EXHIBIT B
MITIGATION MONITORING AND REPORTING PROGRAM

Table 13-1
Mitigation Monitoring and Reporting Program

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
Aesthetics			
Impact VIS-1: Visual Character or Quality	Refer to mitigation measure MM-CUL-1 below.	Prior to the issuance of any permit for a development in the Rezone Site areas.	City of Santee
Air Quality			
Impact AQ-2: Cumulative Net Increases of Criteria Pollutants	**MM-AQ-1:** Construction: The City shall require project applicants to identify the measures that would be taken at the construction site to reduce construction-related criteria air pollutants such that they do not exceed the SDAPCD screening thresholds. Based on typical construction emissions, implementation of the following measures would be sufficient to reduce air pollutant emissions during construction: • Requiring fugitive dust control measures that exceed SDAPCD's Rules , 52, 54, and 55, such as: • Requiring use of non-toxic soil stabilizers to reduce wind erosion. • Applying water every four hours to active soil-disturbing activities. • Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials. Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) emission limits, applicable for engines between 50 and 750 horsepower. Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. Limiting nonessential idling of construction equipment to no more than five consecutive minutes. Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating materials	Prior to the issuance of any permit for a development in the Rezone Site areas.	City of Santee

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	can be found on the SCAQMD's website at: http://www.aqmd.gov/prdas/brochures/SuperCompliant_AIM.pdf. Operation: In regard to operational emissions, measures included as part of the Sustainable Santee Plan, such as expansion of the pedestrian and bicycle networks, installation of electric vehicle charging stations, and solar photovoltaics requirements, would also reduce criteria air pollutants within the City. However, because the project would exceed the growth projections used to develop the RAQS, no mitigation measures are available that would reduce impacts below the screening thresholds		
Biological Resources			
Impact BIO-1: Sensitive Species (sensitive plants and sensitive wildlife) Impact BIO-2: Sensitive Species (least Bell's vireo) Impact BIO-3: Sensitive Species (coastal California gnatcatcher) Impact BIO-4: Sensitive Species (migratory and/or nesting birds)	**MM-BIO-1:** Applications for future development, where the City has determined a potential for impacts to sensitive biological resources, shall be required to comply with the following mitigation measure. a) Prior to issuance of any construction permit or any earth-moving activities, a site specific general biological resources survey shall be conducted to identify the presence of any sensitive biological resources, including any sensitive plant or wildlife species. A biological resources report shall be submitted to the City to document the results of the biological resources survey. The report shall include: (1) the methods used to determine the presence of sensitive biological resources; (2) vegetation mapping of all vegetation communities and/or land cover types; (3) the locations of any sensitive plant or wildlife species; (4) an evaluation of the potential for occurrence of any listed, rare, and narrow endemic species; and (5) an evaluation of the significance of any potential direct or indirect impacts from the proposed project. If suitable habitat for sensitive species is identified based on the general biological survey, then focused presence/absence surveys shall be conducted in accordance with applicable resource agency survey protocols and incorporated into the biological	Prior to the issuance of any permit for a development in the Rezone Site areas.	City of Santee

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	resources report. If potentially significant impacts to sensitive biological resources are identified, project-level grading and site plans shall incorporate project design features to avoid or minimize direct impacts on sensitive biological resources to the extent feasible, and the report shall also recommend appropriate mitigation to reduce the impacts to below a level of significance, where feasible If suitable habitat for sensitive species is identified based on the general biological survey, then focused presence/absence surveys shall be conducted in accordance with applicable resource agency survey protocols and incorporated into the biological resources report. b) Environmentally Sensitive Areas (ESAs) shall be identified in the biological resources report and avoided to the maximum extent practicable. In areas near or adjacent to ESAs (i.e., natural habitats and vegetation, wetlands, wildlife areas, wildlife corridors), the biological resources report will consider the following measures: Avoidance of ESAs. In areas near or adjacent to ESAs, construction limits shall be clearly demarcated using highly visible barriers (such as silt fencing), which shall be installed under the supervision of a qualified biologist prior to the commencement of work. Construction personnel shall strictly limit their activities, vehicles, equipment, and construction materials to the project footprint, including designated staging areas, and routes of travel. The construction areas shall be limited to the minimal area necessary to complete the proposed project. The fencing shall remain in place until the completion of all construction activities and shall be promptly removed when construction is complete. Biological Monitoring. A qualified biological monitor shall conduct construction monitoring of all work conducted within/adjacent to environmentally sensitive areas during all vegetation removal and ground-disturbing activities such as staging and grading, for the duration of the		

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	proposed project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat outside the project footprints and to survey for sensitive wildlife species. When vegetation removal and ground-disturbing activities are not occurring, as-needed monitoring at the project sites shall occur. Worker Environmental Awareness Program. In areas near or adjacent to ESAs, a qualified biologist shall conduct a Worker Environmental Awareness Program (WEAP) training session for project and construction personnel prior to the commencement of work. The training shall include a description of the species of concern and their habitats, the general provisions of the Endangered Species Acts (FESA and CESA), the penalties associated with violating the provisions of the acts, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries. Best Management Practices. During future project construction activities, the following best management practices (BMPs) shall be implemented: • All equipment maintenance, staging, and dispensing of fuel, oil, or any other such activities shall occur in developed or designated non-sensitive upland habitat areas. The designated upland areas shall be located to prevent runoff from any spills from entering Waters of the US. • A construction Storm Water Pollution Prevention Plan (SWPPP) and a soil erosion and sedimentation plan shall be developed (where requirements are met) to minimize erosion and identify specific pollution prevention measures that shall eliminate or control potential point and nonpoint pollution sources onsite during and following the project construction phase. The SWPPP shall identify specific BMPs during project construction to prevent any water quality standard exceedances. In addition, the SWPPP shall contain provisions for		

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	changes to the plan such as alternative mechanisms, if necessary, during project design and/or construction to achieve the stated goals and performance standards. • Trash shall be stored in closed containers so that it is not readily accessible to scavengers and shall be removed from the construction site on a daily basis. • Water quality shall be visually monitored by the biological monitor to ensure that no substantial increases in turbidity occur during construction. • All relevant natural resource permits and authorizations shall be obtained from appropriate agencies (i.e., USACE, RWQCB, and CDFW) prior to the initiation of construction activities. Permit conditions contained within the permits and authorizations shall be employed throughout the duration of the project. • Hydrologic connectivity shall be maintained within drainages during the duration of construction. Brush, debris material, mud, silt, or other pollutants from construction activities shall not be placed within drainages and shall not be allowed to enter a flowing stream. • Dust control measures shall be implemented by the contractor to reduce excessive dust emissions. Dust control measures shall be carried out at least two times per day on all construction days, or more during windy or dry periods, and may include wetting work areas, the use of soil binders on dirt roads, and wetting or covering stockpiles. • No pets shall be allowed in, or adjacent to, the project sites. • Rodenticides, herbicides, insecticides, or other chemicals that could potentially harm wildlife or native plants shall not be used near or within ESAs within or near the roadway segments.		

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	• Construction equipment shall be cleaned of mud or other debris that may contain invasive plants and/or seeds and inspected to reduce the potential of spreading noxious weeds before mobilizing to the site and before leaving the site during the course of construction. • The cleaning of equipment will occur at least 300 feet from ESA fencing • Use of Native Plants. All project-related planting and landscaping shall not use plants listed on California Invasive Plant Council (Cal-IPC). Locally native plants shall be used near open space and native areas to the greatest extent feasible. **MM-BIO-2:** Applications for future development, wherein the City has determined a potential for impacts to least Bell's vireo, shall be required to comply with the following mitigation framework. Prior to issuance of a permit for grading or vegetation removal, USFWS protocol surveys for least Bell's vireo shall be required should project construction occur within 300 feet of riparian habitat during the breeding season (April 10 to July 31). If least Bell's vireo are identified during the protocol surveys, then noise attenuation measures shall be required to ensure that noise levels from construction do not exceed a 60 dB(A) hourly average per hour at the edge of the riparian habitat or to the ambient noise level if it exceeds 60 dB(A) prior to construction. Construction noise monitoring shall be required to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average unless an analysis completed by a qualified acoustician shows that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat. **MM-BIO-3:** Applications for future development, where the City has determined a potential for impacts to coastal California gnatcatcher, shall be required to comply with the following mitigation framework.		

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	Prior to issuance of a permit for grading or vegetation removal, USFWS protocol surveys for coastal California gnatcatcher shall be required where project construction is proposed within 300 feet of coastal sage scrub or chaparral habitat during the breeding season (March 1 through August 15). If coastal California gnatcatcher are identified during the protocol surveys, then noise attenuation measures shall be required to ensure that noise levels from construction do not exceed a 60 dB(A) hourly average per hour at the edge of the coastal sage scrub or chaparral habitat or to the ambient noise level if it exceeds 60 dB(A) prior to construction. Construction noise monitoring shall be required to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average unless an analysis completed by a qualified acoustician shows that noise generated by construction activities would not exceed 60 dB(A) hourly average at the edge of occupied habitat. **MM-BIO-4**: Applications for future development, where the City has determined a potential for impacts to mature trees and/or native vegetation suitable for nesting birds, shall be required to comply with the following mitigation framework If any construction commences during the bird breeding season, a preconstruction survey for nesting birds shall occur within three days prior to construction activities by an experienced avian biologist. The survey shall occur within all suitable nesting habitat within the project impact area and a minimum 250-foot buffer (or as otherwise mandated by wildlife agencies [CDFW and USFWS]). If nesting birds are found, an avoidance area shall be established, in consultation with the wildlife agencies as appropriate, by a qualified biologist around the nest until a qualified avian biologist has determined that young have fledged or nesting activities have ceased. The project site shall be re-surveyed if there is a lapse in construction activities for more than 3 days.		
Impact BIO-5: Impacts to Sensitive vegetative Communities	**MM-BIO-5**: Prior to issuance of any grading or removal of sensitive vegetation communities, the applicant shall provide evidence to the City that replacement habitats have been preserved in accordance with the mitigation ratios in the	Prior to issuance of a permit for grading or	City of Santee

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	2018 Draft Santee Subarea Plan. The required acreages and types of replacement habitat shall be included as a note on the grading plans and the City shall require evidence of satisfaction prior to grading. Replacement habitats may be in the form of a dedicated easement, proof of purchase of mitigation credits, or other method of conservation. The applicant shall additionally implement all feasible avoidance and minimization measures to protect habitats remaining on-site.	vegetation removal in the Rezone Site areas.	
Impact BIO-6: Wetlands	**MM-BIO-6:** Applications where the City has determined a potential for impacts to jurisdictional waters and wetlands, shall be required to comply with the following mitigation framework. Prior to issuance of any construction permit or any earth-moving activities, a site-specific general biological resources survey (BIO-1) shall be conducted to identify the presence of any sensitive biological resources, including any wetlands. Should any potential jurisdictional waters or wetlands be identified on-site during the general biological resources survey, then a jurisdictional wetlands delineation shall be conducted following the methods outlined in the USACE's 1987 Wetlands Delineation Manual and the Regional Supplement to the Corps of Engineers Delineation Manual for the Arid West Region. The limits of any wetland habitats on-site under the sole jurisdiction of CDFW shall also be delineated, as well as any special aquatic sites that may not meet federal jurisdictional criteria but are regulated by the RWQCB. Avoidance measures based on project-level grading and site plans shall be incorporated into the project design to minimize direct impacts to jurisdictional waters consistent with federal, state, and City guidelines. Unavoidable impacts to wetlands shall be minimized to the maximum extent practicable and would be subject to alternatives and mitigation analyses consistent with U.S. Environmental Protection Agency 404(b)(1) findings and procedures under the USACE's permit process. Unavoidable impacts would require the in-kind creation of new wetland of the same type lost, at a ratio determined by the applicable regulatory agencies that would prevent any net loss of wetland	Prior to issuance of any construction permit or earth-moving activities for any development project in the Rezone Site areas.	City of Santee

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	functions and values. Wetland creation on-site or within the same wetland system shall be given preference over replacement off-site or within a different system. The City shall also control use and development in surrounding areas of influence to wetlands with the application of buffer zones. Buffer widths shall be 50 to 200 feet from the edge of the wetland/riparian habitat, unless the applicant demonstrates that a buffer of lesser width would protect the resources of the wetland based on site-specific information related to construction and operation. Use and development within buffer areas shall be limited to minor passive recreational uses with fencing, desiltation or erosion control facilities, or other improvements deemed necessary to protect the habitat, to be located in the upper (upland) half of the buffer when feasible wetlands and buffers shall be permanently conserved or protected through the application of an open space easement or other suitable device. Additional requirements apply for development along the San Diego River to implement Draft Subarea Plan Section 5.3.14. Specifically, wherever development is proposed in or adjacent to riparian habitats along the main stem San Diego River, the riparian area and other wetlands or associated natural habitats located on the project site shall be designated as biological open space and incorporated into the preserve, including recordation of an easement to ensure their protection in perpetuity. In addition, a minimum 100-foot biological buffer shall be established for upland habitats, beginning at the outer edge of riparian vegetation. Within the 100-foot biological buffer, no new development shall be allowed, and the area shall be managed for natural biological values as part of the preserve system. In the event that natural habitats do not cover the 100-foot buffer area at the time of the proposed action, habitats appropriate to the location and soils shall be restored as a condition for the proposed action. In most cases, coastal sage scrub vegetation shall be the preferred habitat to restore within the biological buffer.		

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Cultural Resources			
Impact CUL-1: Historic Resources	**MM-CUL-1**: Applications for future development of project areas, wherein the City Development Services Director has determined a potential for impacts to historical resources, shall be required to comply with the following mitigation framework: a) Prior to the issuance of any permit for a future development project, the age and original structural integrity and context of any buildings/structures occurring on the project areas shall be verified. A staff level evaluation is required in conjunction with the development permit application to verify the age and original structural integrity of all on-site structures. b) For any building/structures in excess of 50 years of age having its original structural integrity intact, a qualified professional historian may be required to determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in CEQA Guidelines Section 15064.5. A historical resource report shall be prepared by a Secretary of Interior's Standard Historic Architect or Architectural Historian and submitted by the project applicant to the City and shall include the methods used to determine the presence or absence of historical resources, identify potential impacts from the proposed project, evaluate the significance of any historical resources, and identify mitigation measures. c) Future development at Rezone Site 20 shall be required to obtain the services of a Secretary of Interior's Standard Historic Architect or Architectural Historian to submit a report to the City demonstrating how development adjacent to the Polo Barn would adhere to Secretary of Interior Standards for the Treatment of Historic Properties and standards and guidelines prescribed by the State Office of Historic Preservation to	Prior to the issuance of any permit for a development in the Rezone Site areas.	City of Santee

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	ensure indirect impacts are avoided. Development on Site 20 is not subject to items (a) and (b) above as the Polo Barn is already known to be a significant historical site.		
Impact CUL-2: Archaeological Resources, Religious and Sacred Uses or Tribal Cultural Resources	**MM-CUL-2:** Applications for future development, wherein the City Development Services Director has determined a potential for impacts to subsurface archaeological resources, shall be required to comply with the following mitigation framework: Prior to the issuance of any permit for future development consistent with the project and if the project has not been surveyed within the last five years, an archaeological survey shall be conducted by a qualified archaeologist to evaluate the presence of archaeological resources and the need for project impact mitigation by preservation, relocation, or other methods. The archaeological survey shall include a records search at the South Coastal Information Center branch of the California Historical Research Information System, to determine if previously recorded prehistoric or historic archaeological resources exist on the housing site. In addition, the Native American Heritage Commission should be contacted to perform a Sacred Lands File Search. An archaeological resource report detailing the results of the record search, Sacred Lands Search, and the field survey of the project area shall be submitted by the project applicant to the City. The report shall include the methods used to determine the presence or absence of archaeological resources, identify potential impacts from the proposed project, and evaluate the significance of any archaeological resources identified. If potentially significant impacts to an identified archaeological resource are identified, the report shall also recommend appropriate mitigation to reduce the impacts to below a level of significance, which could include avoidance as the preferred method, a data recovery program, and/or construction monitoring. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and	Prior to the issuance of any permit for future development in any of the Rezone Site areas.	City of Santee

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	not be made available for public disclosure. Reports shall be submitted to the South Coastal Information Center upon finalization. **MM-CUL-3:** Applications for future development wherein the City Development Services Director or a site-specific report has determined a potential for discovery of buried archaeological resources shall be required to comply with the following mitigation framework for archaeological and Native American construction monitoring: Prior to issuance of a grading permit, the City's Project Planner at the City must verify that the requirements for archaeological and Native American construction monitoring have been noted on the construction documents. The applicant must provide written verification to the City Project Planner stating that a Secretary of Interior's Standards qualified archaeologist and Native American monitor have been retained by the owner/applicant to implement construction monitoring. The qualified archaeologist and Native American monitor shall be invited to attend the pre-construction meeting with the contractor and any subcontractors to describe the goal of construction monitoring. Archaeological and Native American monitors shall be present during ground-disturbing activities (grubbing, demolition of foundations, grading, trenching) that have the potential to unearth unknown subsurface archaeological deposits or Tribal cultural resources. If archaeological or Tribal cultural resources are discovered, both monitors may halt or divert ground-disturbing activities within 50 feet to allow for a determination of the resource's potential significance. The qualified archaeologist shall notify the City Project Planner of the discovery. Isolates and non-significant deposits shall be minimally documented in the field. Significant archaeological discoveries include intact features, stratified deposits, previously unknown archaeological sites, and human remains.		

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	If a significant discovery is made, the qualified archaeologist shall prepare a data recovery plan in consultation with the Native American monitor to submit for approval by the City Project Planner. The plan shall be implemented using professional archaeological methods. Construction ground-disturbing activities, including grubbing, grading, and trenching, would be allowed to resume after the completion of the recovery of an adequate sample and recordation of the discovery. All cultural material collected during the monitoring and data recovery program shall be processed and curated at a San Diego facility that meets federal standards per 36 CFR Part 79 unless the tribal monitors request the collection. If human remains are discovered, work shall halt in that area and the procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) will be followed. The qualified archaeologist shall contact the County Coroner. After the completion of the monitoring, an appropriate report shall be prepared by project archaeologist. If no significant cultural resources are discovered, a brief letter to the City Project Planner and South Coastal Information Center shall be prepared by the project archaeologist. If significant cultural resources are discovered, a report with the results of the monitoring and data recovery (including the interpretation of the data within the research context) shall be prepared by project archaeologist, reviewed by a Native American representative, and submitted to the City Project Planner and South Coastal information Center.		
Geology/Soils			
Impact GEO-1: Paleontological Resources and Unique Geology	**MM-GEO-1:** Paleontological Resources: To address potential impacts to paleontological resources, the City shall review the project application materials including the geotechnical report to determine	Prior to and during grading operations at	City of Santee

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	if project grading has the potential to disturb geologic formations with the potential to contain paleontological resources. If grading depths remain within the organic and soil layers, no monitoring would be required. The City may request information from the applicant such as the depth of grading, geologic formations and paleontological sensitivity in order to determine the potential for impacts. In the event grading may disturb geologic formations with a moderate or high potential to contain paleontological resources, the following monitoring program shall be implemented prior to and during grading operations: a) Preconstruction Personnel and Repository: Prior to the commencement of construction, a qualified project paleontologist shall be retained to oversee the mitigation program. A qualified project paleontologist is a person with a doctorate or master's degree in paleontology or related field and who has knowledge of the County of San Diego paleontology and documented experience in professional paleontological procedures and techniques. In addition, a regional fossil repository, such as the San Diego Natural History Museum, shall be designated by the City of Santee to receive any discovered fossils. b) Preconstruction Meeting: The project paleontologist shall attend the preconstruction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. c) Preconstruction Training: The project paleontologist shall conduct a paleontological resource training workshop to be attended by earth excavation personnel. d) During-Construction Monitoring: A project paleontologist or paleontological monitor shall be present during all earthwork in formations with moderate to high paleontological sensitivity. A paleontological monitor (working under the direction of the project paleontologist) shall be	any of the Rezone Site areas.	

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	on site on a full-time basis during all original cutting of previously undisturbed deposits. e) During-Construction Fossil Recovery: If fossils are discovered, the project paleontologist (or paleontological monitor) shall recover them. In most cases, fossil salvage can be completed in a short period of time. However, some fossil specimens (e.g., a bone bed or a complete large mammal skeleton) may require an extended salvage period. In these instances, the project paleontologist (or paleontological monitor) has the authority to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. f) Post-Construction Treatment: Fossil remains collected during monitoring and salvage shall be cleaned, repaired, sorted, and cataloged. 7. Post-Construction Curation: Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited in the designated fossil repository. g) Post-Construction Final Report: A final summary paleontological mitigation report that outlines the results of the mitigation program shall be completed and submitted to the City of Santee within two weeks of the completion of each construction phase of the proposed project. This report shall include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, inventory lists of cataloged fossils, and significance of recovered fossils.		
Greenhouse Gas Emissions			
Impact GHG-1: GHG Emissions	Refer to mitigation measure TRA-1 below. **MM-GHG-1:** For development at Rezone Sites that proceed before an update to the Sustainable Santee Plan is adopted, as detailed in MM-GHG-2, a site-specific GHG analysis is required. The site-specific GHG analysis shall (1) determine whether the project would result in GHG emissions that may have a	Prior to any permit for development at the Rezone Site areas.	City of Santee

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	significant impact on the environment and specifically must demonstrate how the project would reduce emissions to achieve consistency with the State Scoping Plan and applicable GHG reduction targets, and (2) the analysis must demonstrate how the project would be consistent with the Sustainable Santee Plan Consistency Checklist in addition to other applicable GHG reduction plans. The site-specific GHG analysis shall be completed to the satisfaction of the City during the permitting process. For development at Rezone Sites that proceed after the Sustainable Santee Plan is adopted as detailed in MM-GHG-2, only project consistency with the Sustainable Santee Plan Consistency Checklist is required. **MM-GHG-2:** Within one year of adoption of the rezone program, the City shall prepare an update to the Sustainable Santee Plan to incorporate the additional emissions that would result from development at the rezone sites as part of the baseline inventory. The updated Sustainable Santee Plan shall determine GHG emission reduction targets consistent with the current Scoping Plan, based on the updated inventory and provide any necessary updates to the Consistency Checklist.		
Impact GHG-2: Policies, Plans, and Regulations Intended to Reduce GHG Emissions	Refer to MM-GHG-1 and MM-GHG-2	Prior to any permit for development at the Rezone Site areas.	City of Santee

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Hazards and Hazardous Materials			
Impact HAZ-1: Hazardous Materials—Use, Transport, Disposal; Accidental Release; and Emissions near a School	**MM-HAZ-1:** Applications for future development in the Rezone Sites, wherein the City has determined a potential for impacts to known and unknown hazardous materials sites, shall be required to comply with the following mitigation framework. Future projects shall be required to identify potential conditions, which require further regulatory oversight and demonstrate compliance based on the following measures prior to issuance of any permits. a) A Phase I Environmental Site Assessment (ESA) shall be completed in accordance with American Society of Testing and Materials (ASTM) Standards. If hazardous materials are identified requiring remediation, a Phase II ESA and remediation effort shall be conducted in conformance with federal, state, and local regulations. b) If the Phase II ESA identifies the need for remediation, then the following shall occur prior to the issuance of grading permits: 1. The applicant shall retain a qualified environmental engineer to develop a soil and/or groundwater management plan to address the notification, monitoring, sampling, testing, handling, storage, and disposal of contaminated media or substances (soil, groundwater). The qualified environmental consultant shall monitor excavations and grading activities in accordance with the plan. The plans shall be approved by the City prior to development of the site. 2. The applicant shall submit documentation showing that contaminated soil and/or groundwater on proposed development parcels have been avoided or remediated to meet cleanup requirements established by appropriate local regulatory agencies (Regional Water Quality Control Board [RWQCB]/DTSC/DEH) based on the future planned land use of the specific area within the boundaries of the site (i.e., commercial, residential), and that the risk to human health of future occupants of	Prior to the issuance of any permit for a development in the Rezone Site areas.	City of Santee

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	these areas therefore has been reduced to below a level of significance. 3. The applicant shall obtain written authorization from the appropriate regulatory agency (RWQCB/DTSC/DEH) confirming the completion of remediation. A copy of the authorization shall be submitted to the City to confirm that all appropriate remediation has been completed and that the proposed development parcel has been cleaned up to the satisfaction of the regulatory agency. In the situation where previous contamination has occurred on a site that has a previously closed case or on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the DEH shall be notified of the proposed land use. 4. All cleanup activities shall be performed in accordance with all applicable federal, state, and local laws and regulations, and required permits shall be secured prior to commencement of construction to the satisfaction of the City and compliance with applicable regulatory agencies such as but not limited to the City of Santee Municipal Code.		
Noise			
Impact NOS-1: Noise Standards (Increases in Ambient Noise) Impact NOS-2: Noise Standards (Land Use Compatibility) Impact NOS-3: Noise Standards (Construction Noise)	**MM-NOS-1:** Applications for future development, where the City has determined a potential for land use compatibility impacts related to vehicle traffic, shall be required to comply with the following mitigation measure: Prior to the issuance of a permit to develop at the Rezone Sites, the City shall assess whether proposed noise-sensitive receivers or associated noise-sensitive exterior use areas would be subject to transportation noise levels that potentially conflict with policies established in the City General Plan. Based on the analysis herein, the following sites are anticipated to require implementation of this measure: Sites 1 through 10, Sites 17 and 18, Sites 20A and 20B, Site 24, Site 25, and Site 29. Where noise levels would potentially conflict with City policies, the City shall require preparation of a noise technical	Prior to the issuance of a permit to develop at any of the Rezone Site areas.	City of Santee

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	analysis by a qualified professional that demonstrates (1) noise levels would not exceed the City's General Plan Noise Element compatibility guidelines, or (2) noise levels which already exceed the levels considered compatible for that use are not increased by 3 dB or more. In lieu of detailed analysis, the City will accept information demonstrating that noise reduction techniques have been incorporated that would reduce noise levels at exterior use areas consistent with City standards Noise reduction techniques may include site design (including building orientation) that provides noise barriers free of gaps and obstructs line-of-sight between the source and receiver, and has a weight of at least 2 pounds per square foot, or other noise reduction technique as applicable. **MM-NOS-2:** The City shall review applications for future development to determine applicability of a Construction Noise Best Management Plan. An applicant may provide site-specific noise generation information demonstrating that construction activities will not exceed 75 dB at the nearest sensitive receptor. If this site-specific information is not provided, a construction best management plan shall be required when the construction site is located within 150 feet of a sensitive receptor. The criteria of 150 feet is provided as a screening tool for use by the City, based on an average construction noise level of 83 dB, attenuating to 75 dB at 150 feet. Construction Noise Best Management Practice Plan Where applicable based on the criteria provided above, the City shall require preparation and implementation of a best management practice plan that demonstrates how noise levels would be minimized to comply with the time of day restrictions and notification requirements of Santee Municipal Code Section 5.04.090. Noise reduction measures can include, but are not limited to, the following: 1. Construction equipment with a manufacturer's noise rating of 85 dB(A) L_{max} or greater may only operate at a specific location for 10		

Table 13-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	consecutive workdays. If work involving such equipment would involve more than 10 consecutive workdays, a notice must be provided to all property owners and residents within 300 feet of the site no later than 10 days before the start of construction. The notice must be approved by the City and describe the proposed project and the expected duration of work and provide a point of contact to resolve noise complaints. 2. Idling times for noise-generating equipment used in demolition, construction, site preparation, and related activities shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes. 3. Demolition, construction, site preparation, and related activities within 100 feet from the edge of properties with existing, occupied noise-sensitive uses shall incorporate all feasible strategies to reduce noise exposure for noise-sensitive uses, including: • Provide written notice to applicable noise-sensitive land uses at least two weeks prior to the start of each construction phase of the construction schedule; • Ensure that construction equipment is properly maintained and equipped with noise control components, such as mufflers, in accordance with manufacturers' specifications; • Re-route construction equipment away from adjacent noise-sensitive uses; • Locate noisy construction equipment away from surrounding noise-sensitive uses; • Use sound aprons or temporary noise enclosures around noise-generating equipment;		

Table 13-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	• Position storage of waste materials, earth, and other supplies in a manner that will function as a noise barrier for surrounding noise-sensitive uses; • Use the quietest practical type of equipment; • Use electric powered equipment instead of diesel or gasoline engine powered equipment; • Use shrouding or shielding and intake and exhaust silencers/mufflers; and • Other effective and feasible strategies to reduce construction noise exposure for surrounding noise-sensitive uses. 4. For construction of buildings that require the installation of piles, an alternative to installation of piles by hammering shall be used where sensitive receptors are located within 150 feet. This could include the use of augured holes for cast-in place piles, installation through vibration or hydraulic insertion, or another low noise technique.		
Impact NOS-4: Groundborne Noise and Vibration	**MM-NOS-3**: Applications for future development, where the City has determined a potential for vibration impacts in relation to sensitive receptors, shall be required to comply with the following mitigation measure: Prior to the issuance of a permit to develop at the Rezone Sites, the City shall determine whether the construction process will require equipment or activities that may result in vibration, such as pile driving. For projects requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, 100 feet of non-engineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. These distances are based on reference vibration levels generated by pile drivers and vibratory rollers and standard vibration propagation rates as published by the	Prior to the issuance of a permit to construct at any of the Rezone Sites.	City of Santee

Table 13-1
Mitigation Monitoring and Reporting Program

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	Federal Transit Administration *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018). This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration architectural damage thresholds (e.g., 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed this threshold, alternative uses such as drilling piles as opposed to pile driving and static rollers as opposed to vibratory rollers shall be used. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.		
Transportation			
Impact TRA-1: Vehicle Miles Traveled	**MM-TRA-1:** The City shall require implementation of applicable Mobility Element Policies that would support VMT reductions for individual projects. Specifically, the City shall require that future projects are compliant with Mobility Element Policies 9.1 through 9.5, which encourage the use of Transportation Demand Management (TDM) strategies, such as ride sharing programs, flexible work schedule programs, and incentives for employees to use transit. Additionally, alternative transportation modes, such as walking, cycling and public transit are encouraged to reduce peak hour vehicular trips, save energy, and improve air quality. Sample TDM measures that may be applied at the project-level are provided below: • Increase mixed-use development • Increase transit accessibility • Provide pedestrian network improvement along project frontage • Provide bicycle network improvement along project frontage • Provide bicycle parking and bike lockers • Implement subsidized or discounted transit passes • Provide rider-sharing programs • Implement commute trip reduction marketing	Prior to the issuance of a permit to construct at any of the Rezone Sites.	City of Santee

Table 13-1 Mitigation Monitoring and Reporting Program			
Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	• Implement school pool program • Implement bike-sharing or micro mobility program • Provide local shuttle to connect visitors to different attractions throughout the City Mitigation measures should be consistent with the City's Active Transportation Plan.		
Public Utilities			
Impact UTIL-1: New or expanded utility systems	See MM-VIS-1, MM-AQ-1, MM-BIO-1 through MM-BIO-6, MM-CUL-1 through MM-CUL-3, MM-GEO-1, MM-GHG-1 and MM-GHG-2, MM-HAZ-1, MM-NOS-1 through MM-NOS-3, and MM-TRA-1.	Prior to the issuance of a permit to construct at any of the Rezone Sites.	City of Santee