

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is intended to track and ensure compliance with adopted mitigation measures during the project implementation phase. For each mitigation measure recommended in the Final Environmental Impact Report (Final EIR), specifications are made herein that identify the action required, the monitoring that must occur, and the agency or department responsible for oversight.

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Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Com- pliance Verifi- cation Initial	Com- pliance Verifi- cation Date	Com- pliance Verifi- cation Comments
Air Quality							
AQ-1: Construction Dust Control Measures							
Applicants for future development under the DVSP shall implement Construction Dust Control Measures. Construction/demolition activities within the Specific Plan area shall be limited to 8.1 acres per day with minimal earthmoving, or 2.2 acres per day with demolition or grading/excavation, consistent with the screening-level thresholds in the MBARD's 2008 <i>CEQA Air Quality Guidelines</i> . Any individual construction project that would require grading, excavation, and/or soil material import or export within the Specific Plan area shall implement the following construction dust control measures:	Limit construction/demolition activities within the Specific Plan area to 8.1 acres per day with minimal earthmoving, or 2.2 acres per day with demolition or grading/excavation.	During construction/demolition activities.	As needed throughout construction, when earthmoving could exceed 8.1 acres per day or demolition/grading/excavation could exceed 2.2 acres per day.	City of Marina			
- Water all active construction areas at least twice daily. - Prohibit all grading activities during periods of high wind (over 15 miles per hour). - Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). - Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area. - Maintain at least two feet of freeboard on haul trucks. - Cover all trucks hauling dirt, sand, or loose materials. - Plant tree windbreaks on the windward perimeter of construction projects, if adjacent to open land. - Plant vegetative ground cover in disturbed areas as soon as possible. - Cover inactive storage piles.	Verify implementation of construction dust control measures.	During construction/demolition activities.	Routinely throughout construction.	City of Marina			

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- Install wheel washers at the entrance to construction sites for all exiting trucks. - Pave all roads on construction sites. - Sweep streets if visible soil material is carried out from the construction site. - Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The MBARD phone number shall be visible to ensure compliance with Rule 402 (Nuisance). - Limit the area under construction at any one time.							
Biological Resources							
BIO-1(a): Biological Resources and Screening Assessment							
For individual projects proposed for development within undeveloped or partially developed areas containing natural or ruderal areas within the DVSP area (Figure 4.4-1 in Section 4.4), the City or their designee shall engage a qualified biologist to perform a preliminary biological resource screening. The purpose of the screening and assessment is to determine whether the project has any potential to impact special status biological resources, inclusive of special status plants and animals, sensitive vegetation communities, jurisdictional waters (including creeks, drainages, streams, ponds, vernal pools, riparian areas and other wetlands), or biological resources protected under local or regional ordinances. If it is determined that the project has no potential to impact biological resources, no further action is required. If the project would have the potential to impact biological resources, prior to construction, a qualified biologist shall conduct a project-specific biological analysis to document the existing biological resources within a	Engage a qualified biologist to perform a preliminary biological resource screening	Prior to ground-disturbing activities.	Once.	City of Marina			
	If the project would have the potential to impact biological resources, engage a qualified biologist to conduct a project-specific biological analysis.	Prior to ground-disturbing activities.	Once.	City of Marina			
	If the project would have the potential to impact biological resources, implement Mitigation measures BIO-1(b) through BIO-1(f).	As specified for each mitigation measure.	As specified for each mitigation measure.	City of Marina			

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project footprint plus a minimum buffer of 100 feet around the project footprint, as is feasible, and to determine the potential impacts to those resources. If the project would have the potential to impact biological resources, the following mitigation measures [BIO-1(b) through BIO-1(f)] shall be incorporated, as determined to be applicable by the qualified biologist, to reduce impacts to a less than significant level. Pending the results of the project-specific biological analysis, design alterations, further technical studies (e.g., protocol surveys) and consultations with the USFWS, National Marine Fisheries Service (NMFS), CDFW, and/or other local, state, and federal agencies may be required. Note that specific surveys described in the mitigation measures below may be completed as part of the project-specific biological analysis where suitable habitat is present.							
BIO-1(b): Special Status Plant Pre-Construction Survey							
Projects identified as having potential to impact special status plant species during the biological screening and assessment under Mitigation Measure BIO-1(a) shall implement the Mitigation Measure BIO-1(b). Surveys for special status plants shall be completed by the project proponent prior to any vegetation removal, grubbing, or other construction activity (including staging and mobilization). The surveys shall be floristic in nature, that is, every plant observed shall be identified to species, subspecies, or variety, sufficient to identify listed plants. The surveys shall be seasonally timed to coincide with the target Federal and State listed species and rare plants identified above. All plant surveys shall be conducted by a City-approved biologist during the appropriate blooming period during the year prior to initial ground disturbance. All special status plant species identified on-site shall be mapped	Engage a qualified biologist to conduct a special status plant survey. Verify submittal of the report to the City.	Prior to any vegetation removal, grubbing, or other construction activity including staging and mobilization.	Once.	City of Marina			

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onto a site-specific aerial photograph or topographic map with the use of Global Positioning System (GPS) unit. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. A report of the survey results shall be submitted to the implementing agency. If impacts to federal or state-listed species are identified for an individual project, consultation with CDFW and/or USFWS, as appropriate, may be required.							
BIO-1(c): Special Status Plant Species Avoidance, Minimization, and Mitigation							
If Federal and/or State listed species are found during special status plant pre-construction surveys [required under Mitigation Measure BIO-1(b)], avoidance of, or mitigation for impacts to, occupied habitat shall be required. If populations of CRPR List 1B or 2 species are found during special status plant pre-construction surveys, the City-approved biologist shall evaluate whether the loss of occupied areas would result in a local or regional population-level impact (i.e., jeopardize the continued existence of a local or regional population). Mitigation for regional population level impacts to rare plants shall be required by the City. If feasible, individual development projects shall be re-designed to avoid development in locations of Federal and/or State listed or CRPR List 1B or 2 species. Federal and/or State listed or CRPR List 1B or 2 species occurrences that are not within the immediate disturbance footprint and would be avoided, but which are located within 50 feet of disturbance limits, shall have bright orange protective fencing installed at an appropriate distance (as determined by a qualified biologist) to ensure they are protected during construction activities. If development cannot avoid Federally or State listed plants species, then mitigation shall involve	Implement avoidance measures or develop mitigation measures as specified.	Prior to any vegetation removal, grubbing, or other construction activity including staging and mobilization.	As needed when development areas include Federal and/or State listed species.	City of Marina			

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either salvage and conservation for any relocated individual plants, or compensation (minimum compensation ratio of 1:1 for individuals and impact areas, with a conservation area of a similar density of individuals) for the loss of these individuals or their habitat either in an on-site or off-site preserve, through payments to an appropriate mitigation bank, or as otherwise may be determined in coordination with USFWS and CDFW permitting. Impacts to, and salvage of, individual plants would be considered a “take” under the ESA and/or CESA. “Take” of listed species is illegal under the ESA and CESA without formal authorization from USFWS and/or CDFW. Impacts to Federal and/or State listed or CRPR List 1B or 2 species would require adherence to Mitigation Measure BIO 1(c).							
BIO-1(d): Restoration and Monitoring							
If development cannot avoid Federal or State listed plant species, all impacts shall be mitigated by the project applicant at a minimum ratio of 1:1 for areas occupied by the species. Ratios may be higher pending consultation with CDFW and/or USFWS for listed species. Restoration areas shall be of a similar density of individuals as areas impacted project activities. A restoration plan shall be prepared by the project applicant and submitted to the City for review and approval. Documentation demonstrating consultation with CDFW and USFWS regarding impacts to federal or state listed species shall be submitted to the City. Population level impacts to CRPR List 1B or 2 species shall also be mitigated at a 1:1 ratio for occupied areas, and shall also require a restoration plan in coordination with the City. The restoration plan(s) shall include, at a minimum, the following components:	Review and approve the restoration plan.	Prior to any vegetation removal, grubbing, or other construction activity including staging and mobilization.	Once.	City of Marina			
	Verify implementation of the restoration plan.	During and/or after construction.	During and/or after construction as needed.	City of Marina			

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▪ Description of the project/affected species location(s) (i.e., location, responsible parties, areas to be impacted by habitat type) ▪ Compensatory mitigation (type[s] and area[s] species to be established, restored, enhanced, and/or preserved; specific functions and values of species type[s] to be established, restored, enhanced, and/or preserved) ▪ Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions and values) ▪ Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan) ▪ Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule) ▪ Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports) ▪ Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type ▪ An adaptive management program and remedial measures to address any shortcomings in meeting success criteria ▪ Notification of completion of compensatory mitigation and agency confirmation ▪ Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism)							

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BIO-1(e): Special Status Wildlife Pre-Construction Surveys							
Projects that identify potential impacts to special status wildlife species during the biological screening and assessment under Mitigation Measure BIO-1(a) shall implement Mitigation Measure BIO-1(e).	Engage a qualified biologist to conduct a California legless lizard and coast horned lizard survey.	Within 14 days prior to the start of construction (including staging and mobilization).	Once.	City of Marina			
GENERAL WILDLIFE SURVEYS Pre-construction clearance surveys for northern California legless lizard and coast horned lizard shall be conducted within 14 days prior to the start of construction (including staging and mobilization) in areas of suitable habitat. The surveys shall cover the entire disturbance footprint plus a minimum 200-foot buffer within suitable habitat, where permissible, and shall identify all special status animal species that may occur on-site. California legless lizard and coast horned lizard shall be relocated from the site to a safe location within suitable habitat as near to the project area as possible by a qualified biologist.	Engage a qualified biologist to conduct a burrowing owl survey.	Within 14 days prior to construction and ground disturbance activities.	Once.	City of Marina			
	If burrowing owls are detected, verify implementation of the avoidance measures and review and approve the Burrowing Owl Exclusion Plan and Mitigation and Monitoring Plan, if needed.	During construction ground disturbance activities.	As needed throughout construction in areas with burrowing owls, as determined by the qualified biologist.	City of Marina			
BURROWING OWL SURVEYS A qualified biologist shall conduct pre-construction clearance surveys prior to ground disturbance activities within suitable natural habitats and ruderal areas to confirm the presence/absence of burrowing owls. The surveys shall be consistent with the recommended survey methodology provided by CDFW (2012). Clearance surveys shall be conducted within 14 days prior to construction and ground disturbance activities. If no burrowing owls are observed, no further actions are required. If burrowing owls are detected during the pre-construction clearance surveys, the following measures shall apply:							

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- Avoidance buffers during the breeding and non-breeding season shall be implemented in accordance with the CDFW (2012) and Burrowing Owl Consortium (1993) minimization mitigation measures. - If avoidance of burrowing owls is not feasible, then additional measures such as passive relocation during the nonbreeding season and construction buffers of 200 feet during the breeding season shall be implemented, in consultation with CDFW. In addition, a Burrowing Owl Exclusion Plan and Mitigation and Monitoring Plan shall be developed by a qualified biologist in accordance with the CDFW (2012) and Burrowing Owl Consortium (1993). SMITH'S BLUE BUTTERFLY HOST PLANT SURVEYS Prior to grading and construction in undeveloped areas, an approved biologist shall conduct surveys for seacliff buckwheat (<i>Eriogonum parvifolium</i>) and seaside buckwheat (<i>Eriogonum latifolium</i>), host plants of Smith's blue butterfly in areas of suitable habitat. If Smith's blue butterfly host plants are not located, no further action is required. If host plants are located within proposed disturbance areas, they shall be avoided if feasible. If avoidance is not feasible, focused surveys shall be conducted to determine presence or absence of the butterfly species. This may include surveys during the adult flight period (mid-June through early September), and/or inspection of host plants for all life forms (egg, larva, pupa, and adult). Impacts to individuals of any life stage would be considered "take" under the ESA. Relocation of smith's blue butterfly and occupied host plants can only be legally authorized by the USFWS, and only a USFWS permitted	Engage a qualified biologist to conduct a host plant survey.	Prior to grading and construction in undeveloped areas.	Once.	City of Marina			
	If host plants are observed, verify avoidance of the plants if feasible.	Prior to grading and construction in undeveloped areas.	As needed, as determined by the qualified biologist.	City of Marina			
	If avoidance is not feasible, engage a qualified biologist to conduct a focused survey for the presence of Smith's blue butterfly.	During the adult flight period (mid-June through early September).	Once.	City of Marina			
	Consult with USFWS if needed.	Prior to relocating host plants and individuals.	As needed, as determined by the qualified biologist and USFWS.	City of Marina			

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biologist is legally allowed to relocate host plants and individuals.							
BUMBLE BEE HABITAT ASSESSMENT AND AVOIDANCE In undeveloped areas of the DVSP, including annual grassland, sandmat manzanita, ruderal, bare, and ice plant mats, where vegetation removal and/or ground disturbance is planned, a qualified biologist, with experience differentiating bumble bees from other bee species and familiarity with bee activity and nesting behaviors, shall conduct a field habitat assessment to determine if Crotch's bumble bee or western bumble bee could occur on the site. The habitat assessment shall evaluate all work areas and access routes for bee habitat quality, and signs of presence or potential for presence, including surveying for suitable bumble bee foraging native plants, bumble bee activity, and nesting sites. The biologist shall take photos of any bumble bees or bumble bee resources observed.	Engage a qualified biologist to conduct a bumble bee field habitat assessment.	In undeveloped areas larger than one acre: prior to vegetation removal or ground disturbance activities, during the environmental review/planning phase.	Once.	City of Marina			
For projects within undeveloped areas that are larger than one acre, or adjacent to undeveloped areas north of Reservation Road, the habitat assessment shall be conducted during the environmental review or project planning phase to identify potential agency consultation requirements.		In undeveloped areas less than one acre, isolated by development: can be conducted simultaneously with wildlife pre-construction surveys.	Once.	City of Marina			
For projects within undeveloped areas that are less than one acre and isolated by development, the habitat assessment can be conducted during wildlife pre-construction surveys.	Engage a qualified biologist to conduct at least three on-site surveys to determine the presence/absence of bumble bees under the specified conditions.	Spaced out 2 to 4 weeks apart during April through August.	Three times at the specified time of year.	City of Marina			
If the habitat assessment determines there is suitable nesting and/or foraging habitat, prior to initial ground disturbance, a qualified biologist/entomologist familiar with the species behavior and life history shall perform a minimum of three on-site surveys prior to vegetation removal and/or grading to determine the presence/absence of Crotch's bumble bee and							

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western bumble bee. Each survey should be spaced 2- to 4-weeks apart during the Colony Active Period (April–August) (CDFW 2023). Surveys should occur during the day (at least an hour after sunrise and at least two hours before sunset, though ideally between 9:00 a.m. to -1:00 p.m.) on warm, but not hot, sunny days (65 to 90 degrees Fahrenheit), with low wind (less than 8 miles per hour). If any Crotch’s bumble bee or western bumble bee nests are observed, a 50-foot avoidance buffer shall be installed around the nest. If Crotch’s bumble bee and/or western bumble bee are determined to be present, the project proponent shall consult with CDFW and obtain an Incidental Take Permit in accordance with the California Endangered Species Act prior to initiating any vegetation removal or ground disturbance on the site.							
If no Crotch’s bumble bee or western bumble bee are found during the focused surveys, but the habitat assessment identified suitable nesting, foraging, or overwintering habitat within the work area, a biological monitor shall be onsite during vegetation or ground disturbing activities that take place during any of the Queen and Gyne Flight Period and Colony Active Period (February to November). If Crotch’s bumble bee and/or western bumble bee are observed during any phase of the project, all work shall stop and CDFW shall be notified to determine the appropriate avoidance strategies and next steps.	Consult with CDFW and obtain an Incidental Take Permit if Crotch’s bumble bee and/or western bumble bee are determined to be present.	Prior to initiating any vegetation removal or ground disturbance.	As needed, as determined by the qualified biologist and CDFW.	City of Marina			
	Engage a qualified biological monitor to monitor for bumble bees during vegetation or ground disturbing activities.	During vegetation or ground disturbing activities.	Continuous.	City of Marina			
If Crotch’s bumble bee and western bumble bee have not been listed under the California Endangered Species Act and are no longer candidate species at the time of project implementation, habitat assessments and protocol surveys as described above, would not be required.	Halt work and notify CDFW if bumble bees are observed.	During any phase of the project. Prior to the start of demolition.	As needed, as determined by the qualified biologist.	City of Marina			

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REPORTING A report of all pre-construction and pre-demolition survey results shall be submitted to the City for its review prior to the start of demolition. The report shall include a description of the survey methodology for each species, the environmental conditions at the time of the survey(s), the results of the survey, any requirements for addressing special status species identified during surveys, and the biological qualifications of the surveyors. The report shall be accompanied by maps and figures	Review and approve report(s) of all pre-construction and pre-demolition survey results.	Prior to the start of demolition.	Once.	City of Marina			
BIO-1(f): Biological Resources Avoidance and Minimization							
Projects that identify potential impacts to special status species during the biological screening and assessment under Mitigation Measure BIO-1(a) shall implement Mitigation Measure BIO-1(f). The following measures shall be applied to avoid impacts to sensitive species and biological resources. The project applicant shall be responsible for implementing selected measures. - Ground disturbance shall be limited to the minimum necessary to complete the project. The limits of disturbance for each construction phase shall be flagged. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance. - All construction occurring within or adjacent to natural habitats that may support Federally and/or State listed endangered/threatened species, State fully protected species, and/or special status species shall have a qualified biological monitor present during all initial ground disturbing/vegetation clearing activities.	Verify implementation of selected measures.	During project construction.	As needed throughout construction, as determined by the City.	City of Marina			

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- No endangered/threatened species shall be captured and relocated without express permission from the CDFW and/or USFWS. - If at any time during construction an endangered, threatened, or fully protected species enters the construction site or otherwise may be impacted, all construction activities shall cease. A CDFW/USFWS-approved biologist shall document the occurrence and consult with the CDFW and USFWS, as appropriate, to determine whether it was safe for project activities to resume. - At the end of each workday, excavations shall be secured with cover or a ramp provided to prevent wildlife entrapment. - All trenches, pipes, culverts or similar structures shall be inspected for animals prior to burying, capping, moving, or filling. - If night work is required, all construction lighting shall be pointed down and directed only on the work area. - The City shall approve one or more qualified biologists to oversee and monitor biological compliance for the project. At least one qualified biologist shall be present during all initial ground disturbing activities, including vegetation removal to recover special status animal species unearthed by construction activities.							

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BIO-1(g): Pre-Construction Nesting Birds Surveys							
All projects developed under the Specific Plan shall implement Mitigation Measure BIO-1(g). Project activity shall restrict ground disturbance, building demolition, and vegetation removal activities to the non-breeding season (September 16 to January 31) when feasible. For ground disturbance, building demolition, and vegetation removal activities that must be conducted during the bird nesting season (February 1 to September 15), general pre-construction nesting bird surveys shall be conducted by a qualified biologist, including for, but not limited to, the tricolored blackbird and White-tailed kite, not more than 14 days prior to construction activities involving ground clearing, vegetation removal/trimming, or building demolition. The surveys shall include the disturbance area plus a 200-foot buffer around the site if feasible, and a 500-foot buffer for tricolored blackbird and White-tailed kite. If active nests are located, an appropriate avoidance buffer shall be established within which no work activity shall be allowed which would impact these nests. The avoidance buffer would be established by the qualified biologist on a case-by-case basis based on the species and site conditions. In no cases shall the buffer be smaller than 50 feet for non-raptor bird species, 200 feet for raptor species, or a 500-foot buffer for White-tailed kite. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. If fully protected White-tailed kites are documented nesting within 500 feet of construction activities, CDFW shall be consulted on appropriate avoidance and minimization methods. The buffer area(s) shall be closed to all construction personnel and equipment until breeding season has ended or until a City-approved biologist has determined the	Restrict ground disturbance, building demolition, and vegetation removal activities to the non-breeding season (September 16 to January 31) when feasible.	During project construction.	Ongoing during construction.	City of Marina			
	Engage a qualified biologist and verify completion of nesting bird surveys.	Not more than 14 days prior to construction activities.	Once.	City of Marina			

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birds have fledged and are no longer reliant upon the nest or parental care for survival.							
BIO-1(h): Worker Environmental Awareness Program							
All projects developed under the Specific Plan shall implement Mitigation Measure BIO-1(h). Prior to initiation of construction activities (including staging and mobilization), the project proponent shall arrange for all personnel associated with project construction for the applicable phase to attend WEAP training, conducted by a qualified biologist, to aid workers in recognizing special status resources that may occur in the construction area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction. All employees shall sign a form provided by the trainer indicating they have attended the WEAP and understand the information presented to them. The form shall be submitted to the City to document compliance.	Verify implementation of WEAP and submittal of WEAP form.	Prior to initiation of construction activities.	Once.	City of Marina			
BIO-2: Jurisdictional Delineation							
If a proposed project under the Specific Plan would impact any of the ephemeral drainages and/or the ponds (as shown in Figure 4.4-2 in Section 4.4 of the EIR), a qualified biologist shall complete a jurisdictional delineation. The jurisdictional delineation will determine the extent of the jurisdiction for CDFW, USACE, and/or RWQCB, and shall be conducted in accordance with the requirement set forth by each agency. The result will be a preliminary jurisdictional delineation	Engage a qualified biologist to complete a jurisdictional delineation.	Prior to initiation of construction activities that would impact identified ephemeral drainages and/or ponds.	As needed for each proposed project under the Specific Plan.	City of Marina			

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report that shall be submitted to the implementing agency, USACE, RWQCB, and CDFW, as appropriate, for review and approval. Jurisdictional areas should be avoided to the maximum extent possible. If jurisdictional areas are expected to be impacted, then the RWQCB would require a Waste Discharge Requirements (WDRs) permit and/or Section 401 Water Quality Certification (depending upon whether or not the feature falls under federal jurisdiction). If CDFW asserts its jurisdictional authority, then a Streambed Alteration Agreement pursuant to Section 1600 et seq. of the CFGC would also be required prior to construction within the areas of CDFW jurisdiction. If the USACE asserts its authority, then a permit pursuant to Section 404 of the CWA would likely be required. Furthermore, a compensatory mitigation program should be implemented, and the measures set forth by the regulatory agencies during the permitting process. Compensatory mitigations for all permanent impacts to waters of the U.S. and waters of the state shall be completed at a ratio as required in applicable permits, but should not be less than a minimum ratio of 1:1. All temporary impacts to waters of the U.S. and waters of the state should be fully restored to natural condition.							
Cultural Resources							
CR-1: Historical Resources Evaluation and Treatment Procedures							
If a project involves a built environment resource which is over the age of 45 years old, the Community Development Director or their designee, supported by an architectural historian as needed, shall make a preliminary determination as to whether the building qualifies as a historical resource. "Historical resource" shall mean a property listed or found eligible for listing in the National Register of Historic Places or the California Register of Historical Resources. A	Make a preliminary determination as to whether building(s) qualify as a historic resource.	If a project involves a built environment resource over the age of 45 years old.	As needed for each proposed project under the Specific Plan.	City of Marina			

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property that is eligible for listing in the National Register of Historic Places or the California Register of Historical Resources must retain its historic integrity and meet one of the following eligibility criteria: - Is associated with events that have made a significant contribution to the broad patterns of our history. - Is associated with the lives of persons significant in our past. - Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction. - Has yielded, or may be likely to yield, information important in history or prehistory. If the Community Development Director or their designee determines the built environment resource may have to potential to qualify as a historic resource, then a historical resources evaluation shall be required. - Qualified Historian. The evaluation will be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in architectural history or history. - Guidelines for Preparation. The qualified architectural historian or historian will conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the State Office of Historic Preservation to identify any potential historical resources within the proposed project area. All properties 45 years of age or older will be evaluated within their historic context and documented in a technical report. All	Engage a qualified historian to prepare a historical resources evaluation.	If the built environment resource may have the potential to qualify as a historic resource.	As needed for each proposed project under the Specific Plan.	City of Marina			

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evaluated properties will be documented on Department of Parks and Recreation Series 523 Forms. The report will be submitted to the City for review.							
If the property is found ineligible for the NRHP or CRHR it shall be considered non-historical for the purposes of CEQA and no additional review or mitigation is required. If the property is identified as historical, the project applicant shall retain a qualified preservation professional meeting the PQS in Architectural History, History, or Historic Architecture. The qualified preservation professional shall provide design input to facilitate compliance with the Secretary's Standards to lessen, avoid, or mitigate direct or indirect impacts to historical resources. The qualified preservation professional shall review design plans to identify whether the project complies with the Secretary's Standards. The results of this review and impacts screening shall be memorialized in a Secretary's Standards compliance memorandum and approved by the City prior to the schematic phase. If the project is found to comply with the Secretary's Standards, no further mitigation is required.	Verify project applicant has retained a qualified preservation professional, and review the impacts screening for approval.	If the built environment resource is identified as historical.	As needed for each proposed project under the Specific Plan.	City of Marina			
If the project is found not to comply, the City shall require the completion of a Relocation Study and Preservation Plan for the historical resource. The Study shall consider partial retention of the resource as well as relocation; the Plan shall identify at least two potential nearby receiver sites, with similar settings and characteristics, for the relocation. The Relocation Study and Preservation Plan shall be completed by a preservation professional meeting the Secretary of the Interior's Professional Qualifications Standards for architectural history, history, or historic architecture and approved by the City prior to issuance of building permits.	Verify applicant completes a Relocation Study and Preservation Plan.	If the project is found not to comply with the Secretary's Standards.	As needed for each proposed project under the Specific Plan.	City of Marina			

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If the Relocation Study and Preservation Plan determines that partial retention or relocation is feasible, the recommendations of the study shall be implemented. If the Relocation Study and Preservation Plan determines that such measures are infeasible, the project shall not be implemented, or the City may require project-level CEQA review, such as an EIR prior to project approval.	Verify implementation of the recommendations of the Relocation Study and Preservation Plan.	If partial retention or relocation is feasible.	As needed during implementation of the Relocation Study and Preservation Plan.	City of Marina			
CR-2: Archaeological Resources Investigation							
At the time of application for discretionary land use permits that involve grading, trenching, or other ground disturbance in native soil with the potential for encountering unknown archaeological resources, the project applicant shall retain a qualified archaeologist meeting the Secretary of the Interior standards in archaeology to complete a Phase 1 cultural resources assessment of the development site. A Phase 1 cultural resources assessment shall include an archaeological pedestrian survey of the development site, if possible, and sufficient background archival research and field sampling to determine whether subsurface prehistoric or historic remains may be present. Archival research shall include a current (no more than one-year old) records search from the Northwest Information Center (NWIC) and a Sacred Lands File (SLF) search conducted with the Native American Heritage Commission (NAHC).	Verify the project applicant has retained a qualified archaeologist to complete a Phase 1 cultural resources assessment.	At the time of application for discretionary land use permits that involve grading, trenching, or other ground disturbance in native soil with the potential for encountering unknown archaeological resources.	As needed for projects under the Specific Plan that would potentially impact archaeological resources.	City of Marina			
Identified prehistoric or historic archaeological remains shall be avoided and preserved in place where feasible. Where preservation is not feasible, the significance of each resource shall be evaluated for significance and eligibility for listing in the CRHR through a Phase 2 evaluation. A Phase 2 evaluation shall include any necessary archival research to identify significant historical associations as well as mapping of surface artifacts,	Verify avoidance and preservation of archaeological resources, or verify completion of Phase 2 cultural resources evaluation.	If the Phase 1 cultural resources assessment identifies archaeological resources.	As needed for each proposed project under the Specific Plan.	City of Marina			

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collection of functionally or temporally diagnostic tools and debris, and excavation of a sample of the cultural deposit to characterize the nature of the sites, define the artifact and feature contents, determine horizontal boundaries and depth below surface, and retrieve representative samples of artifacts and other remains. Cultural materials collected from the sites shall be processed and analyzed in the laboratory according to standard archaeological procedures. The age of the materials shall be determined using radiocarbon dating and/or other appropriate procedures; lithic artifacts, faunal remains, and other cultural materials shall be identified and analyzed according to current professional standards. The significance of the sites shall be evaluated according to the criteria of the CRHR. The results of the investigations shall be presented in a technical report following the standards of the California Office of Historic Preservation publication "Archaeological Resource Management Reports: Recommended Content and Format (1990 or latest edition)" (http://ohp.parks.ca.gov/pages/1054/files/armr.pdf). Upon completion of the work, all artifacts, other cultural remains, records, photographs, and other documentation shall be curated an appropriate curation facility. All fieldwork, analysis, report production, and curation shall be fully funded by the applicant. If the resources meet CRHR significance standards, the City shall ensure that all feasible recommendations for mitigation of archaeological impacts are incorporated into the final design and permits issued for development. If necessary, Phase 3 data recovery excavation, conducted to exhaust the data potential of significant archaeological sites, shall be carried out by a qualified archaeologist meeting the SOI standards	Verify all feasible recommendations for mitigation are incorporated into the final design and permits issued.	If identified resources meet CRHR standards.	As needed for each proposed project under the Specific Plan.	City of Marina			

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for archaeology according to a research design reviewed and approved by the City prepared in advance of fieldwork and using appropriate archaeological field and laboratory methods consistent with the California Office of Historic Preservation Planning Bulletin 5 (1991), Guidelines for Archaeological Research Design, or the latest edition thereof.							
As applicable, the final Phase 1 Inventory, Phase 2 Testing and Evaluation, and/or Phase 3 Data Recovery reports shall be submitted to the City prior to issuance of construction permit. Recommendations contained therein shall be implemented throughout all ground disturbance activities.	Review any reports prepared.	Prior to issuance of construction permit.	As needed.	City of Marina			
Geology and Soils							
GEO-1: Paleontological Resources Monitoring and Mitigation							
The City of Marina shall require the following specific requirements for individual projects in the DVSP that would require excavation exceeding five feet:							
1. Prior to excavations exceeding five feet, a qualified professional paleontologist shall be retained to direct all mitigation measures related to paleontological resources. A qualified professional paleontologist is defined by the SVP standards as an individual preferably with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least two years (SVP 2010).	Retain a qualified paleontologist to direct all mitigation measures related to paleontological resources.	Prior to excavations exceeding five feet.	As needed for each proposed project under the Specific Plan.	City of Marina			
2. The qualified professional paleontologist shall design a Paleontological Resources Mitigation and Monitoring Program (PRMMP) for the project, which outlines the procedures and							

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	protocol for conducting paleontological monitoring and mitigation. Monitoring shall be conducted by a qualified paleontological monitor who meets the minimum qualifications per standards set forth by the SVP. The PRMMP shall address the following procedures and protocols: ▪ Timing and duration of monitoring ▪ Procedures for work stoppage and fossil collection ▪ The type and extent of data that should be collected with any recovered fossils ▪ Identify an appropriate curatorial institution ▪ Identify the minimum qualifications for qualified paleontologists and paleontological monitors ▪ Identify the conditions under which modifications to the monitoring schedule can be implemented ▪ Details to be included in the final monitoring report.						
	3. Prior to the start of construction, the qualified paleontologist or his or her designee shall conduct a paleontological Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff.						
	4. Full-time paleontological monitoring shall be conducted during ground disturbing construction activities (i.e., grading, trenching, foundation work) exceeding five feet, pursuant to the PRMMP. Paleontological monitoring is not required for any construction activities that do not exceed depths of less than five feet. If the qualified paleontologist determines						

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that full-time monitoring is no longer warranted, based on the specific geologic conditions at the surface or at depth, he/she may recommend that monitoring be reduced to periodic spot-checking or cease entirely. 5. In the event of a fossil discovery by the paleontological monitor or construction personnel, all work in the immediate vicinity of the find shall cease. The qualified paleontologist shall evaluate the find before restarting construction activity in the area. If it is determined that the fossil(s) is (are) scientifically significant, the qualified paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources: a. The paleontological monitor shall evaluate the discovery and determine if the fossil may be considered significant. If the fossils are determined to be potentially significant, the qualified paleontologist shall recover them following standard field procedures for collecting paleontological resources as outlined in the PRMMP. If fossils are discovered, the qualified paleontologist shall recover them as specified in the project's PRMMP. b. Once salvaged, significant fossils shall be prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection. c. Upon completion of ground disturbing activity (and curation of fossils if necessary) the qualified paleontologist should prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report shall be submitted to the City of Marina.	Verify submittal of final mitigation and monitoring report.	Upon completion of ground disturbing activities.	Once.	City of Marina			

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Hazards and Hazardous Materials							
HAZ-1: Project-Level Hazardous Materials Assessment							
Prior to the obtaining grading permits or starting other ground disturbing work for individual projects, the Community Development Director or their designee shall hire a qualified environmental professional to conduct a Phase I environmental assessment (ESA), consistent with the American Society for Testing Materials standards (ASTM E1527). The Phase I ESA shall evaluate the likelihood that hazardous chemicals are present and whether soil sampling is necessary. If the Phase I ESA indicates that contamination is unlikely, no further mitigation is necessary other than any recommendations identified in the Phase I ESA (such as stopping work if stained soil is encountered). If the Phase I ESA indicates that additional soil sampling or other further evaluation is necessary, the City shall hire a qualified environmental professional to conduct a Phase II ESA to determine the presence and extent of contamination. If the results indicate that contamination exists at levels above regulatory action standards, then the site shall be remediated in accordance with recommendations made by applicable regulatory agencies, including RWQCB and DTSC. The agencies involved shall depend on the type and extent of contamination.	Engage a qualified environmental professional to conduct a Phase I environmental assessment.	Prior to issuance of grading permits or start of other ground disturbing work.	Once.	City of Marina			
If remediation is necessary, the City or their designee shall hire a qualified environmental professional prior to obtaining grading permits or ground disturbance to prepare a work plan that identifies necessary remediation activities, including excavation and removal of on-site contaminated soils, appropriate dust control measures, and redistribution of clean fill material on the project site. The plan shall include measures that ensure the safe transport, use, and disposal of contaminated soil removed from the site. The plan	Engage a qualified environmental professional to conduct a Phase II environmental assessment.	If the Phase I assessment indicates additional soil sampling or further evaluation is necessary.	As needed for each proposed project under the Specific Plan.	City of Marina			
	Engage a qualified environmental professional to prepare a work plan.	If remediation is required, prior to issuance of grading permits or ground disturbance.	As needed for each proposed project under the Specific Plan.	City of Marina			

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shall also identify when and where soil disturbing construction activities may safely commence.							
Noise							
NOI-1(a): Construction Noise Reduction Measures							
The following measures shall be implemented if construction is to occur within 500 feet of a residential property line:	Verify notes for grading plans and/or site improvement plans clearly state the noise limitation requirements of Marina Municipal Code Section 15.04.055.	Prior to issuance of construction permit when construction would occur within 500 feet of a residential property line.	Once.	City of Marina			
- The City shall ensure that notes for grading plans and/or site improvement plans clearly state the noise limitation requirements of Municipal Code Section 15.04.055. - Construction activities shall occur as to not exceed the 60 dBA L_{eq} noise limit at a receiving property line. Measures to reduce noise levels below the 60 dBA L_{eq} noise limit include, but are not limited to, the following: Mufflers. During project site excavation and grading, construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards. Stationary Equipment. Stationary construction equipment shall be located and oriented so that emitted noise is directed away from the nearest noise sensitive receivers. Equipment Staging Areas. Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise sensitive receivers. Electrically-Powered Tools and Facilities. Where available, electrical power shall be used to run air compressors and similar power tools and to power any temporary	Verify implementation of noise reduction measures.	During project construction.	Continuous.				

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structures, such as construction trailers or caretaker facilities. ▫ Sound barriers. Temporary noise barriers shall be implemented between the construction equipment and the receiving property lines. The noise barriers shall be constructed of material with a minimum weight of two pounds per square foot with no gaps or perforations. Noise barriers may be constructed of, but not limited to, 5/8-inch plywood, 5/8-inch oriented strand board, and hay bales. Noise barriers may consist of sound blankets affixed to construction fencing along the construction site boundary facing potentially sensitive receivers ▫ Idling. Construction vehicles shall be prohibited from idling in excess of five minutes.							
NOI-1(b): Site-Specific Acoustic Analysis – Multi-Family Residences							
This mitigation measure applies to future multi-family residential development on Reservation Road, Del Monte Boulevard, Reindollar Avenue, Reindollar Avenue, Carmel Avenue, California Avenue, Crescent Avenue to the south of Reservation Road, Lynscott Drive, and Bayer Street. Prior to the approval of multi-family residential building permits in these locations, the City shall require an acoustical analysis 1) demonstrating to the satisfaction of the Community Development Director (or their designee) that the proposed building plans ensure that interior noise levels due to exterior noise sources will be at or below Marina’s interior noise standard of 45 dBA L_{dn} for residential uses in any habitable room, and 2) required exterior areas are not exposed to noise levels in excess of the City’s maximum acceptable exterior noise level of 60 dBA L_{dn}. Design-level architectural plans shall be	Verify proposed building plans would reduce interior noise levels to 45 dBA L_{dn} for residential uses and noise in exterior areas to 60 dBA L_{dn}.	During design review.	Once.	City of Marina			

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available during design review and will permit the accurate calculation of transmission loss for habitable rooms. If necessary, the analysis shall identify measures to reduce noise levels to within City standards, which may include, but would not be limited to: ▪ Design of the project to include exterior areas shielded from the roadways by the project buildings; ▪ Sound walls to reduce noise to exterior areas; and/or ▪ Windows with increased Sound Transmission Class [STC] ratings for interior areas, etc.). It is preferred that the interior noise standard be attained with open windows. However, where the interior noise standard is attainable only with closed windows and doors, mechanical ventilation shall be required.							
NOI-1(c): Site-Specific Acoustic Analysis – Office Uses							
Concurrent with Design Review and prior to the approval of building permits for office uses on Reservation Road and Del Monte Boulevard, the City shall require an acoustical analysis 1) demonstrating to the satisfaction of the Development Services Director (or their designee) that the required exterior areas are not exposed to noise levels in excess of the City's maximum acceptable exterior noise level of 67 dBA Ldn for office uses. If necessary, the analysis shall identify measures to reduce noise levels to within City standards, which may include, but would not be limited to design of the project to include exterior areas shielded from the roadways by the project buildings or sound walls to reduce noise to exterior areas.	Verify acoustical analysis would reduce noise in exterior areas to 67 dBA Ldn for office uses.	During design review and prior to approval of building permits.	Once.	City of Marina			

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NOI-1(d): HVAC Mechanical Equipment Shielding							
Concurrent with Design Review and prior to the approval of building permits, the City shall require a design plan demonstrating to the satisfaction of the Development Services Director (or their designee) that the noise level from operation of mechanical equipment shall not cumulatively exceed the following noise level limits for a designated receiving land use category as specified in Table 4.2 in the Marina General Plan: ▪ From 7 a.m. to 10 p.m.: ▫ 50 dBA L_{eq} ▫ 70 dBA L_{max} ▫ 65 dBA L_{max}, impulsive ▪ From 10 p.m. to 7 a.m.: ▫ 45 dBA L_{eq} ▫ 65 dBA L_{max} ▫ 60 dBA L_{max}, impulsive Noise control measures may include, but are not limited to, the selection of quiet equipment, equipment setbacks, parapet walls, silencers, and/or acoustical louvers. Marina shall require noise attenuation features that would reduce sound levels to allowable noise levels.	Verify design plan demonstrates noise from mechanical equipment operation shall not cumulatively exceed City noise thresholds.	During design review and prior to approval of building permits.	Once.	City of Marina			
Transportation							
T-2: Transportation Demand Management Program							
Each individual office and residential development project in the Specific Plan area shall have a corresponding transportation demand management (TDM) plan and monitoring program developed by the applicant or developer of the project. The TDM plan shall be prepared prior to issuance of building permits. The TDM plan shall identify the TDM reductions specific to their project. The monitoring program	Review and approve the TDM plan.	Prior to issuance of building permits.	Once.	City of Marina			

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shall establish goals and policies to ensure the efficient implementation of the TDM plan and demonstrate its effectiveness at reducing VMT such that VMT is below the significance thresholds presented in Table 4.2-2, above. The City shall review and approve the TDM plan prior to approval of building permits. Examples of TDM measures that could be employed, depending on specific project conditions and circumstances, include but are not limited to: ▪ Provision of bus stop improvements or on-site mobility hubs ▪ Pedestrian improvements, on-site or off-site, to connect to nearby transit stops, services, schools, shops, etc. ▪ Bicycle programs including bike purchase incentives, storage, maintenance programs, and on-site education program ▪ Enhancements to regional bicycle network ▪ Parking reductions and/or fees set at levels sufficient to incentivize transit, active transportation, or shared modes ▪ Cash allowances, passes, or other public transit subsidies and purchase incentives ▪ Enhancements to bus service ▪ Implementation of shuttle service ▪ Establishment of carpool, bus pool, or vanpool programs ▪ Vanpool purchase incentives ▪ Participation in a future County VMT fee program ▪ Participate in future VMT exchange or mitigation bank programs ▪ Carshare/scooter-share/bikeshare facilities or incentives ▪ On-site coordination overseeing TDM marketing and outreach ▪ Rideshare matching program ▪ Market-price public parking							

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Tribal Cultural Resources							
TCR-1: Unanticipated Discovery of Tribal Cultural Resources							
In the event that cultural resources of Native American origin are identified during development facilitated by the DVSP, all earth-disturbing work within 50 feet of the find shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find as a cultural resource and an appropriate local Native American representative is consulted. If the City, in consultation with local Native American tribes, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s). The plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, the plan shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. The plan shall include measures to ensure the find is treated in a manner that respectfully retains, to the degree feasible, the qualities that render the resource of significance to the local Native American group(s). Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.	Verify preparation and implementation of a mitigation plan.	In the event cultural resources of Native American origin are identified, and resources are determined to be a tribal cultural resource in consultation with local Native American tribes.	As needed and as determined by consulted local Native American tribes.	City of Marina			