
Mitigation Monitoring and Reporting Program

Introduction

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, Table MMRP-1, Mitigation Monitoring and Reporting Program (MMRP), has been prepared for the Palisade Santee Commerce Center Project (Project). This Mitigation Monitoring and Reporting Checklist is intended to provide verification that all applicable mitigation measures relative to significant environmental impacts are monitored and reported.

This MMRP delineates responsibilities for monitoring the project, but also allows the City of Santee (City) flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City. No change to the MMRP will be permitted unless the MMRP does not continue to satisfy the requirements of Public Resources Code Section 21081.6.

No significant impacts would occur in regard to the following environmental issue areas, which are addressed in Draft EIR Section 5, Effects Found Not To Be Significant:

- Agriculture and Forestry Resources;
- Geology and Soils;
- Mineral Resources;
- Population and Housing; and
- Recreation

Sections 4.1-4.14 of the Draft EIR contain detailed environmental analyses of the existing conditions, project impacts (including direct and indirect, short-term, long-term, and cumulative impacts), recommended mitigation measures and standard conditions, and significant unavoidable impacts, if any. Based on the analysis in Sections 4.1-4.14, the following environmental issue areas were determined to have a potentially significant impact:

- Aesthetics;
- Air Quality;
- Biological Resources;
- Cultural, Tribal Cultural, and Historical Resources;
- Energy;

- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality
- Land Use and Planning;
- Noise;
- Public Services;
- Transportation;
- Utilities and Service Systems; and
- Wildfire.

Potential impacts were analyzed for each environmental issue area that could have a potentially significant impact. If necessary, project design features (PDFs) and/or mitigation measures were included in order to reduce any significant impacts to below significance for Cultural Resources and Transportation, all feasible PDFs and mitigation measures were included, but were not able to reduce these impacts to below significance and therefore, these issue areas were determined to be significant and unmitigable.

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

Mitigation Measure	Implementation Responsibility	Timing	Monitoring Responsibility	Timing	Verification Date & Initials
MM-BIO-1. Pre-Construction Nesting Bird Survey. Construction within all potential nesting resource areas within the Project site (i.e., non-native woodland areas and ornamental trees) and areas of the Project site within 500 feet of the San Diego River should be avoided during the migratory bird nesting season (typically January 1 through September 30). If construction activities (i.e., grading, tree removal, external construction involving heavy equipment generating noise in excess of 60dBA (leq)) must occur during the bird nesting season, an avian nesting survey of all potential nesting resource areas (e.g., non-native woodland areas and ornamental trees) within the Project site and areas of the San Diego River within 500 feet of all impact areas must be conducted to determine the presence/absence of special-status species, protected migratory birds, and active nests. The avian nesting survey shall be performed by a qualified wildlife biologist within 14 days prior to the start of construction and one more survey pass within 24 hours of initiation of construction activities in accordance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513. If construction activities are on hold for more than 30 days, then pre-construction surveys would need to be reinitiated. If an active bird nest is found, the nest shall be flagged and mapped on the construction plans, along with an appropriate buffer established around the nest, which will be determined by the biologist based on the species' sensitivity to disturbance (typically 300 feet for passerines and 500 feet for raptors and special-status species), existing nearby conditions (e.g., natural habitat versus roads or existing noisy activities), existing buffering features (e.g., topography, tall and dense trees, buildings), legal status of species (i.e., listed versus non-listed), general sensitivities of the species (e.g., disturbance tolerant or urban versus non disturbance tolerant), and other variables. The nest area shall be avoided until the	Qualified Biologist; Construction Contractor; Applicant	Within 14 days prior to and throughout construction	City of Santee Planning & Building Department	Within 14 days prior to and throughout construction	

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nest is vacated and the juveniles have fledged. The nest area shall be demarcated in the field with flagging and stakes or construction fencing. On-site construction monitoring shall also be conducted when an active nest buffer is in place. No Project activities shall encroach into established buffers without the consent of a monitoring biologist. The buffer shall remain in place until it is determined that the nestlings have fledged and the nest is no longer active.					
<p>MM-BIO-2. Construction-Related Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources. Prior to approval of grading plans and issuance of a grading permit, construction plans and conditions of approval shall include the following to address potential indirect impacts to special-status species occurring within all suitable habitat associated with the San Diego River corridor (i.e., within 500 feet of the Project site):</p> <ul style="list-style-type: none"> ▪ Biological Monitoring. A qualified Project biologist approved by the City of Santee shall monitor ground-disturbing and vegetation clearing activities for the duration of the Project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat, species of concern, and other sensitive biological resources outside the Project footprint. Once ground-disturbing and vegetation clearing activities are complete, the Project biologist shall conduct weekly checks to inspect construction fencing and ensure that all applicable requirements from the mitigation measures are being upheld. ▪ Worker Environmental Awareness Training. Prior to grading, a pre-construction meeting shall be required that includes a training session for Project personnel by a qualified biologist. The training shall include (1) a description of the species of concern and its habitats; (2) 	<p>Qualified Biological Monitor; Construction Contractor; Applicant</p> <p>Qualified Biological Monitor; Construction Contractor; Applicant</p> <p>Qualified Biologist; Construction Contractor; Applicant</p>	<p>Prior to approval of grading plans and issuance of grading permit</p> <p>At start of ground-disturbing and vegetation clearing activities for the duration of the Project</p> <p>Prior to grading</p>	<p>City of Santee Planning & Building Department</p> <p>City of Santee Planning & Building Department</p> <p>City of Santee Planning & Building Department</p>	<p>Prior to approval of grading plans and issuance of grading permit</p> <p>At start of ground-disturbing and vegetation clearing activities and for the duration of the Project</p> <p>Prior to grading</p>	

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<p>the general provisions of the applicable regulations pertaining to biological resources, including the Endangered Species Act and the Clean Water Act; (3) the need to adhere to the provisions of the Endangered Species Act, the Clean Water Act, and other applicable regulations; (4) the penalties associated with violating the provisions of the Endangered Species Act, Clean Water Act, and other applicable regulations; (5) the general measures that are being implemented to conserve the species of concern as they relate to the Project; and (6) the access routes to and Project site boundaries within which the Project activities must be accomplished. Additionally, the training shall include the measures and mitigation requirements for the applicable resources. Copies of the mitigation measures and any required permits from the resource agencies shall be made available to construction personnel.</p> <ul style="list-style-type: none"> ▪ Delineation of Property Boundaries. Before beginning activities that would cause impacts, the contractor shall, in consultation with the biological monitor, clearly delineate the boundaries with fencing, stakes, or flags, consistent with the grading plan, within which the impacts will take place. All impacts outside the fenced, staked, or flagged areas shall be avoided, and all fencing, stakes, and flags shall be maintained until the completion of impacts in that area. In addition, any avoided environmental resources shall be clearly delineated. Prior to implementing construction activities, the biological monitor shall verify that the flagging clearly delineates the construction limits and any sensitive environmental resources to be avoided. ▪ Standard Dust Control Measures. Standard dust control measures as per the San Diego County Air Pollution Control District shall be implemented to reduce impacts on nearby 	<p>Qualified Biological Monitor; Construction Contractor; Applicant</p> <p>Construction Contractor; Applicant</p>	<p>Prior to grading</p> <p>Prior to starting grading and</p>	<p>City of Santee Planning & Building Department</p> <p>City of Santee Planning &</p>	<p>Prior to grading</p> <p>Prior to starting grading and</p>	

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<p>plants and wildlife. Measures include controlling speed to 15 miles per hour or less on unpaved roads, replacing ground cover in disturbed areas as quickly as possible, frequently watering active work sites, installing shaker plates, and suspending excavation and grading operations during periods of high winds.</p> <p>▪ Stormwater Pollution Prevention Plan. Prior to issuance of a grading permit for construction, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of Santee that specifies best management practices to prevent all construction pollutants from contacting stormwater, with the intent of keeping sedimentation or any other pollutants from moving off site and into receiving waters. The requirements of the SWPPP shall be incorporated into design specifications and construction contracts. Best management practice categories employed on site shall include erosion control, sediment control, and non-stormwater good housekeeping. Best management practices recommended for the construction phase shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> – Limiting grading to the minimum area necessary for construction, operation, and decommissioning of the Project. – Limiting vegetation disturbance/removal to the maximum extent practicable. – Implementing fiber rolls and sandbags around drainage areas and the site perimeter. – Stockpiling and disposing of demolition debris, concrete, and soil properly. – Installing a stabilized construction entrance/exit and stabilizing disturbed areas. 	Applicant	<p>during construction</p> <p>Prior to issuance of a grading permit</p>	<p>Building Department</p> <p>City of Santee Planning & Building Department</p>	<p>during construction</p> <p>Prior to starting grading and during construction</p>	

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<ul style="list-style-type: none"> – Installing proper protections for fueling and maintaining equipment and vehicles. – Managing waste, aggressively controlling litter, and implementing sediment controls. – Stabilizing soil in disturbed areas through revegetation. – The following water quality measures shall be included in the SWPPP: <ul style="list-style-type: none"> – Erodeable fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks. – The Project shall be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern, as feasible. Project activities that cannot be conducted without placing equipment or personnel in sensitive habitats shall be timed to avoid the breeding season of riparian species. – Water pollution and erosion control plans shall be developed and implemented in accordance with the Regional Water Quality Control Board. <p>▪ Minimize Spills of Hazardous Materials. All vehicles and equipment shall be maintained in proper condition to minimize the potential for fugitive emissions of motor oil, antifreeze, hydraulic fluid, grease, or other hazardous materials. Hazardous spills shall be immediately cleaned up and the contaminated soil shall be properly handled and disposed of at a licensed facility. Servicing of construction equipment shall take place only at a</p>	Construction Contractor; Applicant	Prior to starting grading and during construction	City of Santee Planning & Building Department	Prior to starting grading and during construction	

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<p>designated staging area. The staging area will be located on the south side of the Project site, away from the San Diego River, and no stockpiles will be allowed adjacent to the San Diego River corridor.</p> <ul style="list-style-type: none"> Wildlife Hazards. The following measures shall be implemented to ensure that wildlife do not become trapped, entangled, injured, or poisoned by construction activities: <ul style="list-style-type: none"> Structures in which wildlife may become trapped (e.g., open pipes, pits, trenches) shall be tightly covered at the end of each work day. If covering the structure is not possible, an escape ramp shall be provided to allow any wildlife that falls in to safely escape. Debris piles, construction materials, equipment, and other items that may be used as wildlife refuge shall be inspected for wildlife at the start of each work day and prior to disturbance. If wildlife is discovered, it shall either be moved out of harm's way by a qualified biologist or allowed to move off of the Project site on its own. Nets and mesh shall be made of loose weave material that is not fused at the intersections of the weave because nets with welded weaves present an entanglement risk. Toxic materials and garbage shall be removed from the work site and safely stored or disposed of at the end of each work day. Invasive Weeds. To reduce the spread of invasive plant species, landscape plants shall not be on the most recent version of the California Invasive Plant Council's Invasive 	<p>Construction Contractor; Applicant</p> <p>Construction Contractor; Applicant</p>	<p>Prior to starting grading and during construction</p> <p>Prior to issuance of a grading permit</p>	<p>City of Santee Planning & Building Department</p> <p>City of Santee Planning & Building Department</p>	<p>Prior to starting grading</p> <p>Prior to issuance of a grading permit</p>	

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<p>Plant Inventory (http://www.cal-ipc.org/ip/inventory/index.php).</p> <ul style="list-style-type: none"> ▪ Night Work. All construction activities shall be conducted during the daytime, and lights shall not be kept on overnight in the construction area, as practicable. If night lighting is required during construction activities, all exterior lighting along undeveloped land shall be fully shielded and directed downward in a manner that will prevent light spillage or glare into the adjacent open space. 	Construction Contractor; Applicant	During construction	City of Santee Planning & Building Department	During construction	
<p>MM-BIO-3: Long-Term Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources. Prior to approval of grading plans and issuance of a grading permit, construction plans and conditions of approval shall include the following to address potential indirect impacts to special-status species occurring within all suitable habitat associated with the San Diego River corridor (i.e., within 500 feet of the Project site):</p> <ul style="list-style-type: none"> ▪ Runoff: Future development within 500 feet of suitable habitat for special-status species shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System, to ensure that the quantity and quality of runoff discharged is not altered in an adverse way when compared with existing conditions. In particular, measures such as an infiltration system designed to capture and treat stormwater pollutants, consistent with commercial/industrial developments and associated parking lots, and including oil, grease, metals, trash, and debris, shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into proposed open space or suitable habitat for special-status species. Stormwater systems shall be designed to prevent the release of toxins, 	Construction Contractor; Applicant	Prior to approval of grading plans and issuance of a grading permit	City of Santee Planning & Building Department	Prior to approval of grading plans and issuance of a grading permit	

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<p>chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes. This can be accomplished using a variety of methods, including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operation of runoff control systems.</p> <ul style="list-style-type: none"> ▪ Lighting: Project lighting would be designed consistent with the requirements of Section 13.30.030(B) of the Santee Municipal Code. Night lighting shall be directed away from proposed open space and/or suitable habitat for special-status species to protect species from direct night lighting. Shielding, including use of light controlling devices such as light guards, shall be incorporated in Project designs to ensure that ambient lighting is not increased. ▪ Invasive Species: Landscape Plans shall incorporate native species that occur in the region. Invasive, non-native plant species listed on the most recent California Invasive Plant Council's Invasive Plant Inventory (https://www.cal-ipc.org/plants/inventory/) with a rating of moderate or high shall not be included in landscaping. ▪ Barriers: The proposed Project shall incorporate barriers, where appropriate, to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in open space and/or suitable habitat for special-status wildlife (e.g. San Diego River corridor). Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms. 					
<p>MM-BIO-4: Tree Replacement, Encroachment, and Preservation. Prior to approval of grading plans and issuance of a grading permit, construction plans, conditions of approval, and the Project's Landscape Plan shall include the following to</p>	Construction Contractor; Applicant	Prior to approval of grading plans and issuance of	City of Santee Planning & Building Department	Prior to approval of grading plans and issuance	

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<p>address tree removal, encroachment into protected zone, and retained trees:</p> <ul style="list-style-type: none"> ▪ Replacement: The proposed site plan would require removal of 109 trees. Tree replacement shall occur at a 1:1 mitigation ratio with 15-gallon trees and be included in the Project's Landscape Plan, which shall also include recommendations for long-term maintenance and care for regulated trees that will be retained on site. ▪ Encroachment into Protected Zone and Retained Trees: The Project would encroach upon 24 trees and preserve 7 trees. As such, the recommendations provided in the Tree Protection Measures from the Arborist Report for the Palisade Santee Commerce Center Project (prepared by Dudek in April 2023) designed to mitigate impacts from construction encroachment into the protected zone of the preserved and encroached upon trees shall be implemented. These Tree Protection Measures are consistent with best management practices for tree protection on construction sites and would help minimize impacts to preserved and encroached trees. These measures shall be implemented prior to, during, and following construction. This includes measures such as exclusion fencing and worker training to avoid direct impacts to trees, and measures such as irrigation and monthly inspections by a certified arborist to promote the long-term health of retained trees. 		a grading permit		of a grading permit	
<p>MM-HIS-1. Historical American Building Survey (HABS). Prior to the issuance of a demolition permit, the Applicant shall submit a Historic American Buildings Survey (HABS) Level II to the City of Santee for review and approval. This mitigation measure will provide an in-depth record of the Property's current state, including high-resolution photographs, detailed architectural drawings, and text explaining the drawings and photographs.</p>	Construction Contractor; Applicant	Prior to the issuance of a demolition permit	City of Santee Planning & Building Department	Prior to the issuance of a demolition permit	

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<p>The (HABS) Level II survey will help preserve a visual and documented history of the Property that may otherwise be lost after demolition. The submitted documentation not only serves to memorialize the Property for future generations but also allows for a future public appreciation of the Property's significance within the community. The HABS documentation shall explicitly illustrate the significance of the Santee Drive-In Theatre for archival purposes, as specified below. The HABS will be made available for archival storage to the San Diego County Public Library, the San Diego History Center (SDHC), and the City of Santee. The HABS and shall include the following:</p> <p>A. Drawings. The HABS documentation shall include measured drawings, including Site Plan, Elevations, and known Construction Details prepared for the following structures/objects: Entrance Sign; Concessions Building; Movie Screens; and Ticket Booths.</p> <p>B. Photographs. The HABS documentation shall include professional-quality photographic documentation of the Entrance Sign; Concessions Building; Movie Screens; and Ticket Booths prior to any construction on the Property. The photographs should be 35-millimeter black-and-white photographs; 4x6-inch standard format; taken of all four structure/object exterior elevations; and be of archival quality and easily reproducible. Once the HABS documentation is deemed complete, one set of original HABS photographs shall be submitted for archival storage to the San Diego County Public Library, the San Diego History Center, and the City of Santee.</p> <p>C. Written History and Description. The HABS documentation shall include a written history and</p>					

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description of the Santee Drive-In Theatre, developed in accordance with standards and format meeting the Department of the Interior's National Park Service requirements. The history will begin with a statement of significance supported by the development of the architectural and historical context in which the site was originally constructed and subsequently evolved. The written history will also include an architectural description and bibliographic information. The written history and description will also include a methodology section specifying the name of the researcher, date of research, and sources consulted.					
<p>MM-HIS-2. Interpretative Display. Prior to the issuance of the certificate of occupancy for the Project, the Applicant shall work with the City of Santee to create an approximately 24-inch by 48-inch metal plaque or display outlining the history of the Santee Drive-In Theatre, including events and activities associated with the site.</p> <p>The Applicant shall submit a plan to the City showing the location, size and content of the Interpretive Display. Upon request, the interpretive material shall be made available to schools, museums, archives and curation facilities, libraries, nonprofit organizations, the public, and other interested agencies. Prior to issuance of the certificate of occupancy for the Project, the Interpretive Display shall be installed by the Applicant on the Property or at the new location of the Entrance Sign, as described below. If the Interpretive Display is located on the Property, the Applicant shall record a covenant indicating that the property owner is responsible for implementing the long-term management of the Interpretive Display. If, at the City's discretion, the Interpretive Display is located on off-site property owned by the City, the City shall assume long-term management of the Interpretive Display.</p>	Construction Contractor; Applicant	Prior to the issuance of the certificate of occupancy	City of Santee Planning & Building Department	Prior to the issuance of the certificate of occupancy	

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The interpretive display is intended to be placed near the final location of the Entrance Sign, which, as described under Mitigation Measure MM-HIS-3, will either be preserved on-site or relocated to an off-site location. By situating the interpretative display in proximity to the Entrance Sign, the public will be able to gain a deeper understanding of the significance of the Santee Drive-In Theatre, its role in the community, and its history while enjoying the visual backdrop of the Entrance Sign. The combination of the interpretive display and the Entrance Sign will provide visual interest to the community while providing a written context to serve as an educational resource for the community.					
MM-HIS-3. Rehabilitation & Relocation of the Entrance Sign. The City and the Applicant may mutually agree to either preserve the Entrance Sign on the Property or relocate it to a City-owned property within the Arts and Entertainment neighborhood. Prior to the issuance of a demolition permit for the Project, the Applicant shall submit a plan to the City of Santee for approval to rehabilitate and temporarily store the Entrance Sign, which consists of the neon tubing outlining the word "Santee," the neon star, and the marquee. The plan, which is to be approved by the City, shall include information and details related to the rehabilitation, temporary storage and ultimate location of the Entrance Sign. Rehabilitation and storage of the Entrance Sign will be undertaken by the Applicant in a manner consistent with the Secretary of the Interior's Standards or other applicable industry standards. If the Entrance Sign is located on the Property, the Applicant shall record a covenant indicating that the property owner is responsible for implementing the long-term management of the Entrance Sign. If the Entrance Sign is located on off-site property owned by the City, the City shall assume long-term management of the Entrance Sign. If the City elects to require	Construction Contractor; Applicant	Prior to the issuance of a demolition permit	City of Santee Planning & Building Department	Prior to the issuance of a demolition permit	

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<p>the Applicant to place the Entrance Sign and/or interpretative display on a City-owned off-site property, and the City, despite the Applicant's commercially reasonable efforts and through no fault of the Applicant, fails to provide the necessary authorization for the Applicant to begin the relocation of the Entrance Sign prior to the issuance of a Certificate of Occupancy for the project, the City shall not withhold the issuance of the Project's Certificate of Occupancy. Prior the issuance of a Certificate of Occupancy, the City and the Applicant shall mutually determine to reinstall the rehabilitated Entrance Sign at an appropriate location on the project site that is visible to the public from Woodside Avenue with recordation of a covenant by the Applicant indicating that the property owner is responsible for implementing the long-term management of the Entrance Sign. Alternatively, the City and the Applicant shall mutually determine an extended temporary storage plan for the sign with a security from the Applicant to complete the relocation after issuance of the Certificate of Occupancy or an Applicant provided funding mechanism for the City to complete this work.</p> <p>The Entrance Sign is one of the most recognizable visual elements of the Santee Drive-In Theatre. Preserving this sign as a tangible, physical object ensures that the history of the Drive-In Theatre remains in order to be appreciated and viewed by the public. The Entrance Sign will provide a direct nexus to the history of the Drive-in Theatre and as outlined in Mitigation Measure MM-HIS-2, and the Entrance Sign will be complemented by an Interpretive Display. Together, the Entrance Sign and the Interpretive Display will provide historical context, detailing the Drive-In Theatre's history.</p>					
MM-HIS-4. Historical Preservation Funding. In the event the Interpretive Display and Entrance Sign are relocated to City property, the City will be responsible for the long-term	Applicant	Prior to the issuance of	City of Santee Planning &	Prior to the issuance of a demolition	

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management of the Interpretive Display and Entrance Sign. Accordingly, if the Interpretive Display and Entrance Sign are located on City property or moved off of the Project site, after the Applicant completes the rehabilitation, storage, and relocation, the Applicant shall provide a donation to the City of Santee in the amount of \$7,500 (seven thousand five hundred dollars) which is intended to fund the long-term management of the interpretive display and Entrance Sign by the City.		a demolition permit	Building Department	permit; if the display and/or sign is moved to City property, the City of Santee will provide management of the display and/or sign in perpetuity	
<p>MM-CUL-1. In order to mitigate impacts to cultural resources to a level that is less than significant, procedures for proper treatment of unanticipated archaeological finds must comply with the California Environmental Quality Act (CEQA) Guidelines. Adherence to the following requirements during initial earth-disturbing activities will assure the proper treatment of unanticipated archaeological or Native American cultural material:</p> <ol style="list-style-type: none"> 1. An archaeological monitor and a Kumeyaay Native American monitor shall be present full-time during all initial ground-disturbing activities. If proposed project excavation later present evidence suggesting a decrease in cultural sensitivity, the monitoring schedule can be reduced pending archaeological, Native American, and City consultation. 2. In the event that there is an unanticipated discovery of potentially significant archaeological resources, the archaeological monitor, Native American monitor, construction or other personnel shall have the authority to divert or temporarily halt ground disturbance operations within at least 50 feet (dependent on characteristics of the 	archaeological monitor; Kumeyaay Native American monitor; Construction Contractor; Applicant	During initial ground-disturbing activities	City of Santee Planning & Building Department	During initial ground-disturbing activities	

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discovery) in the area of the find. Construction activities may continue in other areas but should be redirected a safe distance from the find. The archaeological monitor shall evaluate and minimally document isolates and clearly non-significant deposits in the field. If the discovery is evaluated and found to be significant under CEQA and avoidance is not feasible, additional work such as data recovery may be warranted. A data recovery plan shall be developed by the qualified archaeologist in consultation with the City and Native American representatives, if applicable. Ground disturbance can continue only after the resources has been properly mitigated and with approval by the City.					
<p>MM-CUL-2. In order to mitigate impacts to human remains to a level that is less than significant, procedures for proper treatment of unanticipated discoveries must comply with the California Environmental Quality Act (CEQA) Guidelines. In the event of discovery of unanticipated human remains, personnel shall comply with Public Resources Code Section 5097.98, CEQA Section 15064.5, and Health and Safety Code Section 7050.5 during earth-disturbing activities:</p> <p>If any human remains are discovered, the construction personnel or the appropriate representative shall contact the County Coroner and the City. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the property owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by</p>	Construction Contractor; Applicant	During ground-disturbing activities	City of Santee Planning & Building Department	During ground-disturbing activities	

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further development activity until consultation with the Most Likely Descendant regarding their recommendations as required by California Public Resources Code Section 5097.98 has been conducted. California Public Resources Code Section 5097.98, CEQA Section 15064.5 and Health & Safety Code Section 7050.5 shall be followed.					
MM-CUL-3. Inadvertent Discovery. Prior to ground-disturbing activities, the qualified paleontologist shall be retained and prepare a WEAT (worker environmental awareness training). The paleontologist, or their designee, shall present the WEAT for the construction crew members informing them of the potential to inadvertently encounter paleontological resources and the proper procedures to be enacted in the event of an inadvertent discovery. The WEAT may be done during a pre-construction meeting or morning tailboard safety meeting as long as it is done prior to ground disturbance. 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. The applicant shall ensure that construction personnel attend the training and sign an attendance acknowledgement form. The applicant shall retain documentation demonstrating attendance. The qualified paleontologist shall observe all initial ground disturbing activities including grading and excavation. In the unlikely event that paleontological resources (i.e., fossils) are exposed during construction activities, all construction work occurring within 50 feet of the find shall immediately stop and the lead agency representative contacted. The qualified paleontologist shall review the unanticipated find to determine the significance. If the discovery proves potentially significant under CEQA as determined by the qualified paleontologist, and	Qualified Paleontologist; Construction Contractor; Applicant	Prior to and during initial ground-disturbing activities	City of Santee Planning & Building Department	Prior to and during initial ground-disturbing activities	

Table MMRP-1 Mitigation Monitoring and Reporting Program Table

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the area cannot be feasibly avoided, paleontological monitoring may be warranted at the discretion of the qualified paleontologist.					
<p>MM-TRA-1. Trip Reduction Program. Prior to the issuance of first Certificate of Occupancy, the Project tenant will prepare a Trip Reduction program. The program shall include the following components:</p> <p>1. Implement Commute Trip Reduction Marketing:</p> <ul style="list-style-type: none"> a. Set-up a Transportation Kiosk, either physically on-site or online, with transportation information that employees could access at work or on their smart phones or personal computers. If an online kiosk, information can be available on the company's website (or intranet, or internal website). The Project developer or property manager will have responsibility for setting up and maintaining the information center. The Transportation Kiosk will have site-specific information about all the measures, services, and facilities discussed in this Program. In addition, the information center will include: b. A summary of local bus routes and local bicycle facilities to provide further information about their routes and schedules and the incentive programs available to transit users. c. Information about ride matching services (SANDAG - Bike Services) and on-site ride matching) and the incentive programs available to carpools. d. Information about services such as Uber, Lyft, and other on-demand transportation services. e. A local bikeways map and bicycling resources f. Availability of bicycle parking such as lockers and amenities including bike pumps, repair stations, full coverage lighting and security cameras. 	Tenant(s); applicant	Prior to the issuance of first Certificate of Occupancy	City of Santee Planning & Building Department	Prior to the issuance of first Certificate of Occupancy	

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<p>g. Information about bicycle education classes taught by certified league instructors from the San Diego County Bicycle Coalition.</p> <p>2. Provide Ridesharing Program: The Project tenant will promote ride-sharing programs through a multi-faceted approach, such as designating a certain percentage of parking spaces for ride-sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles, and/or providing a website or message board for coordinating rides. A designated employee may partner with SANDAG to use programs such as SANDAG Vanpool, Employer Commuter Program and Guaranteed Ride Home.</p> <p>a. Implement Subsidized or Discounted Transit Program: The Project tenant would provide or reimburse the cost of monthly transit passes (such as Pronto card or mobile app) to the employees who use bus or rail transit to work to create incentive programs that reward employees for utilizing non-single occupancy vehicles to commute.</p> <p>b. Provide End of Trip Bicycle Facilities: The Project will provide at least 15 bicycle parking spaces per City's parking code requirement. Where possible, appropriate designed electrical outlets will be included near the bicycle racks for charging electric bicycles (E-bikes).</p>					
<p>MM-TRA-2. Construction of Sidewalk. The Project will construct a new sidewalk along a portion of N. Woodside Avenue to create a continuous sidewalk along N. Woodside Ave. where it intersects the SR-67. Together, with the sidewalk constructed per PDF-TRA-1, this will be a total of 990 linear feet of new sidewalk. If the applicant, despite commercially reasonable efforts, is unable to obtain the necessary permits to construct the portion of sidewalk located outside of the City of Santee's right-of-way, the applicant will have an additional six months following the issuance of the Certificate of Occupancy to</p>	Construction Contractor; Applicant	Prior to six months following the issuance of the Certificate of Occupancy	City of Santee Planning & Building Department	Prior to six months following the issuance of the Certificate of Occupancy	

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complete that portion. If, at the end of that six-month period, the applicant is still unable to construct the sidewalk due to the continued inability to obtain the required permits, the applicant will pay an in-lieu fee in the amount of \$50,000 to the City to complete this work.					

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