

Mitigation Monitoring and Reporting Program

Introduction

The Mitigation Monitoring and Reporting Program (MMRP) supplements the Final Mitigated Negative Declaration (MND) for the Community Center project by providing the mechanism for ensuring implementation of all mitigation measures identified in the MND.

Purpose of the MMRP

As the lead agency, the City of Santee (City) is responsible for implementing the MMRP, which has been prepared in conformance with Section 21081.6 of the California Public Resources Code, as identified below:

(a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:

(1) 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. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.

(2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

The preparation of an MMRP is also required by Section 15074(d) of the CEQA Guidelines. The MMRP consists of mitigation measures that avoid, reduce, or fully mitigate potential environmental impacts.

Mitigation Monitoring and Reporting Table

Project-specific mitigation measures have been categorized in Table 1, Mitigation Monitoring and Reporting Program. Table 1 identifies the environmental impact, specific mitigation measures, responsible party, monitoring agency, and timing of mitigation. Table 1 will serve as the basis for scheduling the implementation of and compliance with all mitigation measures.

The categories identified in Table 1 are described below:

- **Mitigation Measure.** This column provides the verbatim text of the adopted mitigation measure from the Final MND.
- **Responsible Party.** This column identifies the party responsible for implementing the action.
- **Approving Agency.** This column identifies the entity responsible for overseeing and verifying satisfactory completion of the action.
- **Time Frame of Mitigation.** This column identifies the project stage in which the mitigation shall be implemented.

Mitigation Measure	Responsible Party	Approving Agency	Time Frame of Mitigation
Section 3.3, Air Quality			
MM-AQ-1: Tier 4 Final Construction Equipment. Prior to the commencement of construction activities for the project, the applicant shall require its construction contractor to demonstrate that all 75-horsepower or greater diesel-powered equipment is powered with California Air Resources Board-certified Tier 4 Final engines. An exemption from these requirements may be granted by the City of Santee (City) if the applicant documents that equipment with the required tier is not reasonably available and that equivalent reductions in PM₁₀ exhaust emissions are achieved from other combinations of construction equipment. Before an exemption may be considered by the City, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region. The City shall review the exemption request and provide a determination within 10 business days from receipt of the request.	Applicant (City of Santee); Construction Contractor	City of Santee Engineering and Planning & Building Departments	Prior to commencement of construction activities. During all construction phases.
Section 3.4, Biological Resources			
MM-BIO-1: Pre-Construction Nesting Bird Survey. Construction within all potential nesting resource areas within the Project site (i.e., ornamental trees) and areas of the Project site within 500 feet of the Woodglen Vista Creek 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 60 A-weighted decibels [dBA] (leq)) must occur during the bird nesting season, an avian nesting survey of all potential nesting resource areas (e.g., ornamental trees) within the Project site and areas of the Woodglen Vista Creek 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. If least Bell's vireo (<i>Vireo bellii pusillus</i>), yellow-breasted chat (<i>Icteria virens</i>), and/or yellow warbler (<i>Setophaga petechia</i>) are identified during the surveys, then noise attenuation measures shall be required to ensure that noise levels from construction do not exceed a 60 dBA hourly average per hour at the edge of the	Construction Contractor; Approved Qualified Biologist; Qualified Acoustician	City of Santee Engineering and Planning & Building Departments and Approved Qualified Biologist	Within 14 days prior to grading/construction. Within 24 hours of initiation of grading/construction. During ground-disturbing activities for the duration of the project construction. Surveys reinitiated if construction is on hold for more than 30 days.

Mitigation Measure	Responsible Party	Approving Agency	Time Frame of Mitigation
riparian habitat or to the ambient noise level if it exceeds 60 dBA prior to construction. Construction noise monitoring shall be required to verify that noise levels at the edge of occupied habitat are maintained below 60 dBA hourly average unless an analysis completed by a qualified acoustician shows that noise generated by construction activities would not exceed 60 dBA hourly average at the edge of occupied habitat. 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 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.			
MM-BIO-2: Construction-Related Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources. Prior to the issuance of a notice to proceed to the Contractor and prior to the commencement of any construction, construction plans shall include the following to	Construction Contractor; Approved Qualified Biologist and Monitor	City of Santee Engineering and Planning & Building Departments; Approved Qualified Biologist	Prior to issuance of a notice to proceed to the Contractor. Prior to commencement of any grading/construction.

Mitigation Measure	Responsible Party	Approving Agency	Time Frame of Mitigation
address potential indirect impacts to special-status species occurring within all suitable habitat associated with the Woodglen Vista Creek (i.e., within 500 feet of the Project site): 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 construction 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 until construction is completed. 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) 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.			After completion of ground-disturbing and vegetation clearing, weekly checks to inspect construction fencing.

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• 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 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. • Stormwater Pollution Prevention Plan. Prior to the issuance of a notice to proceed to the Contractor and prior to the commencement of any construction, the Contractor 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:			

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- 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 - 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: • Erodible 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. • 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			

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disposed of at a licensed facility. Servicing of construction equipment shall take place only at a designated staging area. The staging area will be located on the south side of the Project site, away from Woodglen Vista Creek, and no stockpiles will be allowed adjacent to Woodglen Vista Creek. • Wildlife Hazards. The following measures shall be implemented to ensure that wildlife do not become trapped, entangled, injured, or poisoned by construction activities: ○ 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 Plant Inventory (https://www.cal-ipc.org/plants/inventory/). • 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			

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downward in a manner that will prevent light spillage or glare into the adjacent open space.			
MM-BIO-3: Long-Term Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources. Prior to the issuance of a notice to proceed to the Contractor and prior to the commencement of any construction, construction plans shall include the following to address potential indirect impacts to special-status species occurring within all suitable habitat associated with Woodglen Vista Creek (i.e., within 500 feet of the Project site): • 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 shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into open space or suitable habitat for special-status species. Stormwater systems shall be designed to prevent the release of toxins, 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. • 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 open space and/or suitable habitat for special-status species to protect species from direct night lighting. Shielding 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	Construction Contractor	City of Santee Engineering and Planning & Building Departments; Approved Qualified Biologist	Prior to issuance of a notice to proceed to the Contractor. Prior to grading/construction.

Mitigation Measure	Responsible Party	Approving Agency	Time Frame of Mitigation
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., Woodglen Vista Creek). Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.			
MM-BIO-4: Tree Replacement, Encroachment, and Preservation. Prior to the issuance of a notice to proceed to the Contractor and prior to the commencement of any construction, construction plans and the Project's Landscape Plan shall include the following to address tree removal, encroachment into protected zone, and retained trees: • Replacement. The proposed site plan would require removal of City of Santee-owned 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. Additionally, tree protection measures shall be provided in the Project's Landscape Plan and designed to mitigate impacts from construction encroachment into the protected zone of any preserved and/or encroached upon City of Santee-owned trees. These tree protection measures shall be consistent with best management practices for tree protection on construction sites and would help minimize impacts to any preserved and/or encroached City of Santee-owned 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.	Construction Contractor; Landscape Architect	City of Santee Engineering and Planning & Building Departments; Approved Qualified Biologist	Prior to issuance of a notice to proceed to the Contractor. Prior to grading/construction. Tree protection prior to, during and following construction.

Mitigation Measure	Responsible Party	Approving Agency	Time Frame of Mitigation
Section 3.5, Cultural Resources			
MM-CUL-1: Unanticipated Discovery of Archaeological Resources. If potential archaeological resources are uncovered during grading, the Applicant shall be required to halt all construction work occurring within 100 feet of the find until a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards can evaluate the material to determine whether it is a "unique cultural resource" as defined in Section 21083.2 (g) of the CEQA Statutes. If the new 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.	Applicant (City of Santee); Qualified Archaeologist who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for archaeology; City Engineering and Planning & Building Departments; Native American Monitor of Kumeyaay descent	City of Santee Engineering and Planning & Building Departments	During grading and for the duration of the proposed project or until the Qualified Archaeologist determines monitoring is no longer necessary.
MM-CUL-2: Archaeological Monitoring. The qualified archaeologist, or an archaeological monitor (working under the direct supervision of the qualified archaeologist), shall observe all initial ground-disturbing activities, including but not limited to brush clearance, vegetation removal, grubbing, grading, and excavation. The qualified archaeologist, in coordination with the applicant and the City, may reduce or discontinue monitoring if it is determined by the qualified archaeologist that the possibility of encountering buried archaeological deposits is low based on observations of soil stratigraphy or other factors. Archaeological monitoring shall be conducted by an archaeologist familiar with the types of archaeological resources that could be encountered within the project site. The archaeological monitor shall be empowered to halt or redirect ground-disturbing activities away from the vicinity of a discovery until the qualified archaeologist has evaluated the discovery and determined appropriate treatment (as prescribed below). The archaeological monitor shall keep daily logs detailing the types of activities and soils observed, and any discoveries. After monitoring has been completed, the qualified archaeologist shall prepare a monitoring report that details the results of monitoring. The report shall be submitted to the City and any Native American groups who request a copy. A copy of the final report shall be filed at the South Coastal Information Center (SCIC).	Applicant (City of Santee); Qualified Archaeologist or Archaeological Monitor working under the direct supervision of the qualified archaeologist familiar with types of archaeological resources that could be encountered within the project site; Native American Monitor of Kumeyaay descent	City of Santee Engineering and Planning & Building Departments	During all initial ground-disturbing activities and for the duration of the proposed project or until the Qualified Archaeologist determines monitoring is no longer necessary. Post monitoring.

Mitigation Measure	Responsible Party	Approving Agency	Time Frame of Mitigation
A Native American Monitor of Kumeyaay descent shall be present for any pre-construction meeting and for all ground disturbing activities associated with the project. Should any cultural or tribal cultural resources be discovered, no further grading shall occur in the area of the discovery until the City Planner, or designee, with concurrence from the Native American Monitor, are satisfied that treatment of the resource has occurred. In the event that a unique archaeological resource or tribal cultural resource is discovered, and in accordance with Public Resources Code Section 21083.2(b)(1), (2), and (4), the resource shall be moved and buried in an open space area of the Project site, such as slope areas, which will not be subject to further grading activity, erosion, flooding, or any other ground disturbance that has the potential to expose the resource. The on-site area to which the resource is moved shall be protected in perpetuity as permanent open space. No identification of the resource shall be made on-site; however, the Applicant shall plot the new location of the resource on a map showing latitudinal and longitudinal coordinates and provide that map to the Native American Heritage Commission (NAHC) for inclusion in the Sacred Lands File (SLF). Disposition of the resources shall be at the discretion of the City of Santee, but in accordance with the foregoing. In the event of the unanticipated discovery of archaeological materials, all work shall immediately cease in the area (within 100 feet) of the discovery until it can be evaluated by the qualified archaeologist in consultation with the Native American monitor. Construction shall not resume until the qualified archaeologist has conferred with the applicant and the City on the significance of the resource. If it is determined that the discovered archaeological resource constitutes a historical resource or a unique archaeological resource under CEQA, avoidance and preservation in place is the preferred manner of mitigation. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is demonstrated to be infeasible and data recovery through			

Mitigation Measure	Responsible Party	Approving Agency	Time Frame of Mitigation
excavation is the only feasible mitigation available, a Cultural Resources Treatment Plan shall be prepared and implemented by the qualified archaeologist in consultation with the applicant and the City that provides for the adequate recovery of the scientifically consequential information contained in the archaeological resource. The qualified archaeologist and the City shall consult with appropriate Native American representatives in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resources, beyond those which are scientifically important, are considered. If human remains are encountered, all work shall halt in the vicinity (within 100 feet) of the discovery and the San Diego County Coroner will be contacted in accordance with PRC Section 5097.98 and Health and Safety Code Section 7050.5. The applicant and the City will also be notified. If the County Coroner determines that the remains are Native American, the NAHC will be notified in accordance with Health and Safety Code Section 7050.5, subdivision (c), and PRC Section 5097.98 (as amended by AB 2641). The NAHC will designate a Most Likely Descendant (MLD) for the remains per PRC Section 5097.98. The MLD shall complete the inspection of the site within 48 hours of being granted access and shall provide recommendations for the treatment of the remains. Until the landowner has conferred with the MLD, the applicant will ensure that the immediate vicinity where the discovery occurred is not disturbed by further activity, is adequately protected according to generally accepted cultural or archaeological standards or practices.			
Section 3.7, Geology and Soils			
MM-GEO-1: Geotechnical/Geological Engineering Recommendations. Prior to any ground- disturbing construction activities, the project applicant shall incorporate the recommendations of the geotechnical/geological engineering studies prepared by Group Delta Consultants Inc. (March 18, 2022) into project plans related to the proposed project. The project's building plans shall demonstrate that they incorporate all applicable recommendations of the design-level geotechnical study and comply with all applicable requirements of the latest adopted version of the California Building Code. A licensed professional	Applicant (City of Santee); Construction Contractor; licensed geotechnical engineer or certified engineering geologist	City of Santee Engineering and Planning & Building Departments	Prior to any ground-disturbing construction activities. Onsite supervision during grading/construction.

Mitigation Measure	Responsible Party	Approving Agency	Time Frame of Mitigation
engineer shall prepare the plans, including those that pertain to soil engineering, structural foundations, pipeline excavation, and installation. All on-site soil engineering activities shall be conducted under the supervision of a licensed geotechnical engineer or certified engineering geologist.			
MM-GEO-2: Inadvertent Discovery. Prior to ground-disturbing activities, the qualified paleontologist shall conduct a WEAT (worker environmental awareness training) 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. 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. The qualified paleontologist, in coordination with the applicant and the City, may reduce or discontinue monitoring if it is determined by the qualified paleontologist that the possibility of encountering buried paleontological resources is low based on observations of soil stratigraphy or other factors. 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 vertebrate paleontologist meeting the Society of Vertebrate Paleontology standards, shall be assigned to review the unanticipated find to determine the significance. If the discovery proves potentially significant under CEQA as determined by the qualified vertebrate paleontologist, and the area cannot be feasibly avoided, additional work, such as preparation of a Paleontological Resources Impact Mitigation Program and paleontological monitoring shall be warranted.	Applicant (City of Santee); Qualified Project Paleontologist; Qualified Vertebrate Paleontologist meeting the Society of Vertebrate Paleontology standards	City of Santee Engineering and Planning & Building Departments	Prior to ground-disturbing activities. During all initial ground-disturbing activities including grading and excavation.

Mitigation Measure	Responsible Party	Approving Agency	Time Frame of Mitigation
Section 3.13, Noise			
MM-NOI-1 : Temporary Construction Noise Reduction. The Applicant, or its designee, shall implement one or more of the following measures, as necessary, in order to achieve on- site noise control and sound abatement that, in the aggregate, would result in a minimum construction noise reduction of approximately 16 decibels (dB) at the Woodglen Vista Creek protected open space area immediately south and east of the project: • Install noise abatement on the site boundary fencing (or within, as practical and appropriate) in the form of sound blankets or comparable temporary solid barriers of at least 12 feet tall to occlude construction noise emission between the site (or specific equipment operation as the situation may define) and the noise-sensitive receptor(s) of concern (i.e., the Woodglen Vista Creek protected open space area). ○ By way of example, suspended sound blankets, field-erected plywood sheeting, or comparable temporary solid (or flexible but sufficiently massive) barriers (of minimum sound transmission class [STC] rating of 25, which per California Department of Transportation guidance indicates would permit up to 16 dB of expected barrier insertion loss) would occlude construction noise emission between the site (or specific equipment operation as the situation may define) and the noise-sensitive receptor(s) of concern. ○ Temporary barriers shall adhere to a minimum height standard of 12 feet to serve as an effective deterrent against noise pollution and shielding for adjoining off-site receptors. ○ To determine the extent/length of these temporary noise barrier(s) required for each phase of construction, see Figure 11. Appendix H includes a worksheet illustrating the predicted noise exposure levels at a nearest receptor (i.e., Woodglen Vista Creek protected open space area) as close as 15 feet to the exterior of	Applicant (City of Santee) or designee	City of Santee Engineering and Planning & Building Departments	During grading/construction.

Mitigation Measure	Responsible Party	Approving Agency	Time Frame of Mitigation
the temporary barrier, with the listed onsite noise-producing construction equipment as close as 10 feet to the interior of the barrier. Equipment operating further away would have quieter acoustic contribution due to the increased distance, and equipment operating closer to the barrier would improve the barrier's insertion loss performance (due to greater path length difference) and thus yield lower noise exposure levels at the offsite receptor. Similarly, should the offsite receptor be more distant from the temporary barrier than 25 feet, the added overall distance to the onsite operating equipment will—due to principles of geometric divergence—attenuate the sound path and yield less noise exposure at the receptor. Such a wall should be located on the project boundary (focusing on the southern and eastern boundary), as shown in Figure 11, to reduce construction noise exposure. • Administrative controls (e.g., reduce operating time of equipment and/or prohibit usage of equipment type[s] within certain distances to a nearest receiving occupied off-site property). • Engineering controls (change equipment operating parameters [e.g., speed, capacity], or install features or elements that otherwise reduce equipment noise emission [e.g., upgrade engine exhaust mufflers]).			