CALIFORNIA ENVIRONMENTAL QUALITY ACT
STATEMENT OF FINDINGS

The Department of Toxic Substances Control (DTSC) has issued Findings for this project pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, Division 13, Section 21081) and implementing Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15091 et seq.)

A. PROJECT SUBJECT TO DTSC APPROVAL

PROJECT TITLE: 3390 Alex Road Response Plan		SITE CODING: 401988
PROJECT ADDRESS: 3390 Alex Road, Oceanside, CA 92058	CITY: Oceanside	COUNTY: San Diego
PROJECT SPONSOR: RPG Oceanside Eddy Jones Way Owner, LLC	CONTACT: Kristin Larson, Tellus Law Group	PHONE/ EMAIL: (805) 258-7758 klarson@telluslawgroup.com

Approval Action Under Consideration by DTSC:

☐ Removal Action Workplan ☐ Interim Removal ☐ Initial Permit Issuance ☐ Permit Re-Issuance
☐ Corrective Measure Study/Statement of Basis ☐ Permit Modification ☐ Closure Plan
☐ Remedial Action Plan ☐ Regulations
☒ Other (specify): Response Plan

STATUTORY AUTHORITY:

☐ California H&SC, Chap. 6.5 ☒ California H&SC, Division 45 ☐ Other (specify):

PROJECT DESCRIPTION (List Specific Activities Proposed to be Undertaken):

DTSC is a CEQA responsible agency with approval authority for the 3390 Alex Road Response Plan (RP), which will implement site remediation activities on an approximately 31.7-acre area of land located at 3390 Alex Road (also known as 250 Eddy Jones Way) in Oceanside, CA. The Site is comprised of three parcels identified as Assessor's Parcel Numbers (APNs) 145-021-29, -30, and -32. The Site itself is currently vacant. The Site is bordered to the north by the San Luis Rey River, to the south by the Oceanside Municipal Airport, to the west by Benet Road, and to the east by vacant land. The Response Plan is associated with planned redevelopment of the Site for which the City of Oceanside is the CEQA lead agency.

From the 1960s to early 2021, the Site had been used for industrial and manufacturing operations, including metal plating; electrical connector manufacturing; and the storage, use, treatment, and disposal of large quantities of various hazardous substances, petroleum products, and generated hazardous waste. Starting in October 2022 and continuing through May 2023, the former Site improvements were demolished. The Site is planned for redevelopment with a warehousing, manufacturing, and distribution facility consisting of four single-story slab-on-grade warehouse buildings, totaling approximately 492,000 square feet, with surrounding paved parking areas and drive aisles, with similar landscaping/retention basins. Environmental investigations prior to DTSC oversight indicated that contaminants of concern at the Site include total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), metals, and per- and polyfluoroalkyl substances (PFAS).

On December 3, 2021, RPG Oceanside Eddy Jones Way Owner, LLC. entered into a California Land Reuse and Revitalization Agreement (Docket No. HSA-FY 21/22-051), for oversight of Site assessment and response action, if necessary. DTSC reviewed the Phase I Environmental Site Assessment (Phase I ESA) dated August 26, 2021, which summarized previous Site assessments, underground storage tank removals, and subsurface investigations, identified numerous recognized environmental concerns, and recommended additional investigation to define the extents of contamination. DTSC concurred with the recommendation for a supplemental site investigation (SSI) and requested an SSI workplan. An SSI Workplan dated January 12, 2023, was approved by DTSC on January 24, 2023, and implemented in April and May 2023. In a letter dated March 12, 2024, DTSC approved the SSI Report dated January 30, 2024, and concurred with the SSI Report's conclusion that a Response Plan would be necessary to address impacted soil, soil vapor, and groundwater at the Site.

The Response Plan was prepared to address potential effects from contaminants in shallow soils and soil vapor at the Site. Contaminants of concern (COCs) identified at the Site include total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), metals, and per- and polyfluoroalkyl substances (PFAS). The Response Plan specifically targets TPHd-impacted soils; groundwater that has been identified as being impacted by TPH, PFAS, and/or metals; and tetrachloroethene (PCE) and trichloroethene (TCE) present in soil vapor.

The site remediation activities identified in the Response Plan consist of soil removal, groundwater natural attenuation and monitoring, and recordation of a Land Use Covenant (LUC) restricting future use of the Site to commercial use and precluding onsite groundwater use:

- Soil Excavation: The RAW includes excavation and off-Site disposal of approximately 3,920 cubic yards (6,240 tons) of impacted soils. The depth of excavation would range from 3 to 12 feet below ground surface (bgs). Soil excavation and disposal is estimated to take approximately three to four weeks and is estimated to require up to 280 truck trips.
- Groundwater Natural Attenuation and Monitoring: Groundwater monitoring will be performed to assess trends in contaminant concentrations and confirm the efficacy and natural attenuation and/or plume stability.
- Land Use Covenant (LUC): A LUC will be prepared in coordination with DTSC and recorded with the San Diego County Recorder to restrict the use of the property to commercial use and preclude the use of shallow groundwater for any uses including irrigation and/or industrial supply. The LUC will state that consultation with DTSC will be required should the Site uses change or should certain conditions at the Site change (e.g., excavation).

Excavation includes using loaders, backhoes, and/or other appropriate equipment. During excavation operations, dust control measures will be implemented in general accordance with requirements of the San Diego Air Pollution Control District (SDAPCD), including SDAPCD Rule 55 – Fugitive Dust Control.

Construction equipment operation times will be subject to requirements set forth in the City of Oceanside's municipal code. Construction activity is typically limited to the hours between 7:00 am and 6:00 pm.

Further information regarding the Site history and cleanup activities is available for review on DTSC's EnviroStor website: https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003184

On August 6, 2025, the City of Oceanside certified an Environmental Impact Report (EIR) for the Eddie Jones Warehousing, Manufacturing, and Distribution Facility Project. The EIR evaluated potential environmental impacts associated with the development and operation of a warehousing, storage, and distribution facility on an approximately 31.7-acre site (i.e., the entirety of the DTSC cleanup Site). The EIR included mitigation measures (MMs) and project design features (PDFs) addressing potential impacts to Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Traffic and Circulation, and Tribal Cultural Resources. The EIR determined that with inclusion of the PDFs and implementation of the identified mitigation measures the project would not result in any significant and unavoidable impacts. The EIR can be accessed from the following link to the Office of Land Use and Climate Innovation's CEQA State Clearinghouse website: https://ceqanet.opr.ca.gov/Project/2022070365. The project's Mitigation Monitoring and Reporting Program (MMRP) is attached to this document.

Based on DTSC's review of the EIR, the EIR's analysis adequately encompasses the potential environmental impacts associated with implementation of the Response Plan. The EIR's overall analysis of environmental impacts resulting from site preparation, construction, and operation of the land use development project contemplated, covered and included the environmental changes associated with implementation of the Response Plan. The EIR's project description identifies excavation of soils and backfill required for redevelopment as part of the project activities; as clarified elsewhere in the EIR, this includes the excavation activities identified in the Response Plan (see EIR Sections 3.2.6, 3.3, and 4.8 and Response A15 in Appendix C, Response to Comments). The amount of soil to be excavated as part of the Response Plan (approximately 3,900 cubic yards) is included in the 20,000 net cubic yards of soil to be excavated and removed from the Site as part of the overall site redevelopment project. This quantity of soil (20,000 net cubic yards) is evaluated in detail as part of the EIR's evaluation of resource categories such as air quality and greenhouse gas emissions. Implementation of the Response Plan would take place within the same site boundaries

and during the same construction time period as evaluated in the EIR. Implementation of the Response Plan is further discussed and addressed in EIR Section 4.8, Hazards and Hazardous Materials. Further, the Response Plan will be subject to compliance with all applicable mitigation measures and project design features identified in the EIR (see the attached MMRP for reference). DTSC concurs with, and hereby adopts as its own, the findings made by the City of Oceanside regarding potential impacts associated with implementation of the Response Plan, including (a) impacts not requiring mitigation measures or PDFs and (b) impacts for which PDFs and specific mitigation measures (see the list below) are required. Thus, for purposes of CEQA, no additional analysis beyond the EIR's analysis is required for implementation of the Response Plan.

B. LEAD AGENCY ENVIRONMENTAL DOCUMENT REVIEWED

Lead Agency: City of Oceanside
Lead Agency's Environmental Document: Eddie Jones Warehouse, Manufacturing and Distribution Facility Project Environmental Impact Report
Date Certified: 08/06/2025
State Clearinghouse Number: 2022070365

C. STATEMENT OF FINDINGS AND FACTS FOR ADEQUACY OF LEAD AGENCY ENVIRONMENTAL DOCUMENT

Using its independent judgment, DTSC makes the following findings:

☒ The Lead Agency Final Environmental Document includes a description of the Project now before DTSC for decision

☒ The Lead Agency Final Environmental Document adequately analyzed impacts associated with the Project before DTSC for decision.

☒ DTSC concurs with the findings made by the Lead Agency Final Environmental Document and associated Lead Agency findings relating to the Project before DTSC for decision.

☒ Mitigation measures and project design features are included in the Lead Agency Final Environmental Document for the following resources that would potentially be affected by the DTSC project.

☐ Aesthetics	Mitigation Measure:
☐ Agricultural Resources	Mitigation Measure:
☒ Air Quality	Mitigation Measure: PDF-AQ-2 PDF-AQ-3
☐ Agricultural Resources	Mitigation Measure:
☒ Biological Resources	Mitigation Measure: BIO-1: Nesting Bird Surveys BIO-2: Biological Monitoring BIO-3: Temporary Installation of Fencing BIO-4: Invasive Species Prohibition

☒ Cultural Resources	Mitigation Measure: CUL-1 through CUL-9: Archaeological Resources Assessment, Evaluation, and Treatment
☐ Energy	Mitigation Measure:
☐ Geology / Soils	Mitigation Measure:
☐ Greenhouse Gas Emissions	Mitigation Measure:
☐ Hazards / Hazardous Materials	Mitigation Measures:
☐ Hydrology / Water Quality	Mitigation Measure:
☐ Land Use / Planning	Mitigation Measure:
☐ Mineral Resources	Mitigation Measure:
☐ Noise	Mitigation Measure:
☐ Population / Housing	Mitigation Measure:
☐ Public Services	Mitigation Measure:
☐ Recreation	Mitigation Measure:
☐Transportation	Mitigation Measure:
☒ Tribal Cultural Resources	Mitigation Measure: See MMs CUL-1 through CUL-9
☐ Utilities / Service Systems	Mitigation Measure:
☐ Wildfire	Mitigation Measure:

☒ Mitigation measures and project design features identified above from the Lead Agency Final Environmental Document have been adopted by DTSC for this Project and will be implemented to avoid, reduce, or substantially lessen the project impacts. No additional mitigation measures or PDFs are necessary, and no additional mitigation monitoring plan is required pursuant to CEQA.

For each significant environmental effect identified for the Project under the responsibility of DTSC:

☒ Changes or alterations have been required in, or incorporated into, the Project which avoid or substantially lessen the significant environmental effects as identified in the Lead Agency Final Environmental Document.

☐ Such changes or alterations are within the responsibility and jurisdiction of the City of Oceanside and not DTSC.

☐ Such changes have been adopted by this public agency or can and should be adopted by this public agency.

☐ Mitigation measures included in the Lead Agency Final Environmental Document are infeasible, and therefore, will not be incorporated into the DTSC Project for the following reasons: N/A

BASED ON THE ABOVE FINDINGS, DTSC CONCLUDES:

☒ The proposed Project will not result in significant and unavoidable effects to the environment.

☐ The proposed Project will result in significant and unavoidable effects to the following environmental resources:

- ☐ Air Quality
- ☐ Agricultural Resources
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Energy
- ☐ Geology/ Soils
- ☐ Greenhouse Gas Emissions
- ☐ Hazards/Hazardous Materials
- ☐ Hydrology/ Water Quality
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population/Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation/Traffic
- ☐ Tribal Cultural Resources
- ☐ Utilities/ Service Systems
- ☐ Wildfire

Impacts to these resources would remain significant even after applying mitigation measures described in the Lead Agency Final Environmental Document, or there is no feasible mitigation available.

In accordance with Cal. Code of Regs., title 14, section 15093, a Statement of Overriding Considerations was adopted by the Lead Agency for these resources. DTSC adopts a Statement of Overriding Considerations for these resources having determined that the DTSC Project benefits outweigh the significant environmental effects for the following reasons: The DTSC remedial actions reduce the exposure of contaminated soil, soil gas, and groundwater in order to render it safe for Site occupants. The DTSC remedial project also serves to protect human health and the environment, which are DTSC's responsibilities under the California Health and Safety Code

☒ Not Applicable. The Lead Agency Final Environmental Document did not identify any significant and unavoidable impacts.

☒ None of the conditions requiring a subsequent EIR or Negative Declaration pursuant to Cal. Code Regs., tit. 14 Section 15162 exist.

☒ In accordance with Cal. Code of Regs., title 14, section 15093, a Notice of Determination indicating the results of said Findings will be filed with the Governor's Office of Planning and Research / State Clearinghouse.

D. CERTIFICATION

Project Manager's Signature	Date
	12/23/2025

Project Manager's Name	Title	Phone #
Mario Cazares	Project Manager	(714) 484-5431

Branch Chief's Signature	Date
	12/18/2025

Branch Chief's Name	Title	Phone #
Shahir Haddad	Branch Chief	(714) 484-5368

Mitigation Monitoring and Reporting Program and Exhibit A

Eddie Jones Warehouse, Manufacturing and Distribution Facility Project

JANUARY 2025

Prepared for:

CITY OF OCEANSIDE
Community Development Department, Planning Division
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Printed on 30% post-consumer recycled material.

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1 Introduction

1.1 Introduction

California Public Resources Code Section 21081.6 requires that, upon certification of an EIR, "the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation." (PRC Section 21000–21177)

This Mitigation Monitoring and Reporting Program was developed in compliance with Section 21081.6 of the California Public Resources Code and Section 15097 of the CEQA Guidelines (14 CCR 15000–15387 and Appendices A–L.), and includes the following information:

- A list of mitigation measures
- The timing for implementation of the mitigation measures
- The party responsible for implementing or monitoring the mitigation measures
- The date of completion of monitoring

The City of Oceanside must adopt this Mitigation Monitoring and Reporting Program, or an equally effective program, if it approves the proposed Project with the mitigation measures that were adopted or made conditions of Project approval. Exhibit A provides a list of the Project Design Features (PDFs) that are proposed for incorporation into the project to reduce or avoid certain project effects. These PDFs will also be made a Condition of Approval for the project, as adopted by the City of Oceanside with approval of the project.

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2 Mitigation Monitoring and Reporting Program Table

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Responsible Party	Enforcing Agency	Date of Completion
Air Quality				
MM-AQ-1: Require Low-Volatile Organic Compound Coatings During Construction. The project applicant and/or their contractors shall ensure that low-VOC coatings with a daily average VOC content of 45 grams per liter (g/l) or less are used during construction for interior building coatings and follow the requirements of Rule 67.0.1 for exterior and building envelop coatings (50 g/l) and traffic marking coatings (100 g/l).	During construction	Applicant	City of Oceanside	
Biological Resources				
MM-BIO-1: Nesting Bird Surveys. Construction-related ground-disturbing activities (e.g., clearing/grubbing, grading, and other intensive activities) that occur during the breeding season (typically February 1 through September 15) shall require a one-time biological survey for nesting bird species to be conducted within the limits of grading and a 500-foot buffer within 72 hours prior to construction. This survey is necessary to ensure avoidance of impacts to nesting raptors and/or birds protected by the federal Migratory Bird Treaty Act and California Fish and Game Code, Sections 3503 and 3513. If any active nests are detected, the area shall be flagged and mapped on the construction plans or a biological resources figure, and the information provided to the construction supervisor and any personnel working near the nest buffer. Active nests will have buffers established around them (e.g., 250 feet for passerines and 500 feet for raptors) by the project biologist in the field with brightly	Prior to start of construction during breeding season	Applicant	City of Oceanside	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Responsible Party	Enforcing Agency	Date of Completion
colored flagging tape, conspicuous fencing, or other appropriate barriers or signage. The project biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to avoid inadvertent impacts to these nests. The project biologist may adjust the 250-foot or 500-foot setback at their discretion depending on the species and the location of the nest (e.g., if the nest is well protected in an area buffered by dense vegetation). However, if needed, additional qualified monitors shall be provided in order to monitor active nests or other project activities in order to ensure all the project biologist's duties are completed. Once the nest is no longer occupied for the season, construction may proceed in the setback areas.				
MM-BIO-2: Biological Monitoring. To prevent inadvertent disturbance to areas outside the limits of grading for each phase, all grading of native habitat shall be monitored by a qualified biologist with 5 years of experience in biological resource evaluation in San Diego County. The qualified biological monitor(s) shall be familiar with the local flora/fauna and shall be contracted to perform biological monitoring during all clearing and grubbing activities. The project biologist(s) also shall: a. Attend the pre-construction meeting with the contractor and other key construction personnel prior to clearing and grubbing to reduce conflict between the timing and location of construction activities with other mitigation requirements (e.g., seasonal surveys for nesting birds). b. During clearing and grubbing, conduct meetings with the contractor and other key construction personnel each morning prior to construction activities to go over the proposed activities for the day, and for the monitor(s) to describe the importance of restricting work to designated	Prior, during, and after construction completion	Applicant	City of Oceanside	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Responsible Party	Enforcing Agency	Date of Completion
areas and of minimizing harm to or harassment of wildlife prior to clearing and grubbing. c. Review and/or designate the construction area in the field with the contractor in accordance with the final grading plan prior to clearing and grubbing. d. Supervise and monitor vegetation clearing and grubbing weekly to ensure against direct and indirect impacts to biological resources that are intended to be protected and preserved and to document that protective fencing is intact. e. Flush wildlife species (i.e., reptiles, mammals, avian, or other mobile species) from occupied habitat areas immediately prior to brush-clearing activities. This does not include disturbance of nesting birds (see MM-BIO-1). f. Periodically monitor the construction site to verify that the project is implementing the following stormwater pollution prevention plan best management practices: dust control, silt fencing, removal of construction debris and a clean work area, covered trash receptacles that are animal proof and weather-proof, prohibition of pets on the construction site, and a speed limit of 15 mph during daylight. g. Periodically monitor the construction site after grading is completed and during the construction phase to see that artificial security light fixtures are directed away from open space and are shielded, and to document that no unauthorized impacts have occurred. h. Keep monitoring notes for the duration of the proposed project for submittal in a final report to substantiate the biological supervision of the vegetation clearing and grading activities and the protection of the biological resources. i. Prepare a monitoring report after the construction activities are completed, which describes the biological monitoring activities, including a monitoring log; photos of				

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Responsible Party	Enforcing Agency	Date of Completion
the site before, during, and after the grading and clearing activities; and a list of any special-status species observed.				
MM-BIO-3: Temporary Installation of Fencing. To prevent inadvertent disturbance to areas outside the limits of grading for each phase, the contractor shall install temporary fencing, or utilize existing fencing, along the limits of grading.	Prior to construction	Applicant	City of Oceanside	
MM-BIO-4: Invasive Species Prohibition. The final landscape plans shall be reviewed by the project biologist and a qualified botanist to confirm that there are no invasive plant species as included on the most recent version of the California Invasive Plant Council Inventory for the project region. In addition, any planting stock to be brought onto the project site for landscape or habitat creation/restoration/ enhancement will be first inspected by a qualified pest inspector to ensure it is free of pest species that could invade natural areas, including but not limited to, Argentine ants (*Linepithema humile*), fire ants (*Solenopsis invicta*), and other insect pests. Any planting stock found to be infested with such pests will not be allowed on the project site or within 300 feet of natural habitats unless documentation is provided to the U.S. Fish and Wildlife Service that these pests already occur in natural areas around the project site. The stock will be quarantined, treated, or disposed of according to best management principles by qualified experts in a manner that precludes invasions into natural habitats. All temporary irrigation will be for the shortest duration possible, and that no permanent irrigation will be used, for landscape adjacent to the on-site preserve.	Prior to Final Grading Release/During construction	Applicant	City of Oceanside	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Responsible Party	Enforcing Agency	Date of Completion
Cultural Resources				
MM-CUL-1: Prior to the issuance of a Grading Permit, the Applicant/Owner shall enter into a pre-excavation agreement, otherwise known as a Tribal Cultural Resources Treatment and Tribal Monitoring Agreement with the Traditionally and Culturally Affiliated (TCA) Native American Monitor associated with a TCA Luiseño Tribe. A copy of the agreement shall be included in the Grading Plan Submittals for the Grading Permit. The purpose of this agreement shall be to formalize protocols and procedures between the Applicant/Owner and the Traditionally and Culturally Affiliated (TCA) Native American Monitor associated with a TCA Luiseño Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and Tribal Cultural Resources, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities. Through consultation with the Tribes that consulted on the project and with their consent, certain artifacts may be made available for 3D scanning/printing, with scanned/printed materials to be curated at a local repository meeting the federal standards of 36CFR79	Prior to issuance of a Grading Permit	Applicant	City of Oceanside	
MM-CUL-2: Prior to the issuance of a Grading Permit, the Applicant/Owner or Grading Contractor shall provide a written and signed letter to the City of Oceanside Planning Division stating that a Qualified Archaeologist and Luiseño Native American Monitor have been retained at the Applicant/Owner or Grading Contractor's expense to	Prior to issuance of a Grading Permit	Applicant	City of Oceanside	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Responsible Party	Enforcing Agency	Date of Completion
implement the monitoring program, as described in the pre-excavation agreement.				
MM-CUL-3: The Qualified Archaeologist shall maintain ongoing collaborative consultation with the Luiseño Native American Monitor during all ground disturbing activities. The requirement for the monitoring program shall be noted on all applicable construction documents, including demolition plans, grading plans, etc. The Applicant/Owner or Grading Contractor shall notify the City of Oceanside Planning Division of the start and end of all ground disturbing activities.	During construction (start/end of all ground disturbing activities)	Applicant/Qualified Archaeologist	City of Oceanside	
MM-CUL-4: The Qualified Archaeologist and Luiseño Native American Monitor shall attend all applicable preconstruction meetings with the General Contractor and/or associated Subcontractors to present the archaeological monitoring program. The Qualified Archaeologist and Luiseño Native American monitor shall be present on-site full-time during grubbing, grading and/or other ground altering activities, including the placement of imported fill materials or fill used from other areas of the project site, to identify any evidence of potential archaeological or Tribal Cultural Resources. All fill materials shall be absent of any and all Tribal Cultural Resources.	Prior to construction/During construction (start/end of all ground disturbing activities)	Applicant/Qualified Archaeologist and Luiseño Native American Monitor	City of Oceanside	
MM-CUL-5: In order for potentially significant archaeological artifact deposits and/or cultural resources to be readily detected during mitigation monitoring, a written "Controlled Grade Procedure" for CA-SDI- 5345 shall be prepared by a Qualified Archaeologist, in consultation with the other TCA Luiseño Tribes that have participated in the state-prescribed process for this project, and the Applicant/Owner, subject to the approval of City representatives. The Controlled Grade Procedure shall establish requirements for any ground	During construction (start/end of all ground disturbing activities)	Applicant/Qualified Archaeologist	City of Oceanside	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Responsible Party	Enforcing Agency	Date of Completion
disturbing work with machinery occurring in and around areas the Qualified Archaeologist and Luiseño Native American Monitor determine to be sensitive through the cultural resource mitigation monitoring process. The Controlled Grade Procedure shall include, but not be limited to, appropriate operating pace, increments of removal, weight and other characteristics of the earth disturbing equipment. A copy of the Controlled Grade Procedure shall be included in the Grading Plan Submittals for the Grading Permit.				
MM-CUL-6: The Qualified Archaeologist or the Luiseño Native American Monitor may halt ground disturbing activities if unknown Tribal Cultural Resources, archaeological artifact deposits or cultural features are discovered. Ground disturbing activities shall be directed away from these deposits to allow a determination of potential importance. Isolates and clearly non-significant deposits will be minimally documented in the field, and before grading proceeds these items shall be secured until they can be repatriated. If items cannot be securely stored on the project site, they may be stored in off-site facilities located in San Diego County. If the Qualified Archaeologist and Luiseño Native American monitor determine that the unearthed tribal cultural resource, artifact deposits or cultural features are considered potentially significant TCA Luiseño Tribes that have participated in the state-prescribed consultation process for this project shall be notified and consulted regarding the respectful and dignified treatment of those resources. The avoidance and protection of the significant tribal cultural resource and/or unique archaeological resource is the preferable mitigation. If, however, it is determined by the City that avoidance of the resource is infeasible, and it is determined that a data	During construction (start/end of all ground disturbing activities, if applicable)	Applicant/ Qualified Archaeologist or the Luiseño Native American Monitor	City of Oceanside	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Responsible Party	Enforcing Agency	Date of Completion
recovery plan is necessary by the City as the lead agency under CEQA, TCA Luiseño Tribes that have participated in the state-prescribed consultation process for this project shall be notified and consulted regarding the drafting and finalization of any such recovery plan. For significant Tribal Cultural Resources, artifact deposits or cultural features that are part of a data recovery plan, an adequate artifact sample to address research avenues previously identified for sites in the area will be collected using professional archaeological collection methods. The data recovery plan shall also incorporate and reflect the tribal values of the TCA Luiseño Tribes that have participated in the state-prescribed consultation process for this project. If the Qualified Archaeologist collects such resources, the Luiseño Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the Qualified Archaeologist does not collect the Tribal Cultural Resources that are unearthed during the ground disturbing activities, the Luiseño Native American monitor, may at their discretion, collect said resources and provide them to the appropriate TCA Luiseño Tribe, as determined through the appropriate process, for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Ground disturbing activities shall not resume until the Qualified Archaeologist, in consultation with the Luiseño Native American Monitor, deems the cultural resource or feature has been appropriately documented and/or protected.				
MM-CUL-7: The landowner shall relinquish ownership of all Tribal Cultural Resources unearthed during the cultural resource mitigation monitoring conducted during all ground disturbing activities, and from any previous archaeological studies or excavations on the project site to the appropriate	During construction (start/end of all ground disturbing activities, if applicable)	Applicant	City of Oceanside	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Responsible Party	Enforcing Agency	Date of Completion
TCA Luiseño Tribe, as determined through the appropriate process, for respectful and dignified treatment and disposition, including reburial at a protected location on-site, in accordance with the Tribe's cultural and spiritual traditions. All cultural materials that are associated with burial and/or funerary goods will be repatriated to the Most Likely Descendant as determined by the Native American Heritage Commission per California Public Resources Code Section 5097.98. No Tribal Cultural Resources shall be subject to curation.				
MM-CUL-8: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusions of the archaeological monitoring program (e.g., data recovery plan) shall be submitted by the Qualified Archaeologist, along with the Luiseño Native American monitor's notes and comments, to the City of Oceanside Planning Division for approval.	Prior to the release of the grading bond	Applicant/Qualified Archaeologist/	City of Oceanside	
MM-CUL-9: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Office of the Medical Examiner by telephone. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Medical Examiner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. If such a discovery occurs, a temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and	During construction (start/end of all ground disturbing activities, if applicable)	Applicant/Qualified Archaeologist or the Luiseño Native American Monitor	City of Oceanside	

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Responsible Party	Enforcing Agency	Date of Completion
treatment could occur as prescribed by law. If suspected Native American remains are discovered, the remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Luiseño Native American monitor. By law, the Medical Examiner will determine within two working days of being notified if the remains are subject to his or her authority. If the Medical Examiner identifies the remains to be of Native American ancestry, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall make a determination as to the Most Likely Descendant.				
Traffic and Circulation				
MM-TRA-1: The project applicant will be required to implement a Voluntary Employer Commute Program in order to reduce trips. The program may include a carpool or vanpool system, subsidized or discount transit passes, bike amenities, commute trip reduction marketing, and/or preferential parking permit program. This mitigation measure would result in a VMT reduction of 6.2%.	Prior to project operation	Applicant	City of Oceanside	
Tribal Cultural Resources				
MM-CUL-1 through MM-CUL-9 (see Cultural Resources mitigation above)	-	-		

Exhibit "A"

TO MMRP FOR EDDIE JONES WAREHOUSE MANUFACTURING AND DISTRIBUTION FACILITY PROJECT

PROJECT DESIGN FEATURES (PDF)

PDF-AQ-1: Require the cargo handling equipment including forklifts (forklifts and pallet jacks) and yard tractors for facility operation to be electric powered operation.

PDF-AQ-2: Standard construction practices that would be employed to reduce fugitive dust emissions include watering of the active sites two times per day, depending on weather conditions. Construction of Project components would be subject to SDAPCD Rule 55 – Fugitive Dust Control. Compliance with Rule 55 would limit fugitive dust that may be generated during grading and construction activities.

PDF-AQ-3: The applicant will incorporate the following applicable California Department of Justice Warehouse Project Best Practices measures as part of project construction and operation:

- Prohibiting grading on days with an Air Quality Index forecast of greater than 100 for particulates or ozone for the project area
- Forbidding idling of heavy equipment for more than 3 minutes
- Keeping on site and furnishing to the lead agency or other regulators upon request, all equipment maintenance records and data sheets, including design specifications and emission control tier classifications
- Conducting an on-site inspection to verify compliance with construction mitigation and to identify other opportunities to further reduce construction impacts
- Using paints, architectural coatings, and industrial maintenance coatings that have volatile organic compound levels of less than 10 grams per liter
- Providing information on transit and ridesharing programs and services to construction employees
- Forbidding trucks from idling for more than 3 minutes and requiring operators to turn off engines when not in use
- Posting both interior- and exterior-facing signs, including signs directed at all dock and delivery areas, identifying idling restrictions and contact information to report violations to the California Air Resources Board (CARB), the local air district, and the building manager
- Designing all project building roofs to accommodate the maximum future coverage of solar panels and installing the maximum solar power generation capacity feasible

- Running conduit to designated locations for future electric truck charging stations
- Unless the owner of the facility records a covenant on the title of the underlying property ensuring that the property cannot be used to provide refrigerated warehouse space, constructing electric plugs for electric transport refrigeration units at every dock door and requiring truck operators with transport refrigeration units to use the electric plugs when at loading docks.
- Oversizing electrical rooms by 25% or providing a secondary electrical room to accommodate future expansion of electric vehicle charging capability
- Requiring facility operators to train managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks
- Posting signs at every truck exit driveway providing directional information to the truck route
- Requiring that every tenant train its staff in charge of keeping vehicle records in diesel technologies and compliance with CARB regulations, by attending CARB-approved courses. Also requiring facility operators to maintain records on-site demonstrating compliance and make records available for inspection by the local jurisdiction, air district, and state upon request
- Requiring tenants to enroll in the U.S. Environmental Protection Agency's SmartWay program, and requiring tenants who own, operate, or hire trucking carriers with more than 100 trucks to use carriers that are SmartWay carriers
- Providing tenants with information on incentive programs, such as the Carl Moyer Program and Voucher Incentive Program, to upgrade their fleets

PDF-GHG-1: Photo-voltaic (PV) systems will be installed on the building to meet 50% of forecasted electricity demand, consistent with the City of Oceanside Climate Action Plan.

PDF-GHG-2: The applicant will participate in one of San Diego Gas & Electric's services for non-residential development such as the Comprehensive Audit Program or the Facility Assessment Service Program, no sooner than 1 year and no later than 2 years after initial building occupancy