits of construction shall be defined with silt fencing or orange construction fencing and checked by the Qualified Biologist before initiation of construction grading.	Prior to construction	MMC, Project Biologist
BIO-14	Spoils, trash, and any construction-generated debris shall be removed to an approved off-site disposal facility. A trash abatement program shall be established. Trash and food items shall be contained in closed containers and removed daily to reduce the attraction of opportunistic predators such as common ravens, coyotes, and feral cats and dogs that may prey on sensitive species. This phase shall include flagging and delimiting buffers to protect sensitive biological resources (e.g., nesting birds) during construction. Appropriate steps/care shall be taken to minimize attraction of nest predators to the site.	During construction	MMC, Environmental Services
BIO-15	A SWPPP shall be prepared prior to the start of construction as required by Construction General Permit Order 2009-0009-DWQ (as amended by Orders 2010-0014-DWQ and 2012-0006-DWQ). The SWPPP would be prepared by a Qualified SWPPP Developer certified by the California Storm Water Quality Association. The SWPPP would specify measures to avoid or minimize construction-related surface water pollution to include proper runoff controls, pollutant source controls, and runoff treatment controls (when other nontreatment controls are insufficient for reducing runoff pollutant loads) that may degrade sensitive species habitat. The construction SWPPP would include water quality protection and monitoring measures and storm water BMPs to minimize scour/erosion and control sediment that may degrade sensitive species habitat. Implementation of BMPs and preparation and compliance with a SWPPP will ensure that sediment and water sources of nonnative seed will be captured or directed away from the MHPA or generally minimized to the extent practicable. The SWPPP is described in further detail in Section 4.8.4 of the Hydrology and Water Quality section of the EIR (AECOM 2015c).	Prior to Construction	DSD ED, Resident Engineer (RE)
BIO-16	Dust suppression measures shall be implemented during construction to minimize the creation of dust clouds and possible degradation of sensitive vegetation communities, special-status species suitable habitat, and critical habitat. These measures include applying water at least once per day or as determined necessary by the qualified biologist(s) to prevent visible dust emissions from exceeding 100 feet in length in any direction.	During Construction	MMC, RE, Project Biologist
BIO-17	To minimize construction noise impacts to birds and bats in the MHPA, berms or walls (e.g., at least 0.5-inch thick plywood) shall be constructed to reduce noises that could impact or interfere with wildlife utilization of the MHPA. Temporary noise barriers using appropriately thick wooden panel walls (at least 0.5-inch thick) shall be within the development footprint and built high enough to block the dominant construction noise source(s).	During Construction	MMC, Acoustical Engineer, Project Biologist
BIO-18	To avoid impacts to raptors and/or native/migratory birds, Project activities, including removal of habitat that supports active nests in the new stadium footprint (i.e., ornamental trees), shall occur outside of the breeding season for these species (February 1 [January 1 for some raptors] through September 15) except as follows. If Project disturbances must occur during the breeding season to accommodate the Project schedule, a Qualified Biologist shall conduct a pre-construction survey within 300 feet of the disturbance area (within 500 feet for raptors) to determine the presence or absence of nesting birds that may be impacted by visual disturbance from construction. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). Results of the pre-construction survey shall be submitted to the City's DSD for review and approval prior to initiating any construction activities.	Prior to and During Construction	DSD ED, MMC, Project Biologist

Mitigation Measure Number	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility ¹
	<p>If nesting birds are detected, a letter report or mitigation plan in conformance with the City’s Biology Guidelines and applicable state and federal law (e.g., appropriate follow-up surveys, monitoring schedules, visual construction barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. No-disturbance buffers (i.e., areas where work shall not occur) around active nests would be set at distances at the discretion of the Qualified Biologist and would be dependent on species, nest location, and an individual’s habituation to human activity. Recommended distances include 100 feet for passerine birds and 500 feet for raptors; however, these distances can be reduced/enlarged at the discretion of the Qualified Biologist based on the behavior and response of the nesting individuals to construction-related activity. For example, parking lot improvements near active nests may require larger buffers to mitigate the high level of noise. The report or mitigation plan shall be submitted to the City DSD for review and approval. The City’s MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the pre-construction survey, no further mitigation is required.</p>		
BIO-19	<p>A Qualified Biologist (possessing a valid FESA section 10(a)(1)(A) recovery permit for southwestern willow flycatcher) shall survey those wetland areas that would be subject to construction noise levels exceeding 60 dBA hourly average or exceeding the dBA of ambient noise levels should they be greater than 60 dBA hourly average (i.e., whichever is greater) for the presence of the least Bell’s vireo and southwestern willow flycatcher. Surveys for these species shall be conducted pursuant to the protocol survey guidelines established by USFWS within the breeding season for least Bell’s vireo (March 15 through September 15) and southwestern willow flycatcher (May 1 through August 30) prior to the commencement of construction. If the species are present, then the following conditions must be met:</p> <ul style="list-style-type: none"> a. During the breeding season, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dBA hourly average or exceeding the dBA of ambient noise levels should they be greater than 60 dBA hourly average (i.e., whichever is greater) at the edge of occupied least Bell’s vireo or southwestern willow flycatcher habitat. <p>An analysis showing that noise generated by construction activities would not exceed 60 dBA hourly average or exceeding the dBA of ambient noise levels should they be greater than 60 dBA hourly average (i.e., whichever is greater) at the edge of occupied habitat shall be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City manager at least two weeks prior to the commencement of construction activities.</p> <p>Prior to the commencement of any of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; or</p> <ul style="list-style-type: none"> b. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities would not exceed 60 dBA hourly average or the dBA of ambient noise level should they be greater than 60 dBA hourly average (i.e., whichever is greater) at the edge of habitat occupied by the least Bell’s vireo or southwestern willow flycatcher. <p>Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring shall be conducted at the edge of the occupied habitat area to ensure that noise levels</p>	<p>Prior to and during Construction</p>	<p>DSD ED, MMC, Project Biologist</p>

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	<p>do not exceed 60 dBA hourly average or the dBA of ambient noise level should they be greater than 60 dBA hourly average (i.e., whichever is greater). If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season.</p> <p>c. If least Bell’s vireo or southwestern willow flycatcher are not detected during the protocol survey, the Qualified Biologist shall submit substantial evidence to the City manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary as follows:</p> <ul style="list-style-type: none"> i. If this evidence indicates the potential is high for least Bell’s vireo or southwestern willow flycatcher to be present based on historical records or site conditions, then condition “b” shall be adhered to as specified above. ii. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures shall be necessary. 		
Hazards Materials/Human Health/Public Safety			
HAZ-1	<p>Plans and policies pertaining to emergency response and evacuation procedures shall be updated to reflect the location and design of the new stadium. Such plans shall be submitted to the SDFD Fire Prevention Bureau and Unified San Diego County Emergency Services Organization for review and approval prior to issuance of building permits. Plans shall include, but not be limited to, maps of evacuation routes for both pedestrians and vehicle traffic; locations of hospitals, fire stations, and police stations; locations of fire extinguishers; and designation of responsible personnel and agencies. To the extent feasible, the City shall consult the U.S. Department of Homeland Security’s Evacuation Planning Guide for Stadiums (2008) and implement measures recommended therein, as necessary.</p>	Prior to issuance of building permit	DSD ED, SDFD Fire Prevention Bureau, Unified San Diego County Emergency Services Organization
HAZ-2	<p>A detailed Contaminated Soils and Groundwater Management Plan shall be developed prior to any on-site grading. The comprehensive Plan shall meet local, state, and federal regulations pertaining to the handling and disposal of impacted soil and groundwater. The Plan shall address both the construction and operations periods of the Project and be subject to review and approval of the County of San Diego Department of Environmental Health and the Regional Water Quality Control Board (RWQCB). At a minimum, the Plan shall include:</p> <ul style="list-style-type: none"> • A Soil and Groundwater Sampling Plan; • A Health and Safety Plan, including employee training; and • Details provided by the licensed contractor regarding how hazardous materials would be appropriately handled and disposed of during and following construction. The contractor shall provide: <ul style="list-style-type: none"> ○ A description of construction waste streams, including projections of frequency, amounts generated, and hazard classifications; ○ Management methods to be used for each waste stream, including temporary on-site storage and BMPs; 	Prior to issuance of grading permit	DSD ED, MMC, San Diego County Department of Environmental Health, San Diego Regional Water Quality Control Board

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	<p>treatment methods and companies providing treatment services; waste testing methods to ensure correct classification; methods of transportation; disposal requirements and sites; and recycling, reuse, and waste minimization/source reduction plans; and</p> <ul style="list-style-type: none"> o Spill control and management procedures for spill containment, collection, and treatment. 		
HAZ-3	<p>Construction of the Project shall not proceed until the RWQCB has determined that remediation infrastructure in the vicinity of the current and new stadium is no longer necessary and can be closed and either removed from the site or abandoned in place (as directed); or until the City has submitted a plan for relocating or preserving on-site any remediation infrastructure that the RWQCB has determined is still necessary. The plan shall be submitted for review and approval by be incorporated into the Project design and site plans. The RWQCB and City of San Diego Development Services Department. Required remediation infrastructure (including groundwater monitoring wells, groundwater extraction wells, and SVE units), if any, shall be incorporated into the Project design and site plans.</p>	Prior to construction	DSD ED, MMC San Diego Regional Water Quality Control Board, R.E.
HAZ-4	<p>Upon finalization of the Project design and site and grading plans, Notices of Proposed Construction or Alteration with the FAA (FAA Form 7460-1) shall be filed due to its proximity to Montgomery Field Airport, the policies of the Montgomery Field ALUCP, and the anticipated maximum heights of the proposed stadium and construction equipment. In the event the FAA does not issue their approval via a “Determination of No Hazard to Air Navigation,” an alternative design plan for the Project and/or alternative construction equipment shall be considered, and notification(s) with the FAA shall be refiled. Project development shall not proceed until a “Determination of No Hazard to Air Navigation” is made by the FAA.</p>	Completion of Project Design	DSD ED, FAA
HAZ-5	<p>A survey for asbestos and asbestos-containing material (ACM) shall be conducted prior to issuance of the demolition permit for the existing Qualcomm Stadium and associated infrastructure. If present, Regulated ACM and Category I/Class I Non-Friable and Category I/Class II Non Friable ACM that is suspected to become friable shall be removed and disposed of in accordance with applicable regulatory requirements, including Titles 15, 29, and 40 of the U.S. Code of Federal Regulations (CFR), as well as San Diego Air Pollution Control District (SDAPCD) Rule 361.145.</p>	Prior to issuance of demolition permits	DSD ED
HAZ-6	<p>A survey for lead-based paint (LBP) shall be conducted prior to demolition of the existing Qualcomm Stadium and associated infrastructure. LBP material, if present, shall be removed and disposed of in accordance with applicable regulatory requirements, including Titles 15 and 40 of the U.S. CFR.</p>	Prior to issuance of demolition permits	DSD ED,
HAZ-7	<p>Facility components that are suspected to contain polychlorinated biphenyls (PCB) materials or equipment (including transformers, light ballasts, or elevators) shall be inspected for the presence of PCBs prior to demolition of the existing Qualcomm Stadium and associated infrastructure. PCB-containing materials or equipment shall be removed and disposed of in accordance with applicable regulatory requirements, including Titles 15 and 29 of the U.S. CFR.</p>	Prior to issuance of demolition permits	DSD ED,
HAZ-8	<p>Prior to demolition of the existing Qualcomm Stadium, a Demolition and Implosion Plan shall be prepared and submitted to the City of San Diego Development Services Department and City of San Diego Fire-Rescue Department (SDFD) Fire Prevention Bureau for review and approval. The Plan shall include, at a minimum:</p> <ul style="list-style-type: none"> • An engineering survey prior to demolition and implosion; • Description of demolition equipment to be utilized; 	Prior to issuance of demolition permits	DSD ED, SDFD Fire Prevention Bureau

Mitigation Measure Number	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility ¹
	<ol style="list-style-type: none"> 1. The PI shall provide verification to MMC that a site-specific records search (quarter-mile radius) has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from SCIC, or, if the search was in-house, a letter of verification from the PI stating that the search was completed. 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. 3. The PI may submit a detailed letter to MMC requesting a reduction to the quarter-mile radius. <p>B. PI Shall Attend Precon Meetings</p> <ol style="list-style-type: none"> 1. Prior to beginning any work that requires monitoring; the City shall arrange a precon meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American monitor shall attend any grading/excavation-related precon meetings to make comments and/or suggestions concerning the archaeological monitoring program with the CM and/or Grading Contractor. <ol style="list-style-type: none"> a. If the PI is unable to attend the precon meeting, the City shall schedule a focused precon meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring. 2. Identify Areas to Be Monitored <ol style="list-style-type: none"> a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11 inches x 17 inches) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation). 3. When Monitoring Will Occur <ol style="list-style-type: none"> a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur. b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents that indicate site conditions such as depth of excavation and/or site graded to bedrock, etc. that may reduce or increase the potential for resources to be present. 		Construction Contractor
	<p>III. During Construction</p> <p>A. Monitor(s) Shall Be Present during Grading/Excavation/Trenching</p> <ol style="list-style-type: none"> 1. The Archaeological Monitor shall be present full time during all soil-disturbing and 	During Construction	MMC, DSD ED, PI, Construction

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	<p>grading/excavation/trenching activities that could result in impacts to archaeological resources as identified on the AME. The CM is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances, Occupational Safety and Health Administration safety requirements may necessitate modification of the AME.</p> <ol style="list-style-type: none"> 2. The Native American consultant/monitor shall determine the extent of their presence during soil-disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence. 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present. 4. The Archaeological Monitor and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSVs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC. <p>B. Discovery Notification Process</p> <ol style="list-style-type: none"> 1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil-disturbing activities including, but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate. 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery. 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible. 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered. <p>C. Determination of Significance</p> <ol style="list-style-type: none"> 1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource. If human remains are involved, follow protocol in Section IV below. <ol style="list-style-type: none"> a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. 		Contractor

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	<p>b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program that has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also a historical resource as defined in CEQA, then the limits on the amount(s) that the Project may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.</p> <p>c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.</p> <p>IV. Discovery of Human Remains</p> <p>If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains, and the following procedures as set forth in CEQA Section 15064.5(e), California PRC (Section 5097.98) and State HSC (Section 7050.5) shall be undertaken:</p> <p>A. Notification</p> <ol style="list-style-type: none"> 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process. 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone. <p>B. Isolate Discovery Site</p> <ol style="list-style-type: none"> 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains. 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance. 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI whether the remains are, or are most likely to be, of Native American origin. <p>C. If Human Remains Are Determined to Be Native American</p> <ol style="list-style-type: none"> 1. The Medical Examiner will notify the NAHC within 24 hours. By law, only the Medical Examiner can make this call. 2. The NAHC will immediately identify the person or persons determined to be the MLD and provide contact information. 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California 		

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	<p>PRC and HSCs.</p> <p>4. The MLD will have 48 hours to make recommendations to the City or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.</p> <p>5. Disposition of Native American human remains will be determined between the MLD and the PI, and, if:</p> <ul style="list-style-type: none"> a. The NAHC is unable to identify the MLD, or the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR; b. The City or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the City, then, c. In order to protect these sites, the City shall do one or more of the following: <ul style="list-style-type: none"> (1) Record the site with the NAHC; (2) Record an open space or conservation easement on the site; (3) Record a document with the County. d. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the City may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures, the human remains and cultural materials buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above. <p>D. If Human Remains Are Not Native American</p> <ul style="list-style-type: none"> 1. The PI shall contact the Medical Examiner with notification of the historic era context of the burial. 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98). 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for interment of the human remains shall be made in consultation with MMC, EAS, any known descendant group, and the San Diego Museum of Man. <p>V. Night and/or Weekend Work</p> <p>A. If Night and/or Weekend Work Is Included in the Contract</p> <ul style="list-style-type: none"> 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting. 2. The following procedures shall be followed. 		

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	<ul style="list-style-type: none"> a. No Discoveries In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8 a.m. of the next business day. b. Discoveries All discoveries shall be processed and documented using the existing procedures detailed in Sections III – During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery. c. Potentially Significant Discoveries If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III – During Construction and IV –Discovery of Human Remains shall be followed. d. The PI shall immediately contact MMC, or by 8 a.m. of the next business day, to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made. <p>B. If Night and/or Weekend Work Becomes Necessary during the Course of Construction</p> <ul style="list-style-type: none"> 1. The CM shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin. 2. The RE, or BI, as appropriate, shall notify MMC immediately. <p>C. All Other Procedures Described Above Shall Apply, as Appropriate.</p>		
	<p>VI. Post Construction</p> <p>A. Preparation and Submittal of Draft Monitoring Report</p> <ul style="list-style-type: none"> 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines that describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results, or other complex issues, a schedule shall be submitted to MMC establishing agreed-upon due dates and the provision for submittal of monthly status reports until this measure can be met. a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report. b. Recording Sites with State of California Department of Parks and Recreation The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City’s Historical Resources Guidelines, 	Post Construction	MMC, PI

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	<p>and submittal of such forms to the SCIC with the Final Monitoring Report.</p> <ol style="list-style-type: none"> 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report. 3. The PI shall submit revised Draft Monitoring Report to MMC for approval. 4. MMC shall provide written verification to the PI of the approved report. 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals. <p>B. Handling of Artifacts</p> <ol style="list-style-type: none"> 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued. 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate. 3. The cost for curation is the responsibility of the property owner. <p>C. Curation of Artifacts: Accession Agreement and Acceptance Verification</p> <ol style="list-style-type: none"> 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing, and/or data recovery for this Project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable. 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC. 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5. <p>D. Final Monitoring Report(s)</p> <ol style="list-style-type: none"> 1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved. 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC that includes the Acceptance Verification from the curation institution. 		

Mitigation Measure Number	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility ¹
HR-1	<p>Conduct Recording of the Resource</p> <p>The City of San Diego’s Land Development Manual – Historical Resources Guidelines identifies preferred mitigation measures to avoid impacts, including avoidance of a significant resource through project redesign or relocation of the significant resource. Since the Project includes demolition of the San Diego Stadium, a full recording of the building should be done so that a record of the significant resource is maintained. Prior to demolition, Secretary of Interior-qualified professionals (in history or architectural history) shall perform photo-recording and documentation consistent to the standards of the National Parks Service (NPS) Historic American Building Survey (HABS)/Historic American Engineering Record (HAER) documentation. HABS/HAER documentation is described by the NPS as “the last means of preservation of a property; when a property is to be demolished, its documentation provides future researcher access to valuable information that otherwise would be lost” (Russell 1990). HABS/HAER documentation shall consist of measured drawings (or reproductions of historic drawings), photographs, and written data (e.g., historic context, building descriptions) that provide a detailed record that reflects San Diego Stadium’s historical significance. San Diego Stadium should receive HABS/HAER documentation Level II, as described in NPS documentation for HABS/HAER (Russell 1990:4). If historical as-built drawings do not exist (or are not reproducible to HABS/HAER standards), then measured drawings shall be prepared to document the structure and its alterations. These shall adhere to the standards set for a Level I HABS/HAER report. Following completion of the HABS/HAER documentation and approval by Historical Resources staff, the materials shall be placed on file with the City, San Diego History Center, San Diego Central Library, and the Library of Congress.</p>	During Design	DSD ED, Planning Department Historic Resources Staff, Public Works
HR-2	<p>Conduct Architectural Salvage of Suitable Materials</p> <p>Architectural Salvage: Prior to demolition, the City shall make available for donation architectural materials from the site to museums, archives, and curation facilities; the public; and nonprofit organizations to preserve, interpret, and display the history of San Diego Stadium. The materials to become architectural salvage shall include historic-period elements that will be removed as part of the Project, and shall be identified and made available prior to the commencement of demolition activities, to ensure that materials removed do not experience further damage from removal/demolition. No materials shall be salvaged or removed until HABS/HAER recordation and documentation are completed and an inventory of key exterior and interior features and materials is completed by Secretary of Interior-qualified professionals. The inventory of key exterior and interior features and materials may be developed as part of HR-1. The materials shall be removed prior to or during demolition. Materials that are contaminated, unsound, or decayed will not be included in the salvage program and will not be available for future use or display. The City as lead agency will determine which materials are suitable for salvage (the City can utilize the assistance of qualified professionals to make such determinations).</p>	Prior to Demolition	DSD ED, MMC, Planning Department Historic Resources Staff, Public Works
HR-3	<p>Develop and Install Interpretative Display and Educational Information</p> <p>In concert with HABS/HAER documentation, the City shall develop and install interpretive signage or display panels in a publicly visible location at the Project site that describe the history and significance of San Diego Stadium. The interpretive signage and its location within the Project site must be approved by the City’s Historical Resources staff, and shall include historic photographs and a brief narrative describing the history and significance of San Diego Stadium. In addition, educational/interpretive information which describes the history and significance of San Diego Stadium shall be made available to the public in a readily accessible format, such as a printed brochure and/or electronic format such as a webpage. This educational/interpretive material shall be available to schools, museums, archives and curation facilities, libraries, nonprofit organizations, the public, and other interested agencies. The interpretive signage/display and</p>	Prior to issuance of occupancy permit	DSD ED, MMC, Planning Department Historic Resources Staff, Public Works

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	educational/interpretive material could be based on the photographs produced in the HABS/HAER documentation, and the historic archival research previously prepared as part of the Project.		
Mobility (Circulation)			
MOB-1	Implement All-way Stops on Stadium Event Days. Implement manual all-way stop control to the current two-way stop controlled intersection at Rancho Mission Road and Ward Road. Since the intersection is not anticipated to be significantly impacted by the Project on non-game days, the City should implement the improvement measures temporarily on days with major events only.	During Construction	MMC, DSD ED, City Traffic Engineer
MOB-2	Transportation Demand Management Plan. A Transportation Demand Management Plan would be prepared by the City of San Diego. This TDM Plan would set performance goals and metrics to achieve a modal split that would address the parking deficiency of 1,780 parking spaces by reducing parking demand and/or locating offsite parking locations. The TDM Plan would be prepared before the start of the new stadium construction phase and would be implemented throughout the life of the Project and long-term operation.	Prior to Construction	DSD ED, MMC, City Traffic Engineer
Noise			
NOI-1	Incorporate electronic controls or limits into the final design of the new stadium audio/visual sound system, as well as tie-ins from hosted performers to control amplified speech and music noise at the source.	During Project Design	DSD ED, Public Works Acoustic Engineer
NOI-2	The Project (via construction contractor) would establish a telephone hot-line for use by the public to report any significant adverse noise conditions associated with the construction and operation of the Project. If the telephone is not staffed 24 hours per day, the contractor shall be required to include an automatic answering feature, with date and time stamp recording, to answer calls when the phone is unattended. This hot-line telephone number shall be posted at the Project site during construction in a manner visible to passersby. This telephone number shall be maintained until the Project has been considered commissioned and ready for operation.	During Construction	MCC, Construction Contractor
NOI-3	Throughout the construction of the Project, the contractor shall be required to document, investigate, evaluate, and attempt to resolve all Project-related noise complaints. The contractor or its authorized agent shall be required to: <ul style="list-style-type: none"> • Use a Noise Complaint Resolution Form to document and respond to each noise complaint; • Contact the person(s) making the noise complaint within 24 hours; • Conduct an investigation to attempt to determine the source of noise related to the complaint; and • Take all reasonable measures to reduce the noise at its source. 	During Construction	MCC, Construction Contractor
NOI-4	The following are typical field techniques for reducing noise from construction activities, with the purpose of reducing aggregate construction noise levels at nearby noise-sensitive receivers. The contractor or its authorized agent shall be required to: <ul style="list-style-type: none"> • Adjust all audible back-up alarms downward in sound level, reflecting locations that have expected lower 	During Construction	MCC, Construction Contractor

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	<p>background level, while still maintaining adequate signal-to-noise ratio for alarm effectiveness. Consider signal persons and strobe lights, or alternative safety equipment and/or processes as allowed, for reducing reliance on high-amplitude sonic alarms.</p> <ul style="list-style-type: none"> • Place stationary noise sources, such as generators and air compressors, away from affected noise-sensitive receivers to the farthest extent practical on the Project site. Place non-noise-producing mobile equipment such as trailers in the direct sound pathways between suspected major noise-producing sources and these sensitive receivers. To minimize flanking underneath or through vertical gaps, the construction contractor shall cover the openings with at least 0.5-inch-thick plywood, hay bales, or other sufficiently dense material. 		
NOI-5	<p>The following are typical practices for construction equipment selection (or preferences) and expected function that can help reduce noise and shall be implemented:</p> <ul style="list-style-type: none"> • Use concrete crushers or pavement saws rather than impact devices such as jackhammers, pavement breakers, and hoe rams for tasks such as concrete or asphalt demolition and removal. • Pneumatic impact tools and equipment used at the construction site shall have intake and exhaust mufflers recommended by the manufacturers thereof, to meet relevant noise limitations. • Provide impact noise producing equipment (i.e., jackhammers and pavement breaker[s]) with noise attenuating shields, shrouds or portable barriers or enclosures, to reduce operating noise. • Line or cover hoppers, storage bins, and chutes with sound-deadening material (e.g., apply wood or rubber liners to metal bin impact surfaces). • Provide upgraded mufflers, acoustical lining, or acoustical paneling for other noisy equipment, including internal combustion engines. • Use alternative procedures of construction and select a combination of techniques that generate the least overall noise and vibration. • Use construction equipment manufactured or modified to reduce noise and vibration emissions, such as: <ul style="list-style-type: none"> ○ Electric instead of diesel-powered equipment. ○ Hydraulic tools instead of pneumatic tools. ○ Electric saws instead of air- or gasoline-driven saws. 	During Construction	MCC, Construction Contractor

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Paleontological Resources			
PA-1	<p>I. Prior to Permit Issuance</p> <p>A. Construction Plan Check</p> <ol style="list-style-type: none"> 2. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Permits and Building Permits, but prior to the first preconstruction (precon) meeting, whichever is applicable, the City shall verify that the requirements for paleontological monitoring have been noted on the appropriate construction documents. <p>B. Letters of Qualification Have Been Submitted to the City</p> <ol style="list-style-type: none"> 4. The Project’s paleontological consultant shall submit a letter of verification to the City identifying the Principal Investigator (PI) for the Project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines. 5. The City shall provide a written confirmation of the qualifications of the PI and all persons involved in the paleontological monitoring of the Project. 6. Prior to the start of work, the Project’s paleontological consultant shall obtain approval from the City for any personnel changes associated with the monitoring program. 	Prior to issuance of permits	MMC, DSD ED, PI
	<p>II. Prior to Start of Construction</p> <p>A. Verification of Records Search</p> <ol style="list-style-type: none"> 3. The PI shall provide verification to the City that a site-specific records search has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from San Diego Natural History Museum, other institution, or, if the search was in-house, a letter of verification from the PI stating that the search was completed. 4. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. <p>B. PI Shall Attend Precon Meetings</p> <ol style="list-style-type: none"> 4. Prior to beginning any work that requires monitoring, the Applicant shall arrange a precon meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and the City. The qualified paleontologist shall attend any grading/excavation-related precon meetings to make comments and/or suggestions concerning the paleontological monitoring program with the CM and/or Grading Contractor. <ol style="list-style-type: none"> a. If the PI is unable to attend the precon meeting, the Applicant shall schedule a focused precon meeting with the City, the PI, RE, CM, or BI, if appropriate, prior to the start of any work that requires monitoring. 	Prior to start of construction	MMC, DSD ED, PI, Construction Contractor

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	<p>5. Identify Areas to Be Monitored</p> <ul style="list-style-type: none"> a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to the City identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation). <p>6. When Monitoring Shall Occur</p> <ul style="list-style-type: none"> a. Prior to the start of any work, the PI shall also submit a construction schedule to the City through the RE indicating when and where monitoring shall occur. b. The PI may submit a detailed letter to the City prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents that indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present. 		
	<p>III. During Construction</p> <p>A. Monitor Shall Be Present during Grading/Excavation/Trenching</p> <ul style="list-style-type: none"> 4. The monitor shall be present full time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The CM is responsible for notifying the RE, PI, and the City of changes to any construction activities. 5. The monitor shall document field activity via the Consultant Site Visit Record. The Consultant Site Visit Records shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of any discoveries. The RE shall forward copies to the City. 6. The PI may submit a detailed letter to the City during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present. <p>B. Monitor Shall Be Present during Augering/Drilling</p> <ul style="list-style-type: none"> 2. Because augering and/or drilling may impact formations of high sensitivity (Friars Formation), or moderate sensitivity, and because significant paleontological resources are known to have been recovered from augering and drilling (Radbruch and Schlocker 1959; Lander 2010; URS 2012, 2013), the monitor shall be present full time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. 3. As it cannot be determined during the augering of a hole whether the sediment sample from that hole 	<p>During Construction</p>	<p>MMC, DSD ED, PI, Construction Contractor</p>

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	<p>contains significant paleontological specimens, the monitor would sample and process a 5-gallon sample of Friars Formation matrix from each auger or drill hole that impacts the Friars Formation up to 120 samples (~6,000 pounds). If fewer than 120 auger holes are planned, multiple samples would be taken and processed from some or all holes until 6,000 pounds have been processed.</p> <ol style="list-style-type: none"> 4. The monitor shall document field activity via the Consultant Site Visit Record. The Consultant Site Visit Records shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of any discoveries. The RE shall forward copies to the City. 5. The PI may submit a detailed letter to the City during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present. <p>C. Discovery Notification Process</p> <ol style="list-style-type: none"> 2. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate. 3. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery. 4. The PI shall immediately notify the City by phone of the discovery, and shall also submit written documentation to the City within 24 hours by fax or email with photos of the resource in context, if possible. <p>D. Determination of Significance</p> <ol style="list-style-type: none"> 2. The PI shall evaluate the significance of the resource. <ol style="list-style-type: none"> a. The PI shall immediately notify the City by phone to discuss significance determination and shall also submit a letter to the City indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI. b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from the City. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery shall be allowed to resume. c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a nonsignificant discovery has been made. The Paleontologist shall continue to monitor the area without notification to the City unless a significant resource is encountered. d. The PI shall submit a letter to the City indicating that fossil resources shall be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required. 		

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	<p>IV. Night Work</p> <p>A. If Night Work Is Included in the Contract</p> <ol style="list-style-type: none"> 3. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting. 4. The following procedures shall be followed. <ol style="list-style-type: none"> a. No Discoveries <ol style="list-style-type: none"> (1) In the event that no discoveries were encountered during night work, the PI shall record the information on the CSVr and submit to the City via fax by 9 a.m. the following morning, if possible. b. Discoveries <ol style="list-style-type: none"> (1) All discoveries shall be processed and documented using the existing procedures detailed in Section III – During Construction. c. Potentially Significant Discoveries <ol style="list-style-type: none"> (1) If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III – During Construction shall be followed. d. The PI shall immediately contact the City, or by 8 a.m. the following morning to report and discuss the findings as indicated in Section III B, unless other specific arrangements have been made. <p>B. If Night Work Becomes Necessary during the Course of Construction</p> <ol style="list-style-type: none"> 3. The CM shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin. 4. The RE, or BI, as appropriate, shall notify the City immediately. <p>C. All other procedures described above shall apply, as appropriate.</p>		
	<p>VI. Post Construction</p> <p>A. Submittal of Draft Monitoring Report</p> <ol style="list-style-type: none"> 2. The PI shall submit two copies of the Draft Monitoring Report (even if negative), which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to the City for review and approval within 90 days following the completion of monitoring, <ol style="list-style-type: none"> a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report. b. Recording Sites with the San Diego Natural History Museum <ol style="list-style-type: none"> (1) The PI shall be responsible for recording (on the appropriate forms) any significant or 	Post Construction	DSD ED, MCC, PI

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	<p style="text-align: center;">potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City’s Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.</p> <ol style="list-style-type: none"> 3. The City shall return the Draft Monitoring Report to the PI for revision or for preparation of the Final Report. 4. The PI shall submit revised Draft Monitoring Report to the City for approval. 5. The City shall provide written verification to the PI of the approved report. 6. The City shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals. <p>B. Handling of Fossil Remains</p> <ol style="list-style-type: none"> 3. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued. 4. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate <p>C. Curation of Fossil Remains: Deed of Gift and Acceptance Verification</p> <ol style="list-style-type: none"> 3. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this Project are permanently curated with an appropriate institution. 4. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and the City. <p>D. Final Monitoring Report(s)</p> <ol style="list-style-type: none"> 3. The PI shall submit two copies of the Final Monitoring Report to the City (even if negative), within 90 days after notification from the City that the draft report has been approved. <p>The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from the City, which includes the Acceptance Verification from the curation institution.</p>		

Mitigation Measure Number	Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility ¹
Visual Effects and Neighborhood Character			
VIS-1	The Project shall provide a minimum of 50% landscape screening or berming between the retaining wall and the new stadium and texturize and color 100% of the wall to blend with surrounding development.	During design and Construction	DSD ED, MMC, Public Works
VIS-2	The Project shall utilize low-reflective glass and diffuse coating materials and vary fenestration to break up large expanses of light-colored materials.	During Design	DSD ED, MMC, Public Works
VIS-3	The Project shall implement the following stadium floodlighting good practices: <ul style="list-style-type: none"> • Professionally recommended lighting levels for each activity shall be designed by a professional electrical consulting engineer to meet minimum illumination levels while preventing over-lighting and reducing electricity consumption. • The location, height, cutoff, and angle of all lighting shall be correctly focused on the field to avoid stadium lighting being directed at neighboring areas. • The beam spread of each floodlight shall be selected to put the maximum amount of light on the field without producing a hot spot. • Shielded fixtures with efficient light bulbs shall be used in the parking lot to prevent any glare and light spillage beyond the property line. 	During Design	DSD ED, MMC, Public Works

¹ DSD ED = City of San Diego Development Services Department Environmental Designee
 MMC = Mitigation Monitoring Coordination Section
 PI = Principal Investigator

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