

**SAN DIEGO UNIFIED PORT DISTRICT
DEVELOPMENT SERVICES DEPARTMENT**

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COASTAL DEVELOPMENT PERMIT

Applicant: Ernesto Medina, Unified Port District of San Diego (District)
3165 Pacific Highway
San Diego, CA 92101

Project: Storage Tank Demolition and Stormwater Improvements at Tenth Avenue Marine Terminal

Location: Tenth Avenue Marine Terminal (near the Crosby Road entrance at the southern end of the Port of San Diego's property), 1800 Crosby Road, San Diego, 92101

You are hereby granted a Coastal Development Permit. This permit is issued in conformance with the California Coastal Act of 1976 and the Coastal Permit Regulations of the San Diego Unified Port District, as adopted by the Board of Port Commissioners on July 1, 1980, Resolution No. 80-193, and as amended on December 2, 1980, Resolution No. 80-343, and on February 14, 1984, Resolution No. 84-62, in accordance with the provisions for the issuance of a [] Emergency [X] Non-Appealable [] Appealable Coastal Development Permit.

Date of Board Action: August 9, 2022

Board of Port Commissioners Resolution Number: 2022-XXX

Date of Permit: XXXXX XX, 2022

Application Number: 2022-034

Permit Number: CDP-2022-XX

The Project, as defined below, is located within the jurisdiction of the San Diego Unified Port District (District) and is between the nearest public road and the sea or the shoreline of a body of water located within the California coastal zone. The project constitutes development pursuant to Coastal Act Section 30106 as it would result in in demolition of existing storage tanks and construction of a laydown area with stormwater improvements. The project is a non-appealable development pursuant to Section 30715 of the Coastal Act as it does not constitute any of the development listed therein and demolition of existing storage tanks is considered a "non-appealable" category of

development. The Project is fully consistent with the public access and public recreation policies of Chapter 3 and Chapter 8 of the Coastal Act and the District's certified Port Master Plan.

This permit is limited to the development described below and set forth in material on file with the District, and subject to the terms, conditions, and provisions hereinafter stated:

DEVELOPMENT

The Project Applicant, San Diego Unified Port District (referred to herein as "Permittee"), proposes to: demolish and remove three existing steel storage tanks and associated piping and utilities and containment wall; salvage steel material and abate lead-containing materials; relocate electrical transformer; make storm drain and stormwater quality improvements; grade the area; and, construct reinforced Portland cement concrete pavement for use as laydown area/dry bulk storage (collectively, "Project") at Tenth Avenue Marine Terminal (TAMT) in the City of San Diego (see Exhibit 1).

Demolition of Three (3) Welded Steel Storage Tanks and Associated Tank Piping

Located near the Crosby Road entrance to the TAMT at the southern end of District's property are three (3) welded steel storage tanks. Each welded steel storage tank is essentially identical and has a nominal diameter of 73-feet, nominal height of 32-feet, nominal capacity of 23,800 barrels (nearly one million gallons). The welded steel storage tanks were historically used to hold liquid commodities like molasses and palm oil. Along with other related facilities, mechanical features, piping, and equipment, the welded steel storage tanks have long been abandoned and out of commission for more than 30 years.

Demolition of the welded steel storage tanks will include removal of residual materials, contaminants, tank cleanings, removal of roofs, columns, walls, floors, stairs, connecting walkways, tank insulation layers, and associated above-grade tank piping within approximately 6-inches of the perimeters/shells. Based on Ninyo & Moore's field observations, two of the welded steel storage tanks contain approximately 6 inches of brown or grey watery material, which would total more than 32,000 gallons of material for disposal. The residual material is considered non-hazardous liquid. This material may be removed with a vacuum truck, straddled by a power washing before and after, as a simple cleaning approach.

Methods for dismantling and demolition of the welded steel storage tanks considered include two options: 1) "burning" and cutting or 2) "shearing" with an excavator and hydraulic shear attachment. Based on the discussions with several tank demolition specialists, the preferred method is shearing. Areas with loose lead-based paint chips will be removed, collected, and isolated. Additionally, portions of the welded steel storage tank exterior coating system will be stabilized with a non-lead based encapsulate. Lead-containing surfaces and paint chips will be removed in accordance with the recommendations listed in the Construction Contract Documents.

The Project will include removal and disposal of the existing supporting concrete foundation and any and all piping beneath the welded steel storage tanks within and essentially up to a footprint matching the exterior shell (or convenient limit very close to the exterior shell). Associated tank piping may have similar coatings as the welded steel storage tanks, and therefore, may share its hazardous materials classification. The existing pipes will be cut and capped with appropriate fittings dependent on pipe material. If the limits of associated tank piping are below-grade, the existing pipes will be cut, plugged with two-sack slurry cement, and capped as described.

Salvaging of Material (Steel)

Each welded steel storage tank is estimated to weigh approximately one-hundred (100) gross tons. Seventy-five percent is assumed to be salvageable material. For purposes of estimation, fifteen-percent steel mass loss is assumed due to corrosion and other miscellaneous reasons. Therefore, eighty-five (85) gross tons is anticipated. The salvage value is dependent upon the market, size and shape of scrap, weight, and 'cleanliness' of the steel. It is assumed that the salvaged steel will have paint remnants on a single (1) exterior side and will be cut and delivered in 5-foot by 5-foot pieces.

If recycling within the United States, lead-containing surface removal will be more defined and stringent. The Contractor shall salvage and reuse or recycle steel to an extent practical in accordance with the California Integrated Waste Management Act of 1989 (AB 939), the City of San Diego Construction and Demolition (C&D) Debris Deposit Ordinance, and the City of San Diego Construction and Demolition (C&D) Material Recycling Counsel Policy (Policy 900-16).

Demolition of Perimeter Containment Wall, Site Piping and Utilities, and Electrical System

The Project site is surrounded and enclosed by a perimeter containment wall constructed of steel reinforced concrete masonry unit (CMU) block with concrete footing. The perimeter containment wall has locations with either retaining or non-retaining sections depending on its proximity to the welded steel storage tanks. There are minimum-height sections along the southerly perimeter with only two (2) courses (16 inches \pm tall) and maximum-height sections along the northerly perimeter with up to four (4) courses (32 inches \pm tall). The measured length of the perimeter containment wall is 675 linear feet. The concrete footing is square in shape; 16 inches in height by 16 inches in depth. It is reinforced with two (2) #4 rebars running the entire length for the perimeter containment wall. The rebars embedded vertically into the concrete footing and tying together with the CMU block are also #4s, placed every 24 inches on center, terminating just below the top of the perimeter containment wall. There is also a band of two (2) #3 rebars placed horizontally within the second course.

The material itself, following demolition activities, will be removed, disposed of, and/or recycled at an appropriate facility within San Diego County that accepts concrete and scrap metal.

Above-grade and below-grade site piping and utilities demolition and removal will start where the associated tank piping left off and finish any and all work within the noted Project site footprint. Site piping and utilities includes molasses piping, water piping (minor), and electrical conduit and wires. The most significant portion of this effort will be addressing the existing pump pit, valves, actuators, staircase and hand-railing system, and other appurtenances. This feature includes chain-link fencing, concrete and/or CMU block, and lead-containing surface abatement requirements. The pump pit is approximately 16-feet x 21-feet with a depth of 7 feet. The existing pump pit is outfitted with #3 rebars in each direction in 8-inch thick walls and 14-inch thick floor section. Given the depth of this infrastructure and nature of demolition, an excavation support system will be designed and implemented by the Contractor.

The existing above-grade site piping and utilities will be demolished, removed, and disposed of completely. The existing below-grade site piping and utilities will be cut at the Project site's Work Limits, plugged with two-sack slurry cement, and capped in accordance with applicable standards for abandonments. The depth of excavation and clearing of materials below-grade will extend to a minimum of 6-feet beneath finished grade and even 8-feet depending on depth of below-grade site piping and utilities.

Lead-Containing Materials Abatement

The welded steel storage tanks' coatings qualify as lead-containing surfaces and must be handled and abated properly and consistent with Ninyo & Moore's Hazardous Building Materials Survey.

Prior to demolition activities that could disturb other potentially hazardous building materials, removal, proper recycling, and disposal of materials falling under the Universal Waste Recycling (UWR) must be executed by a licensed contractor in accordance with federal, state, and local regulations. The contractor is also responsible for waste characterization for any and all materials removed from the Project site.

Transformer Relocation, Conduit, and Electrical Improvements

The electrical system at the Project site consists of an incoming underground 12kV feeder circuit, a 12kV-480Y/277V pad-mounted transformer, and secondary distribution equipment feeding site lighting and the Weight Station Building. The District-owned 12kV feeder from Manhole #11A is a radial circuit terminating at a load interrupter switch (LIS) and 150kVA liquid-filled transformer located within the fenced electrical equipment area. The secondary equipment includes a 480/277V panelboard, 30kVA 480-208Y/120V step-down transformer, 208/120V panelboard, and Lighting Control Cabinet with lighting contactors and analog controls. The site lighting feed from the electrical system is located outside of the Project work limits and will need to be re-fed as part of the Project. The existing site lighting, to remain, consists of three (3) high-mast lighting towers, perimeter lighting poles and luminaires, and exterior lighting at the south entrance Guard Shack.

Other electrical components on the site to be removed include underground conduits with power and control wiring, building interior and exterior lighting at the Weight Station Building, other related panelboards, raceways and wiring, wiring devices, and fire alarm

panel and devices. The lighting includes fluorescent and HID lamps, and fluorescent lighting ballasts. These items contain hazardous materials and can either be recycled by state-approved recyclers or disposed as hazardous materials. Other hazardous materials include transite type underground conduits that are asbestos-containing materials (ACMs). These materials are regulated by the Air Pollution Control District (APCD) and require disposal as hazardous materials.

On/off control switches for the site lighting are in the south entrance Guard Shack. Control wiring is routed underground to the lighting contactors located in the Lighting Control Cabinet within the work area. There are five (5) active control switches that manually operate the lighting controls. Power circuits for the exterior lighting will require temporary power, or at the Guard Shack, be connected to the local power circuit.

A new fenced electrical equipment pad will be constructed at the southern edge of the Project's construction area to feed existing site lighting and new electrical loads within the cleared area. The 150kVA pad-mounted transformer will be reused with new secondary panelboards, 480V-208/120V step-down transformer, and lighting controls. A new primary voltage ductbank from Manhole #11A will be constructed to the electrical pad area (approx. 140 feet). Secondary ductbanks will be constructed to reconnect the lighting and control circuits and for future site usage.

Temporary Power and Guard Shack Lighting: The construction of the new electrical equipment area will be performed in the early stages of the Project. This electrical work will require power to be disconnected and the use of a temporary generator for the perimeter and high-mast tower lighting operations.

Stormwater and Storm Drain Improvements

The proposed storm drain improvements include demolition, backfilling, and grading operations and activities and are designed using the San Diego County Hydraulic Design Manual (2014 Edition) and other cited references. The storm drain improvements have the following characteristics:

- 40 Linear Feet of 18-inch Diameter RCP Storm Drain
- Two (2) New 48-inch x 48-inch Concrete Clean-Out / Junction Box
- One (1) Stormwater Quality BMP treatment based on 25-Year Storm Events

Grading and Reinforced Portland Cement Concrete Pavement

Following the demolition, removal, and disposal of existing infrastructure, there will be remedial grading, fill placement, and preparation for the aggregate base material and Portland cement concrete (PCC) pavement. Material up to just beneath a pavement section will be installed and compacted to the 95-percent relative compaction.

Pavement improvements shall be selected and installed in accordance with the Construction Contract Documents. The current conservative PCC pavement section is 14 inches of PCC pavement over 20 inches of Class II aggregate base material, which correlates to a Traffic Index of 12.

Schedule

The project is expected to start at the beginning of 2023 and be completed within approximately 180 calendar days.

STANDARD PROVISIONS

1. Permittee shall adhere strictly to the current plans for the Project as approved by the District and the Project features, described above, for the Project.
2. Permittee shall notify the District of any changes in the Project and herein described. Notification shall be in writing and be delivered promptly to the District. District approval of the Project change may be required prior to implementation of any changes.
3. Permittee and the Project shall meet all applicable codes, statutes, ordinances and regulations, and Permittee shall obtain all necessary permits from local, regional, state, and federal agencies.
4. Permittee shall conform to, and this permit is subject to, the permit rules and regulations of the District, including, but not limited to, the District's Coastal Development Permit Regulations.
5. Permittee shall be responsible for compliance with ADA and Title 24 specifications.
6. Permittee shall commence development within two (2) years following the date of the permit issuance by the District. Construction shall be pursued in a diligent manner and completed within a reasonable period of time.
7. The permit is in no way intended to affect the rights and obligations heretofore existing under private agreements nor to affect the existing regulations of other public bodies.
8. This permit shall not be valid unless two copies have been returned to the Development Services Department of the District, upon which copies the Permittee has signed a statement agreeing that the Permittee will abide by the terms, conditions, limitations, and provisions of the permit.
9. The Permittee and contractor shall implement all best management practices (BMPs) during construction and maintenance operations. No non-stormwater (irrigation, wash water, etc.) may discharge to the District's storm drains. Storm water discharges to storm drains or to Pacific Ocean are allowable, if they do not contain pollutants.
10. All District tidelands are regulated under Regional Water Quality Control Board Order No. R9-2013-0001, as amended by Order Nos. R9-2015-001 and R9-2015-0100, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS0109226, Waste Discharge Requirements for Discharges of Urban Runoff from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds Within the San

Diego Region (Municipal Permit). The Municipal Permit prohibits any activities that could degrade stormwater quality.

The Permittee shall ensure that post-construction / operational use of this Project site complies with the Municipal Permit and District direction related to permitted activities including the requirements found in the District's Jurisdictional Runoff Management Program (JRMP). The JRMP is available on the District website: <https://pantheonstorage.blob.core.windows.net/environment/JRMP-document-and-appendices-January-2019.pdf> or by contacting the Stormwater Program, (619) 686-6254.

11. This Project may be subject to the District post-construction BMP requirements. If so, approval of the Project by the District is necessarily conditioned upon submission by the Permittee of a specific Stormwater Quality Management Plan (SWQMP) for the Project that meets District requirements and is compliant with the District BMP Design Manual (JRMP Appendix D). If required, the Permittee shall implement all post-construction structural and non-structural BMPs in perpetuity.

The implementation and maintenance of the post-construction BMPs constitute regulatory obligations for the Permittee, and failure to comply with the Municipal Permit, the JRMP, or the District approved SWQMP, including the specific BMPs contained therein, may be considered a violation of the permit and a violation of District Code.

SHORT TERM CONSTRUCTION MEASURES

1. To minimize noise during construction, the Permittee will require the construction contractor to (a) restrict normal construction activities from 7:00 am to 7:00 pm; (b) keep construction equipment as far as possible from sensitive receptors; and (c) provide acoustical shielding around equipment operating at night, from 10:00 pm to 7:00 am.
2. To minimize nuisance effects from lights or glare during construction, the Permittee will require the construction contractor to shield and direct night lighting away from adjacent areas.
3. All construction equipment shall be maintained in peak condition to reduce operational emissions.
4. Diesel equipment shall use low-sulfur diesel fuel.
5. Electric equipment shall be used to the maximum extent feasible during construction.
6. The Permittee shall require the construction contractor to provide construction employees with transit and ride share information.

7. The Permittee shall ensure that any site contamination is identified and a site restoration plan, acceptable to the appropriate regulatory agencies, is prepared and implemented to reduce any existing contamination to a level that has no potential to threaten employee or human health as defined under existing regulations. If any potential exists for impacts to employee health from exposure to hazardous materials, workers shall be provided with adequate protective gear.
8. The Permittee shall require all employees that are exposed to noise levels in excess of Occupational Safety and Health Administration hearing protection thresholds, during construction or operation, to wear noise protection devices (ear plugs and covers) that are protective of individual hearing.
9. Permittee and/or contractor shall comply with State Water Resources Control Board Order No. 2009-0009-DWQ (NPDES General Permit No. CAS000002), and Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity (commonly known as the "Construction General Permit"), as adopted, amended, and/or modified. Construction activity subject to the Construction General Permit requires development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The Permittee and/or contractor are responsible for submitting to the District a SWPPP that is compliant with the Construction General Permit and District required minimum BMPs. The District requires the use of District SWPPP templates. Once approved, the SWPPP document shall be maintained on the construction site at all times and made available for review by the District or other regulatory agencies.

The Permittee and/or contractor is responsible for ensuring that the SWPPP document is maintained on the site, implemented, and amended as required throughout construction. No discharges of any material or waste, including potable water, wash water, dust, soil, trash, and debris, may contaminate stormwater or enter the stormwater conveyance system. Any such material that inadvertently contaminates stormwater or enters the stormwater conveyance system as part of site operations shall be removed immediately. All unauthorized discharges to the stormwater conveyance system or the Bay or the ocean shall be reported immediately to the District Stormwater Department, in order to address any regulatory permit requirements regarding spill notifications.

A project's total disturbed soil area (DSA) shall not exceed 5 acres during the rainy season (October 1 - April 30) and 17 acres during the non-rainy season (May 1 - September 30). The District may temporarily increase these limits if the individual site is in compliance with applicable stormwater regulations and the site has adequate control practices implemented to prevent stormwater pollution.

SPECIAL PROVISIONS

1. Permittee shall comply with the Project Description under the above "DEVELOPMENT" section of this permit.
2. All haul trucks associated with Project construction and operation shall access Interstate 5 (I-5) via the designated route of East Harbor Drive and 28th Street and shall avoid the Barrio Logan neighborhood. This route shall be identified in the construction documents for the Project.
3. Permittee shall comply with all applicable Mitigation Monitoring and Reporting Program requirements, as described in the "Tenth Avenue Marine Terminal Redevelopment Plan and Demolition and Initial Rail Component" Final Environmental Impact Report (UPD #EIR-2015-39, SCH #2015-031046, Clerk Document No. 65901) and certified by Resolution No. 2016-199 on December 13, 2016. The applicable Mitigation Measures are included as Special Provisions of this Permit, below.
4. To ensure compliance with the Migratory Bird Treaty Act and similar provisions under the California Fish and Game Code, the project proponent in direct coordination with the general contractor shall conduct demolition during the non-breeding season (between September 1 and January 31) or shall implement the following.
 - a. If demolition of a structure is scheduled to occur between February 1 and August 31, the project proponent shall retain a qualified biologist (with knowledge of the species to be surveyed) who shall conduct a focused nesting survey prior to demolition of any structures within 1 week of scheduled demolition. A qualified biologist is a person who, by reason of his or her knowledge of the natural sciences and the principles of wildlife biology, acquired by wildlife biology education and experience, performs services including, but not limited to, consultation investigation, surveying, evaluation, planning, or responsible supervision of wildlife biology activities when those professional services require the application of biology principles and techniques.
 - b. The survey to look for active nests shall be conducted and results reported in writing to the District for review and approval prior to the commencement of any demolition or construction activities on the project site. The survey shall occur between sunrise and 12:00 p.m., when birds are most active. If no active nests are detected during these surveys, the biologist will prepare a letter report to the District documenting the results of the survey. If there is a delay of more than 7 days between when the nesting bird survey is performed and demolition begins, the qualified biologist shall confirm in writing to the District that he/she has resurveyed the structure proposed for demolition and that no new nests have been established.
 - c. If the survey confirms an active nest on any of the structures to be demolished, demolition of the structure shall not occur until after a qualified biologist determines that the nest is no longer active or that the young have fledged. (Mitigation Measure BIO-1)

5. If demolition of any structures is scheduled during the bat maternity season when reproductively active females and dependent young could be present (between April 15 and August 31), a qualified biologist (as defined under MM-BIO-1 and with knowledge of the species to be surveyed) shall conduct a preconstruction survey to determine whether bats are present. The survey shall examine potential suitable roost sites for evidence of bat presence (presence of bats, guano, or urine stains), and it shall be conducted no more than 7 days prior to demolition of the structures. If no active maternity roosts are detected during these surveys, the biologist will prepare a letter report to the District documenting the results of the survey. The survey shall be submitted in writing to the District for review and approval prior to the commencement of any demolition activities on the project site. If the biologist determines that the area surveyed does not contain any active maternity roosts, demolition may commence. If active maternity roosts are found, demolition of the structure shall be postponed and roosting structures shall be retained until a qualified biologist has determined that the maternity roost is no longer active and the young can take care of themselves. The need for a construction buffer shall be determined through consultation among the qualified biologist, the District, and California Department of Fish and Wildlife. (Mitigation Measure BIO-2)

6. To reduce potential impacts on CA-SDI-5931, all proposed grading, excavating, and geotechnical testing for the proposed project in the area of potential archaeological sensitivity shall be monitored by a qualified archaeologist(s), who meets the Secretary of the Interior's Professional Qualifications Standards, as promulgated in 36 CFR 61, and a Native American cultural monitor, the latter of which has been requested by the Viejas Band of Kumeyaay Indians. The sensitive portion of the project area, where it is possible that artifacts associated with CA-SDI-5931 could be buried, is immediately east of Warehouse C and south and east of the silo complex and the rail car unloading building, as indicated on Figure 4.4-1 of the EIR. The sensitive area includes the molasses tanks, truck scale building, spur lines north, east, and south of the molasses tanks, and paved and unpaved parking areas near the Crosby Road entrance. The following additional conditions shall only apply to the sensitive portion of the project area indicated on Figure 4.4.-1 of the EIR during earthwork activities, including grading and trenching.
 - a. The Qualified Archaeologist shall participate in a preconstruction meeting to inform all personnel of the potential for historical archaeological materials to be encountered during ground-disturbing activities.
 - b. If an isolated artifact or historic period deposit is discovered that requires salvaging, the Qualified Archaeologist shall have the authority to temporarily halt construction activities within 100 feet of the find and shall be given sufficient time to recover the item(s) and map its location with a global positioning system (GPS) device.
 - c. If a potentially eligible Native American archaeological resource is discovered, the Qualified Archaeologist shall have the authority to temporarily halt construction activities within 100 feet of the find until a Qualified Archaeologist

- Principal Investigator (PI) makes a determination regarding the significance of the resource.
- i. The PI will notify the District to discuss the significance determination and shall also submit a letter indicating whether additional mitigation is required. If the resource is determined to be not significant, the PI shall submit a letter to the District indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.
 - ii. If the resource is determined to be significant, the PI shall submit an Archaeological Data Recovery Plan that has been reviewed by the Native American consultant/monitor, and obtain written approval from the Port to complete data recovery. Impacts on significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.
 - d. The Qualified Archaeologist shall treat recovered items in accordance with current professional standards by properly determining provenance, cleaning, analyzing, researching, reporting, and curating them in a collection facility meeting the Secretary of the Interior's Standards, as promulgated in 36 CFR 79, such as the San Diego Archaeological Center.
 - e. Within 60 days after completion of the ground-disturbing activity, the Qualified Archaeologist shall prepare and submit a final report to the District for review and approval, which shall discuss the monitoring program and its results, and provide interpretations about the recovered materials, noting to the extent feasible each item's class, material, function, and origin. (Mitigation Measure CUL-1).
7. The Permittee shall implement the following measures during project construction and operations, subject to verification by the District.
- a. All project proponents shall limit all equipment, drayage, and delivery truck idling times by shutting down equipment when not in use and reducing the maximum idling time to less than 3 minutes. The project proponent shall install clear signage regarding the limitation on idling time at the delivery driveway and loading areas and shall submit quarterly reports of violators to the District. This measure shall be enforced by terminal supervisors, and repeat violators shall be subject to penalties pursuant to California airborne toxics control measure 13 California Code of Regulations Section 2485. The project proponent shall submit evidence of the use of diesel reduction measures to the District through annual reporting, with the first report due 1 year from the date of project completion and each report due exactly 1 year after, noting all violations with relevant identifying information of the vehicles and drivers in violation of these measures.
 - b. The project proponent shall verify that all construction and operations equipment is maintained and properly tuned in accordance with manufacturers' specifications. Prior to the commencement of construction and operations

- activities using diesel-powered vehicles or equipment, the project proponent shall verify that all vehicles and equipment have been checked by a certified mechanic and determined to be running in proper condition prior to admittance into TAMT. The project proponent shall submit a report by the certified mechanic of the condition of the construction and operations vehicles and equipment to the District prior to commencement of their use. (Mitigation Measure GHG-1)
8. Prior to approval of all discretionary actions and/or Coastal Development Permit, the project proponent shall be required to implement the following measures to be consistent with the Climate Action Plan.
 - a. Vessels shall comply with the District's voluntary vessel speed reduction program, which targets 80 percent compliance.
 - b. Eligible vessels shall comply with ARB's at-berth regulation that requires shore power or alternative control technology regulation for 80 percent of eligible calls by 2020, minus idle time to clear customs consistent with California Air Resources Board regulations. This is a project feature made into a mitigation measure to ensure compliance.
 - c. Designated truck haul routes shall be used, and the project proponent shall decrease onsite movements where practicable.
 - d. No commercial drive-through shall be implemented.
 - e. Compliance with Assembly Bill 939 and the City of San Diego's Recycling Ordinance shall be mandatory and shall include recycling at least 50 percent of solid waste; compliance with the City of San Diego's Construction and Demolition Debris Deposit Ordinance shall be mandatory and shall include recycling at least 50 percent of all construction debris. This measure shall be applied during construction and operation of the proposed project.
 - f. Light fixtures shall be replaced with lower-energy bulbs such as fluorescent, Light-Emitting Diodes (LEDs), Compact Fluorescent Lights (CFLs), or the most energy-efficient lighting that meets required lighting standards and is commercially available.
 - g. Implementation of Climate Action Plan measures will be included as part of any discretionary actions and/or Coastal Development Permit associated with this project. Evidence of implementation and compliance with this mitigation measure shall be provided to the District by the project proponent on an annual basis. (Mitigation Measure GHG-2)
 9. Prior to January 1, 2020, the San Diego Unified Port District shall ensure that at least three pieces of existing non-electric cargo-handling equipment (CHE) at the terminal are replaced by electric CHE, none of which were previously operating at the terminal during the 2013/2014 baseline year of the EIR analysis. Possible ways the electric CHE may be obtained include, but are not limited to, the following:
 - a. Purchased, leased, or otherwise acquired, in whole or in part, through funding provided to a tenant by the San Diego Unified Port District; or

- b. Purchased, leased, or otherwise acquired, in whole or in part, through funding provided to a tenant by other sources; or
 - c. Purchased, leased, or otherwise acquired, in whole or in part, by the tenant in compliance with the condition of a discretionary approval issued by the San Diego Unified Port District.
 - d. Written evidence of the acquisition of the electric CHE equipment and the equipment it will replace and remove from further operation at the terminal must be provided to the San Diego Unified Port District. The San Diego Unified Port District shall further ensure that the electric CHE is in use at each of the three nodes throughout the expected operating life. This will be accomplished by requiring each tenant that employs electric CHE pursuant to this measure to report the equipment's annual number of hours of operation to the San Diego Unified Port District and by requiring the San Diego Unified Port District to monitor use of the electric CHE as part of the San Diego Unified Port District's TAMT equipment inventory.
 - e. The electric equipment employed pursuant to this mitigation measure may be replaced by other technologies or other types of CHE as long as the replacement equipment achieves the same or greater criteria pollutant, toxic air contaminant, and greenhouse gas emission reductions as compared to the equipment required by this mitigation measure. (Mitigation Measure GHG-3)
10. Prior to approval of the project grading plans and the commencement of any construction activities that would disturb the soil, the District or tenant, whichever is appropriate, and the contractor (collectively "Contractor") shall demonstrate compliance with the 10th Avenue Marine Terminal, San Diego, CA, Soil Management Plan, prepared by Tetra Tech EM, Inc., November 24, 2010 (Appendix J-1 of the Draft EIR) and consider the existing presence of the permitted underground storage tank on site (shown on Figure 4.7-1). Specifically, the Contractor shall demonstrate compliance with the following specific requirements of the plan including, but not limited to, the following:
- a. Conduct Soil Testing. The Contractor shall comply with the excavated soil management techniques specified in the plan. The Contractor shall follow the soil sampling protocol and soil sampling objectives, and shall comply with the soil characterization methodology identified within the plan.
 - b. Prepare and Implement a Community Health and Safety Program. The Contractor shall develop and implement a site-specific Community Health and Safety Program (Program) that addresses the chemical constituents of concern for the project site. The guidelines of the Program shall be in accordance with the County of San Diego's Department of Environmental Health's Site Assessment and Mitigation Manual (2009) and Environmental Protection Agency. Program shall include detailed plans on air monitoring and other appropriate construction means and methods to minimize the public's and site workers' exposure to the chemical constituents. The contractor shall utilize a Certified Industrial Hygienist with significant experience with chemicals of concern on the project site to approve the Program and actively monitor compliance with the Program during construction activities.

- c. Complete Soil Disposal. Any soil disturbed by construction activities shall be profiled and disposed of in accordance with California Administrative Code, Title 22, Division 4.5 requirements. If soils are determined to be appropriate for reuse, they may be exported to Chula Vista Bayfront Harbor District area for use as fill material, provided the area is not previously developed and not classified as an environmentally sensitive area. Several Chula Vista Bayfront Harbor District parcels that have been cleared through the environmental review process to be used as streets and surface parking and to support subsequent development have been identified as appropriate locations to receive soils deemed suitable for reuse in Appendix J-3.
 - d. If soils are determined to be hazardous and not suitable for reuse, they shall be disposed of at a regulated Class I landfill. Soils shall be transported in accordance with the Soil Management Plan. Soils to be loaded into trucks for offsite disposal at a Class I landfill shall be moistened with a water spray or mist for dust control in accordance with Section 4.7, Dust Control, of the Soil Management Plan. If dust is visible, positive means shall be applied immediately to prevent airborne dust. Care shall be used to minimize the amount of water applied to soils that may contain elevated concentrations of contaminants.
 - e. Loaded truck beds shall be covered with a tarp or similar covering device during transportation to the disposal facility. The truck shall be decontaminated after the soil has been removed. The Contractor shall minimize excess water generated during truck decontamination to the extent possible and shall be responsible for proper disposal of any contaminated water generated during truck cleanout. (Mitigation Measure HAZ-1)
11. Prior to construction, a site-specific Health and Safety Plan shall be prepared by the contractor and approved by a licensed California Certified Industrial Hygienist. The Health and Safety Plan shall be prepared per the requirements of 29 Code of Regulations 1910.120 and California Code of Regulations, Title 8, along with applicable federal, state, and local regulations and statutes. During construction, the contractor shall employ engineering controls and BMPs to minimize human exposure to potential contaminants, if encountered. Engineering controls and construction BMPs shall include but not be limited to the following:
- a. Where required by the Health and Safety Plan, the contractor employees working on site shall be certified in the Occupational Health and Safety Administration's 40-hour Hazardous Waste Operations and Emergency Response training.
 - b. Contractor shall monitor the area around the construction site for fugitive vapor emissions with appropriate field screening instrumentation.
 - c. Contractor shall monitor excavation through visual observation by a qualified hazardous materials specialist to look for readily noticeable evidence of contamination, such as staining or odor.
 - d. Contractor shall water/mist soil as it is being excavated and loaded onto transportation trucks.

- e. Contractor shall place any stockpiled soil in areas shielded from prevailing winds and shall cover all stockpiles to prevent soil from eroding.
 - f. Contractor shall thoroughly decontaminate all construction equipment that has encountered and/or handled lead-impacted soil prior to leaving the work site. (Mitigation Measure HAZ-2)
12. Prior to the commencement of demolition or construction activity, the District shall prepare and implement a noise reduction plan including best practices to reduce construction noise at noise-sensitive land uses, such that a temporary increase of more than 5 dB in noise levels does not occur at adjacent noise-sensitive uses. Measures to be included in the noise reduction plan to limit construction noise include the following:
- a. Locating stationary equipment (e.g., generators, compressors, rock crushers, cement mixers, idling trucks) as far as possible from noise-sensitive land uses.
 - b. Prohibiting gasoline or diesel engines from having unmuffled exhaust.
 - c. Requiring that all construction equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.
 - d. Preventing excessive noise by limiting idle times for vehicles or equipment to 3 minutes, consistent with MM-AQ-2 of the EIR.
 - e. Using noise-reducing enclosures around stationary noise-generating equipment.
 - f. Constructing temporary barriers between noise sources and noise-sensitive land uses or taking advantage of existing barrier features (e.g., terrain, structures) to block sound transmission to noise-sensitive land uses. The barriers shall be designed to obstruct the line of sight between the noise-sensitive land use and onsite construction equipment. (Mitigation Measure NOI-3)
13. Prior to commencing construction activities associated with demolition, the District shall prepare a Transportation Demand Management (TDM) plan to reduce potential significant temporary construction-related transportation and parking impacts at the intersection of Norman Scott Road/32nd Street/Wabash Boulevard. The TDM plan shall be implemented during construction to reduce congestion at the Norman Scott Road/32nd Street/Wabash Boulevard intersection by limiting the number of construction worker trips that travel through the affected intersection during peak hours. The TDM plan shall incorporate TDM strategies to be implemented during construction, including, but not limited to, the following.
- a. Implementation of a ride-sharing program to encourage carpooling among workers.
 - b. Adjusting work schedules so workers do not access the site during the peak hours.

- c. Provide offsite parking locations for workers outside of the area with shuttle services to bring them on site.
 - d. Provide subsidized transit passes for construction workers.
 - e. Coordinate with the City of San Diego (which may also include coordination with the local planning group) for additional ideas. (Mitigation Measure TRA-1)
14. Prior to issuance of the construction permits, a waste management plan shall be prepared by the Applicant and submitted to the City's Environmental Services Department for approval. The plan shall address the demolition, construction, and operation phases of the proposed project as applicable, and shall include the following.
- a. A timeline for each of the main phases of the proposed plan and near-term improvements (construction and operation).
 - b. Tons of waste anticipated to be generated (construction and operation).
 - c. Type of waste to be generated (construction and operation).
 - d. Description of how the proposed project will reduce the generation of construction and demolition (C&D) debris.
 - e. Description of how C&D material will be reused on site.
 - f. The name and location of recycling, reuse, and landfill facilities where recyclables and waste will be taken if not reused on site.
 - g. Description of how the C&D waste will be separated if a mixed C&D facility is not used for recycling.
 - h. Description of how the waste reduction and recycling goals will be communicated to subcontractors.
 - i. Description of how a "buy recycled" program for green construction products will be incorporated into the proposed project.
 - j. Description of any ISO or other certification, if any. (Mitigation Measure C-UTIL-1)

Exhibit(s):

1. Regional Location
2. Property Location
3. Project Footprint and Work Limits

Attachment:

- A. Mitigation Monitoring and Reporting Program

If you have any questions on this permit, please contact the Development Services Department of the San Diego Unified Port District at (619) 686-6419.

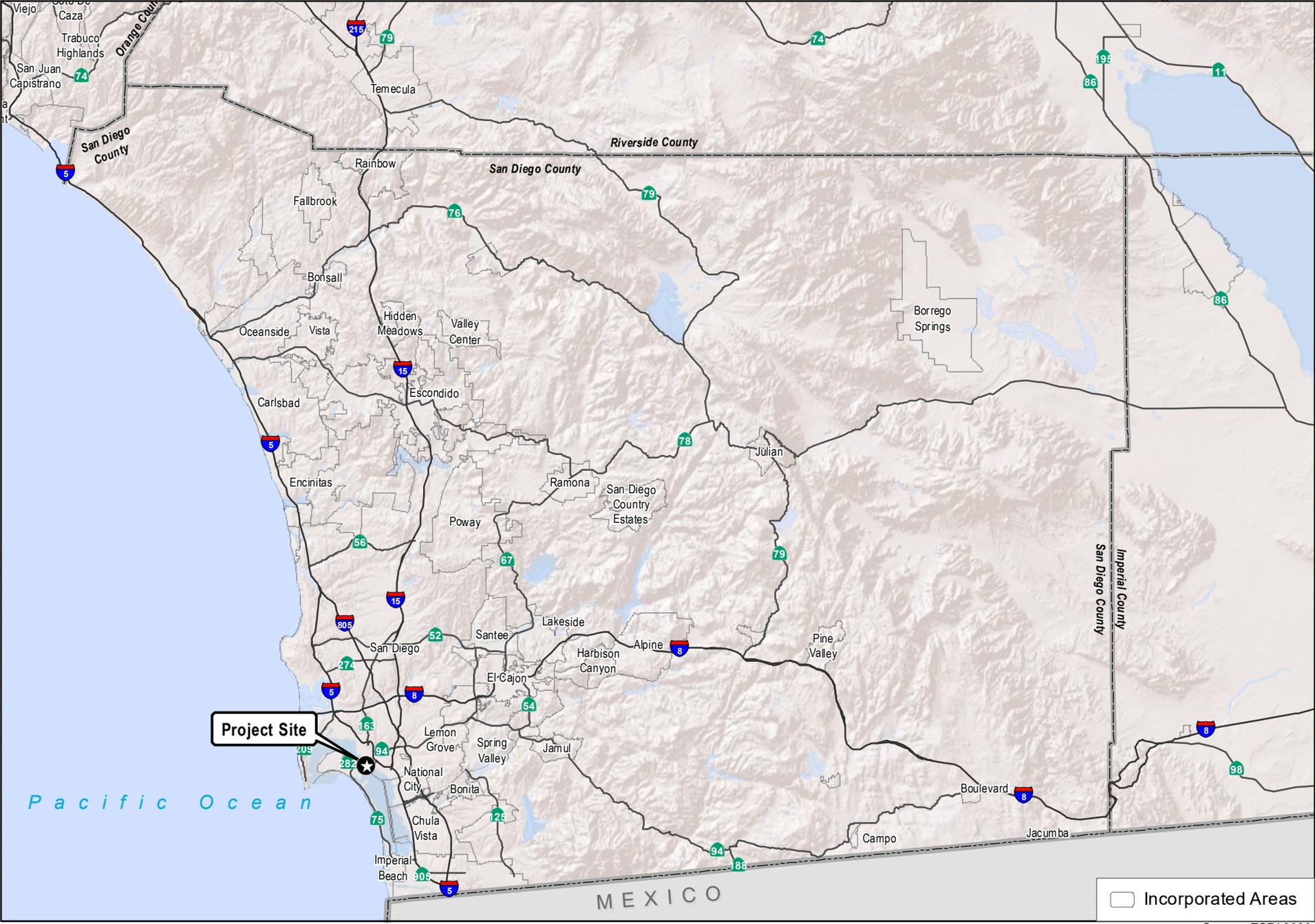
JOE STUYVESANT
President/Chief Executive Officer

By: _____
WILEEN C. MANAOIS
Director, Development Services

I have read and understand the reasonable terms, conditions, limitations, and provisions of this permit and agree to abide by them. I further understand that the reasonable terms, conditions, limitations, and provisions of the permit are material to its issuance by the District, and that such terms, conditions, limitations, and provisions are included to ensure consistency with applicable laws and regulations, including the Coastal Act. Any failure to abide by the reasonable terms, conditions, limitations, and provisions may result in enforcement by the District and/or the California Coastal Commission, including revocation, as may be warranted.

Signature of Permittee
ERNESTO MEDINA, Chief Engineer
Unified Port District of San Diego

Date



Date: 6/10/2022 - 1:14:48 PM. Last saved by: Randy Duda... Path: C:\GIS\Projects\Part of San Diego Storage Tanks Demolition Map Document\Map Regional.mxd

Source: ESRI 2020.

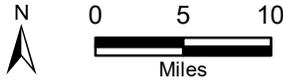


Exhibit 1
Regional Location



Date: 6/10/2019 - 1:14:48 PM - Path: C:\GIS\Projects\Part of San Diego's Marine Tanks Demolition Map Document\Map\ProjectSite.mxd

 Project Site

Source: SanGIS Imagery 2019.

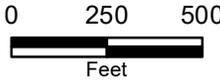


Exhibit 2

Tenth Avenue Marine Terminal Property

Storage Tanks Demolition and Storm Water Improvements at Tenth Avenue Marine Terminal



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Limits of Work
 Storage Tank

Source: SanGIS Imagery 2019.

Attachment A

Mitigation Monitoring and Reporting Program

1.1 Purpose

The purpose of this Mitigation Monitoring and Reporting Program (MMRP) is to ensure that the Tenth Avenue Marine Terminal Redevelopment Plan and Demolition and Initial Rail Component Project implements environmental mitigation, as required by the Final Environmental Impact Report (EIR) for the proposed project. Those mitigation measures have been integrated into this MMRP. The MMRP provides a mechanism for monitoring the mitigation measures in compliance with the EIR, and general guidelines for the use and implementation of the monitoring program are described below.

This MMRP is written in accordance with California Public Resources Code 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. California Public Resources Code Section 21081.6 requires the Lead Agency, for each project that is subject to CEQA, to adopt a reporting or monitoring program for changes made to the project, or conditions of approval, adopted in order to mitigate or avoid significant effects on the environment and to monitor performance of the mitigation measures included in any environmental document to ensure that implementation takes place. The San Diego Unified Port District (District) is the designated Lead Agency for the MMRP. The Lead Agency is responsible for review of all monitoring reports, enforcement actions, and document disposition. The Lead Agency will rely on information provided by a monitor as accurate and up to date and will field check mitigation measure status as required.

The District may modify how it will implement a mitigation measure, as long as the alternative means of implementing the mitigation still achieves the same or greater impact reduction. Copies of the measures shall be distributed to the participants of the monitoring effort to ensure that all parties involved have a clear understanding of the mitigation monitoring measures adopted.

1.2 Format

Mitigation measures applicable to the project include avoiding certain impacts altogether, minimizing impacts by limiting the degree or magnitude of the action and its implementation, and/or requiring supplemental structural controls. Within this document, approval mitigation measures are organized and referenced by subject category. Each of the mitigation measures has a numerical reference. The following items are identified for each mitigation measure.

- Mitigation Language and Numbering
- Mitigation Timing
- Methods for Monitoring and Reporting
- Responsible Parties

1.3 Mitigation Language and Numbering

Provides the language of the mitigation measure in its entirety.

1.4 Mitigation Timing

The mitigation measures required for the project will be implemented at various times before construction, during construction, prior to project completion, or during project operation.

1.5 Methods for Monitoring and Reporting

The MMRP includes the procedures for documenting and reporting mitigation implementation efforts. As the project proponent, the District is responsible for implementation of all mitigation measures.

1.6 Responsible Parties

For each mitigation measure, the party responsible for implementation, monitoring and reporting, and verifying successful completion of the mitigation measure is identified.

Table 1. Mitigation, Monitoring, and Reporting Program

Mitigation Measures	Timing and Methods	Responsible Parties
Air Quality and Health Risk		
Full TAMT Plan Buildout		
<p>MM-AQ-1: Implement Best Management Practices During Construction of Future TAMT Plan Components. All proponents of future projects shall implement Best Management Practices (BMPs) to reduce air emissions from all construction activities implemented as part of full TAMT plan buildout. The following measures are required to limit construction equipment exhaust from on-road trucks and heavy-duty equipment used during construction.</p> <ul style="list-style-type: none"> • Ensure that all off-road diesel-powered equipment used during construction between 2020 and 2025 is equipped with the U.S. Environmental Protection Agency (EPA) Tier 3 or cleaner engines, except for specialized construction equipment for which an EPA Tier 3 engine is not available. • Ensure that all off-road diesel-powered equipment used during construction beyond 2025 is equipped with EPA Tier 4 Final or cleaner engines, except for specialized construction equipment for which an EPA Tier 4 Final engine is not available. <p>In addition, all future project proponents shall implement the relevant BMPs, consistent with the applicable industrial Storm Water Pollution Prevention Plan (SWPPP). In no case would any BMP be implemented if it conflicted with the SWPPP or other applicable water quality permit requirements. BMP dust control measures would include, but are not limited to, the following.</p> <ul style="list-style-type: none"> • Water the grading areas at least twice daily to minimize fugitive dust. • Stabilize graded areas as quickly as possible to minimize fugitive dust. • Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry. • Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads. 	<p>Timing: During project construction</p> <p>Method: Implement specific BMPs during construction</p>	<p>Implementation: Project Proponent (during construction), Construction Manager (during construction), and General Contractor (during construction)</p> <p>Monitoring and Reporting: Qualified agent, approved by and reporting to the District, District’s marine terminal supervisors, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<ul style="list-style-type: none"> • Remove any visible track-out into traveled public streets within 30 minutes of occurrence. • Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred. • Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. • Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling. • Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph. • Cover/water onsite stockpiles of excavated material. • Enforce a 15 mph speed limit on unpaved surfaces. • On dry days, sweep up any dirt and debris spilled onto paved surfaces immediately to reduce re-suspension of particulate matter caused by vehicle movement. Clean approach routes to construction sites daily for construction-related dirt in dry weather. • Hydroseed, landscape, or develop as quickly as possible all disturbed areas as directed by the San Diego Unified Port District and/or San Diego Air Pollution Control District to reduce dust generation. • Limit the daily grading volumes/area. 		
<p>Prior to the commencement of construction activities, the project proponent shall submit evidence to the San Diego Unified Port District of the project proponent’s compliance with the BMPs and that construction equipment is maintained and properly tuned in accordance with manufacturers’ specifications, which shall be subject to confirmation by the San Diego Unified Port District during construction.</p>		

Mitigation Measures	Timing and Methods	Responsible Parties
<p>MM-AQ-2: Implement Diesel Emission-Reduction Measures During Construction and Operations of Future TAMT Plan Components. The project proponent shall implement the following measures during construction and project operations, subject to verification by the District.</p> <ul style="list-style-type: none"> i. All project proponents shall limit all construction and operations equipment, drayage, and delivery truck idling times by shutting down equipment when not in use and reducing the maximum idling time to less than 3 minutes. The project proponent shall install clear signage regarding the limitation on idling time at the delivery driveway and loading areas and shall submit quarterly reports of violators to the District. This measure shall be enforced by terminal supervisors, and repeat violators shall be subject to penalties pursuant to California airborne toxics control measure 13 California Code of Regulations Section 2485. The project proponent shall submit evidence of the use of diesel emission reduction measures to the District through annual reporting, with the first report due 1 year from the date of project completion and each report due exactly 1 year after, noting all violations with relevant identifying information of the vehicles and drivers in violation of these measures. ii. The project proponent shall verify that all construction and operations equipment is maintained and properly tuned in accordance with manufacturers' specifications. Prior to the commencement of construction and operations activities using diesel-powered vehicles or equipment, the project proponent shall verify that all vehicles and equipment have been checked by a certified mechanic and determined to be running in proper condition prior to admittance into any terminal leasehold. The project proponent shall submit a report by the certified mechanic of the condition of the construction and operations vehicles and equipment to the District prior to commencement of their use. 	<p>Timing: During project construction and operations</p> <p>Method: Implement specific diesel-reduction measures during construction and operations</p>	<p>Implementation: Project Proponent (during operation and construction), Construction Manager (during construction), and General Contractor (during construction)</p> <p>Monitoring and Reporting: Qualified agent, approved by and reporting to the District, District's marine terminal supervisors, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>MM-AQ-3: Comply with San Diego Unified Port District Climate Action Plan Measures. Prior to approval of all discretionary actions and/or Coastal Development Permits, the project proponent shall be required to implement the following measures to be consistent with the Climate Action Plan.</p> <ul style="list-style-type: none"> • Vessels shall comply with the District’s voluntary vessel speed reduction program, which targets 80 percent compliance. • Eligible vessels shall comply with ARB’s at-berth regulation that requires shore power or alternative control technology regulation for 80 percent of eligible calls by 2020, minus idle time to clear customs consistent with California Air Resources Board regulations. This is a project feature made into a mitigation measure to ensure compliance. • Designated truck haul routes shall be used, and the project proponent shall decrease onsite movements where practicable. • No commercial drive-through shall be implemented. • Compliance with Assembly Bill 939 and the City of San Diego’s Recycling Ordinance shall be mandatory and shall include recycling at least 50 percent of solid waste; compliance with the City of San Diego’s Construction and Demolition Debris Deposit Ordinance shall be mandatory and shall include recycling at least 50 percent of all construction debris. This measure shall be applied during construction and operation of the proposed project. • Light fixtures shall be replaced with lower-energy bulbs such as fluorescent, Light-Emitting Diodes (LEDs), Compact Fluorescent Lights (CFLs), or the most energy-efficient lighting that meets required lighting standards and is commercially available. • Implementation of Climate Action Plan measures will be included as part of any discretionary actions and/or Coastal Development Permit(s) associated with this project. Evidence of implementation and compliance with this mitigation measure shall be provided to the District by the project proponent on an annual basis through 2035 (buildout of the TAMT plan). 	<p>Timing: During project implementation, through project operation</p> <p>Method: Implement specific measures designed to be consistent with the San Diego Unified Port District CAP</p>	<p>Implementation: Project Proponent</p> <p>Monitoring and Reporting: Qualified agent, approved by the District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>MM-AQ-4: Implement Best Available Control Technologies for Conveyor System and Bulk Discharge Unloader for Future Dry Bulk Operations associated with the TAMT Plan. As a condition of approval of any new or amended real estate agreement or Coastal Development Permit for dry bulk operations that would result in an increase in daily or annual throughput over baseline conditions, the San Diego Unified Port District shall require the project proponent to install and use the best available control technologies to achieve a minimum 95% control efficiency for particulate matter in one of the following ways:</p> <ul style="list-style-type: none"> • Upgrade the existing Conveyor System and Bulk Discharge Unloader (if proposed for use) to meet the minimum 95% control efficiency. • Replace the existing Conveyor System and Bulk Discharge Unloader with a new Conveyor System and Bulk Discharge Unloader that meets the minimum 95% control efficiency and properly dispose of the existing system in compliance with all applicable laws and regulations. • Bypass the existing Conveyor System and Bulk Discharge Unloader and install a new Conveyor System and Bulk Discharge Unloader that meets the minimum 95% control efficiency. <p>The project proponent that finances an upgrade or replacement to the new system may be reimbursed, based on anticipated percent usage, by future users of the system. The San Diego Unified Port District will assist such reimbursement by conditioning its approval of other users of the system during the first 5 years of its operation on reimbursement of the cost of the system on a “fair share” basis. Under no circumstance shall a project proponent seeking discretionary approval for dry bulk operations be allowed to increase daily or annual throughput of dry bulk operations without first completing the upgrade or replacement of the existing system, or installation of a new system required above. The recipient of a discretionary approval by the San Diego Unified Port District subject to this mitigation measure shall provide written evidence of implementation and compliance with this mitigation measure to the San Diego Unified Port District on an annual basis through 2035 (buildout of the TAMT plan).</p>	<p>Timing: Prior to the first discretionary action approval and/or Coastal Development Permits related to dry bulk operations</p> <p>Method: Upgrade the existing or install a new Conveyor System and Bulk Discharge Unloader that shall include best available control technologies (BACT) that achieve a minimum 95 percent control efficiency for particulate matter. Evidence of implementation and compliance with this mitigation measure shall be provided to the District on an annual basis through 2035</p>	<p>Implementation: Project Proponent</p> <p>Monitoring and Reporting: District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>MM-AQ-5: Implement Vessel Speed Reduction Program Beyond Climate Action Plan Compliance for Future Operations Associated with the TAMT Plan. Every quarter following approval of the first discretionary action approval and/or issuance of the first Coastal Development Permit associated with a future project proposed under the TAMT plan, whichever occurs first, the project proponent shall provide a report of the annual vessel activity and throughput by cargo node to date and the projected total throughput for the previous 6 months to the San Diego Unified Port District’s Planning & Green Port Department. Prior to the annual vessel calls reaching 91 calls (76 new calls over existing) for dry bulk, 117 calls (60 new calls over existing) for refrigerated containers, and 96 calls (68 new calls over existing) for multi-purpose general cargo under the MPC scenario (or 79 calls [64 new calls over existing] for dry bulk, 98 calls [41 new calls over existing] for refrigerated containers, and 78 calls [50 new calls over existing] for multi-purpose general cargo under the STC Alternative), or beginning January 1, 2030 for all vessels irrespective of the number of calls occurring on an annual basis, whichever occurs first, the project proponent shall implement vessel speed reduction measures to reduce the project’s criteria pollutant emissions. The program shall require that 90 percent of the vessels calling at the project site reduce their speeds to 12 knots starting at 40 nautical miles from Point Loma. Due to the international border to the south and California Air Resources Board limit for rulemaking being 24 nautical miles from the coastline, some vessel calls travel within the San Diego Air Basin for less than 40 nautical miles. For those vessel calls, vessel operators are required to reduce their speeds to 12 knots at the point those vessels enter the San Diego Air Basin and maintain speeds of 12 knots over the entire distance to/from Point Loma. To be compliant with the vessel speed limit, the vessel’s weighted average speed shall be 12 knots or less from the 40 nautical mile latitude and longitude positions on each respective route to/from Point Loma.</p> <p>Implementation of this VSR program will be required as part of any discretionary action and/or Coastal Development Permit(s) associated with the TAMT plan. Evidence of implementation and compliance with this mitigation measure shall be provided to the San Diego Unified Port District’s Planning & Green Port Department on a</p>	<p>Timing: Every quarter following approval of the first discretionary action approval and/or issuance of the first Coastal Development Permit associated with a future project proposed under the TAMT plan, whichever occurs first</p> <p>Method: Implement vessel speed reduction measures to reduce the project’s net-new criteria pollutant emissions. Provide evidence of implementation and compliance with this mitigation measure</p>	<p>Implementation: Project Proponent, District</p> <p>Monitoring and Reporting: District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>quarterly basis through 2035 (buildout of the TAMT plan). The San Diego Unified Port District will verify compliance through analysis of Automatic Identification System data or by requesting a vessel's Electronic Chart Display Identification System log from the captain.</p>		
<p>MM-AQ-6: Electric Cargo Handling Equipment Upgrades. This measure has multiple steps for compliance, as specified below.</p> <p>A. Prior to January 1, 2020, the San Diego Unified Port District shall ensure that at least three pieces of existing non-electric cargo handling equipment at the terminal are replaced by electric cargo handling equipment, none of which were previously operating at the terminal during the 2013/2014 baseline year of the EIR analysis. Possible ways the electric cargo handling equipment may be obtained include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Purchased, leased, or otherwise acquired, in whole or in part, through funding provided to a tenant by the San Diego Unified Port District; 2. Purchased, leased, or otherwise acquired, in whole or in part, through funding provided to a tenant by other sources; or 3. Purchased, leased, or otherwise acquired, in whole or in part, by the tenant in compliance with a condition of a discretionary approval issued by the San Diego Unified Port District. <p>Written evidence of the acquisition of the electric cargo handling equipment and the equipment it will replace and remove from further operation at the terminal must be provided to the San Diego Unified Port District. The San Diego Unified Port District shall further ensure that the electric cargo handling equipment is in use at each of the three nodes throughout the expected operating life. This will be accomplished by requiring each tenant that employs electric cargo handling equipment pursuant to this measure to report the equipment's annual number of hours of operation to the San Diego Unified Port District and by requiring the San Diego Unified Port District to monitor use of the electric cargo handling equipment as part of the San Diego Unified Port District's TAMT equipment inventory.</p> <p>B. Prior to January 1, 2025, the San Diego Unified Port District also shall ensure that no fewer than 20 non-electric yard trucks in</p>	<p>Timing: Multiple triggers as indicated in the measure. During project implementation, prior to January 1, 2020, again prior to January 1, 2025, and again prior to January 1, 2030</p> <p>Method: Secure funding for and operate three electric pieces of CHE by January 1, 2020. By January 1, 2025, ensure that no fewer than 20 non-electric yard trucks in operation are replaced at the TAMT by 20 electric yard trucks. By January 1, 2030, ensure that no fewer than three existing non-electric reach stackers and ten non-electric forklifts in operation are replaced at the TAMT by three fully electric reach stackers and ten fully electric forklifts</p>	<p>Implementation: Project Proponent or District</p> <p>Monitoring and Reporting: District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>operation are replaced at the TAMT by 20 electric yard trucks. Possible ways the electric yard trucks may be obtained include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Purchased, leased, or otherwise acquired, in whole or in part, through funding provided to a tenant by the San Diego Unified Port District; 2. Purchased, leased, or otherwise acquired, in whole or in part, through funding provided to a tenant by other sources; or 3. Purchased, leased, or otherwise acquired, in whole or in part, by the tenant in compliance with a condition of a discretionary approval issued by the San Diego Unified Port District. <p>Written evidence of the acquisition of the electric yard trucks, and the non-electric yard trucks they will replace and remove from further operation at the terminal, must be provided to the San Diego Unified Port District. The San Diego Unified Port District shall further ensure that the electric yard trucks are in use at the TAMT throughout the expected operating life of the equipment. Each tenant that employs electric trucks pursuant to this measure shall report the equipment's annual number of hours of operation to the San Diego Unified Port District, and the San Diego Unified Port District shall monitor use of the electric trucks as part of the San Diego Unified Port District's TAMT equipment inventory.</p> <p>C. Prior to January 1, 2030, the San Diego Unified Port District also shall ensure that no fewer than three existing non-electric reach stackers and ten non-electric forklifts in operation are replaced at the TAMT by three fully electric reach stackers and ten fully electric forklifts. Possible ways the electric reach stackers and forklifts may be obtained include, but are not limited to:</p> <ol style="list-style-type: none"> 1. Purchased, leased, or acquired, in whole or in part, through funding provided to the tenant by the San Diego Unified Port District; 2. Purchased, leased, or acquired, in whole or in part, through funding provided to the tenant by other sources; or 3. Purchased, leased, or otherwise acquired, in whole or in part, by the tenant in compliance with a condition of a discretionary approval issued by the San Diego Unified Port 		

Mitigation Measures	Timing and Methods	Responsible Parties
<p>District.</p> <p>Written evidence of the acquisition of the three electric reach stackers and ten electric forklifts and the conventional equipment they will replace and remove from further operation at the terminal must be provided to the San Diego Unified Port District. The San Diego Unified Port District shall further ensure that the electric reach stackers and forklifts are in use at the TAMT throughout the expected operating life of the equipment. Each tenant that employs electric reach stackers or electric forklifts pursuant to this measure shall report the equipment’s annual number of hours of operation to the San Diego Unified Port District, and the San Diego Unified Port District shall monitor use of the electric reach stackers and forklifts as part of the San Diego Unified Port District’s TAMT equipment inventory.</p> <p>D. The electric equipment employed pursuant to paragraphs A, B, and C of this mitigation measure may be replaced by other technologies or other types of cargo handling equipment as long as the replacement equipment achieves the same or greater criteria pollutant, toxic air contaminant, and greenhouse gas emission reductions as compared to the equipment required by paragraphs A, B, and C of this mitigation measure.</p> <p>MM-AQ-7: Annual Inventory Submittal and Periodic Technology Review. The San Diego Unified Port District regularly monitors technologies for reducing air emissions as part of its Climate Action Plan and long-range sustainability goals, which encourage the San Diego Unified Port District and its tenants to use cleaner technologies over time as they become available and feasible. As a condition of approval of any new or amended real estate agreement or Coastal Development Permit, the San Diego Unified Port District shall require the project proponent to submit to the San Diego Unified Port District an annual inventory of all equipment that generates criteria pollutant, toxic air contaminant, and greenhouse gas emissions operated by the project proponent at the TAMT throughout the life of the lease up to 2035 (buildout of the TAMT plan). The equipment inventory shall include the year, make, and model of the equipment that was used in the previous year, including annual hours of operation for each piece of equipment, including but not limited to heavy-duty drayage and</p>	<p>Timing: New or amended real estate agreements or Coastal Development Permits require inventories submitted annually. Equipment upgrades will be identified every 3 years, in conjunction with the District’s CAP.</p> <p>Method: Conduct and maintain an equipment inventory and perform an investigation into emerging zero and near-zero technologies and submit a report to the District. Additional requirements if project reaches 4,000,000 MT in throughput</p>	<p>Implementation: Project Proponent</p> <p>Monitoring and Reporting: District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>non-drayage trucks, yard equipment, assist and ocean-going tugs, ocean-going vessels, bulk material handling equipment, and any other type of cargo handling equipment. The purpose of the inventory is to track emissions and equipment at TAMT and to assist in technological reviews, as described below.</p>		
<p>To promote new emission control technologies, the San Diego Unified Port District will perform a Periodic Technology Review annually. The Periodic Technology Review will coincide with monitoring and reporting pursuant to the San Diego Unified Port District's Climate Action Plan, and will include the following:</p>		
<ol style="list-style-type: none"> 1. Develop and maintain an inventory of equipment in operation at the TAMT that generates criteria pollutant, toxic air contaminant, and greenhouse gas emissions, including the equipment model year, model name, and annual hours of operation, based on the annual tenant inventories submitted to the San Diego Unified Port District as described above. 2. Identify and assist with enforcement of changes to emission regulations for heavy-duty trucks, yard equipment, tugs, vessels, bulk handling equipment, and other equipment that generates criteria pollutant, toxic air contaminant, and greenhouse gas emissions. 3. Identify, and assist with implementation of, any feasible new emissions-reduction technologies that may reduce emissions at the project site, including technologies applicable to heavy-duty trucks, yard equipment, tugs, vessels, and bulk handling equipment. 4. Collaborate with the California Air Resources Board and San Diego Air Pollution Control District to ensure these technologies are available and to identify funding opportunities, including funding from the Prop 1B: Good Movement Emission Reduction Program, among others. 5. Prioritize older equipment in operation at the TAMT that generates the highest levels of criteria pollutant, toxic air contaminant, and greenhouse gas emissions to be replaced based on the level of emissions and cost-effectiveness of the emissions reduction (i.e., biggest reduction per dollar), and identify implementation mechanisms including, but not limited to, tenant- 		

Mitigation Measures	Timing and Methods	Responsible Parties
<p>based improvements, grant programs, or a combination thereof, based on regulatory requirements and the feasibility analyses specified in paragraph 3 above. Use the Carl Moyer Program, or similar cost-effectiveness criteria, to assess the economic feasibility (e.g., cost effectiveness) of the identified new technologies.</p> <p>6. Ensure that any upgraded or retired equipment is accounted for as part of the San Diego Unified Port District’s Maritime Emissions Inventory and Climate Action Plan.</p> <p>If Periodic Technology Review identifies new technology that will be effective in reducing emissions compared to the equipment in operation at the time of the review, and the San Diego Unified Port District determines that installation or use of the technology is feasible, the San Diego Unified Port District shall require the use of such technology as a condition of any discretionary approval issued by the San Diego Unified Port District for any new, expanded, or extended operations at the TAMT. Furthermore, the District and/or project proponent must demonstrate that emissions of volatile organic compounds (VOCs) would be less than 75 pounds per day on a peak day once cargo throughput exceeds 4,000,000 metric tons annually. If technological advancements are unable to reduce VOC emissions to 75 pounds per day or less on a peak day, then the District shall limit the number of vessels allowed to no more than three on a peak day once total throughput exceeds 4,000,000 metric tons annually. These operational restrictions will ensure that VOC emissions do not exceed threshold standards established by the San Diego Air Pollution Control District. Verification of compliance with this measure is the responsibility of the District.</p>		
<p>MM-AQ-8: Implement Exhaust Emissions Reduction Program at the Tenth Avenue Marine Terminal. The San Diego Unified Port District shall implement a program at the TAMT by January 1, 2020 to further reduce emissions from terminal-wide emissions sources.</p> <p>A. The program shall be implemented through the Coastal Development Permit process; the tenant leasing process, including the issuance of new, extended, or amended leases; and other short-term real estate agreements at the TAMT.</p> <p>B. The program shall be focused on incentives to reduce criteria</p>	<p>Timing: Prior to January 1, 2020</p> <p>Method: Develop and implement an exhaust reduction program for TAMT</p>	<p>Implementation: District</p> <p>Monitoring and Reporting: District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>pollutant, toxic air contaminant, and greenhouse gas emissions by attracting clean vessels, trucks, and equipment to the TAMT— including but not limited to vessels that use shore power while at berth, zero and near-zero emission cargo handling equipment technologies, energy efficiency measures, or renewable energy— and by otherwise incorporating technological and operational practices that reduce criteria pollutant, toxic air contaminant, and greenhouse gas emissions from terminal operations beyond existing regulatory requirements. The program shall include specific incentives for existing and future tenants, which may include but are not limited to: an extended lease term, expedited permit processing, reduced permit fees, and eligibility for grants or other financial assistance. The nature and extent of such incentives will be based on an emissions reduction schedule established by the San Diego Unified Port District for criteria pollutants, toxic air contaminants, and greenhouse gas emissions.</p> <p>C. The program shall identify specific emission reduction equipment and practices that may qualify for incentives, which may include but not be limited to the following.</p> <ul style="list-style-type: none"> • Vessels: Demonstrate that at least 50 percent of annual vessel calls will be equipped with Tier II or better main and auxiliary engines, as defined by International Convention for the Prevention of Pollution from Ships Annex VI 2008 regulations or other standards set forth by the International Convention for the Prevention of Pollution from Ships, U.S. Environmental Protection Agency, or the California Air Resources Board in the future. • Vessel Hoteling: Demonstrate that vessel calls will use shore power or a California Air Resources Board–approved alternative emission capture and control system or install a shore power or California Air Resources Board–approved alternative emission capture and control system for the purpose of reducing ocean-going vessel hoteling emissions. • Heavy-Duty Trucks: Demonstrate that at least 50 percent of annual cargo throughput will be transported with zero/near-zero emission trucks, hybrid trucks, and/or other alternative truck technologies. To qualify, the trucks must result in 		

Mitigation Measures	Timing and Methods	Responsible Parties
<p>emission reductions greater than those required by state and federal regulatory agencies at the time of project approval.</p> <ul style="list-style-type: none"> Switch and Line Haul Locomotives: Demonstrate that at least 50 percent of annual cargo will be transported with Tier 3 or above locomotive engines for line-haul, as defined by the U.S. Environmental Protection Agency in 2008 (73 Federal Register 88 25098–25352), and a Tier 3 or above switcher or railcar mover for switching activity at both the terminal and yard. Terminal Infrastructure: Install electric charging stations and/or other terminal infrastructure and equipment that support and facilitate zero or near-zero emission technologies. 		
<p>MM-AQ-9: Use of At-Berth Emission Capture and/or Control System to Reduce Vessel Hoteling Emissions. The San Diego Unified Port District shall require the use of an At-Berth Emission Capture and/or Control System (i.e., Bonnet System) to reduce vessel hoteling emissions prior to terminal-related emissions reaching a cancer risk of 10 per million at the maximally exposed sensitive receptor location. Based on the Health Risk Assessment for the TAMT Redevelopment Plan Environmental Impact Report, an At-Berth Emission Capture and/or Control System shall be required prior to reaching an annual throughput of 691,418 metric tons for dry bulk, assuming no growth in multi-purpose general cargo; an annual throughput of 356,666 metric tons for multi-purpose general cargo (including break bulk, neobulk, roll-on/roll-off, and other non-container, non-dry bulk cargo, and non-liquid bulk cargo), assuming no growth in dry bulk; or any combination of dry bulk and multi-purpose general cargo throughput of 691,418 metric tons, whichever occurs first. The San Diego Unified Port District shall either install directly or enter into a contract with an entity that provides the emission capture and/or control system or an equivalent alternative technology, to reduce emissions from vessels that are unable to cold iron at TAMT or are exempt from the California Air Resources Board’s at-berth regulation. The San Diego Unified Port District may charge a fee for the use of an Emissions Capture and Control System (or an alternative at-berth system that reduces vessel hoteling emissions)</p>	<p>Timing: Prior to reaching specific throughput numbers indicated within the measure</p> <p>Method: Use of an At-Berth Emission Capture and/or Control System (i.e., Bonnet System) to reduce vessel hoteling emissions (or an alternative at-berth system that reduces vessel hoteling emissions at an equivalent level)</p>	<p>Implementation: Project Proponent; District</p> <p>Monitoring and Reporting: Qualified agent, approved by the District, Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>based on the vessel type and the length of its stay. The system shall be a technology that has been approved by the California Air Resources Board and meets the requirements set forth in the California Air Resources Board’s at-berth regulations. If the San Diego Unified Port District determines the need for an Emissions Capture and Control System (or an alternative at-berth system that reduces vessel hoteling emissions) prior to, or later than, the throughput figures listed above, or if shore power or other future regulatory requirements are able to reduce vessel hoteling emissions, then the requirement for the At-Berth Emission Capture and/or Control System shall be updated and adjusted accordingly, at the San Diego Unified Port District’s discretion.</p> <p>All vessels that are not shore-power equipped shall use the Emission Capture and/or Control System (or an alternative at-berth system that reduces vessel hoteling emissions at an equivalent level), provided there are no operational limitations and it is not being used by another vessel. If the Emission Capture and/or Control System is operationally unable to connect to an at-berth vessel or if it is being used by another vessel, multi-purpose/general cargo or dry bulk vessels will be allowed to berth without it.</p>		
Biological Resources		
Demolition and Initial Rail Component		
<p>MM-BIO-1: Avoid Nesting Season for Birds or Conduct Preconstruction Nesting Survey. To ensure compliance with the MBTA and similar provisions under the California Fish and Game Code, the project proponent in direct coordination with the general contractor shall conduct demolition of Transit Shed #1, Transit Shed #2, Warehouse C, the molasses tanks, and other existing structures during the non-breeding season (between September 1 and January 31) or shall implement the following.</p> <ul style="list-style-type: none"> If demolition of a structure is scheduled to occur between February 1 and August 31, the project proponent shall retain a qualified biologist (with knowledge of the species to be surveyed) who shall conduct a focused nesting survey prior to demolition of any structures within 1 week of scheduled demolition. A qualified biologist is a person who, by reason of his or her knowledge of the natural sciences and the principles of wildlife biology, acquired by 	<p>Timing: Prior to demolition of any structures within 1 week of scheduled demolition/construction</p> <p>Method: Conduct nesting bird surveys if construction occurs between February 1 and August 31</p>	<p>Implementation: Project Proponent, Construction Manager, and General Contractor</p> <p>Monitoring and Reporting: Qualified agent, approved by the District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>wildlife biology education and experience, performs services including, but not limited to, consultation investigation, surveying, evaluation, planning, or responsible supervision of wildlife biology activities when those professional services require the application of biology principles and techniques.</p> <ul style="list-style-type: none"> The survey to look for active nests shall be conducted and results reported in writing to the District for review and approval prior to the commencement of any demolition or construction activities on the project site. The survey shall occur between sunrise and 12:00 p.m., when birds are most active. If no active nests are detected during these survey, the biologist will prepare a letter report to the District documenting the results of the survey. If there is a delay of more than 7 days between when the nesting bird survey is performed and demolition begins, the qualified biologist shall confirm in writing to the District that he/she has resurveyed the structure proposed for demolition and that no new nests have been established. If the survey confirms an active nest on any of the structures to be demolished, demolition of the structure shall not occur until after a qualified biologist determines that the nest is no longer active or that the young have fledged. 		
<p>MM-BIO-2: Avoid Bat Maternity Roosts or Conduct Preconstruction Maternity Bat Roost Survey. If demolition of any structures is scheduled during the bat maternity season when reproductively active females and dependent young could be present (between April 15 and August 31), a qualified biologist (as defined under MM-BIO-1 and with knowledge of the species to be surveyed) shall conduct a preconstruction survey to determine whether bats are present. The survey shall examine potential suitable roost sites for evidence of bat presence (presence of bats, guano, or urine stains), and it shall be conducted no more than 7 days prior to demolition of the structures. If no active maternity roosts are detected during these survey, the biologist will prepare a letter report to the District documenting the results of the survey. The survey shall be submitted in writing to the District for review and approval prior to the commencement of any demolition activities on the project site. If the biologist determines that the area surveyed does not contain any</p>	<p>Timing: No more than 7 days prior to demolition</p> <p>Method: Conduct maternity bat roost surveys if construction occurs between April 15 and August 31</p>	<p>Implementation: Project Proponent, Construction Manager, and General Contractor</p> <p>Monitoring and Reporting: Qualified agent, approved by the District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>active maternity roosts, demolition may commence. If active maternity roosts are found, demolition of the structure shall be postponed and roosting structures shall be retained until a qualified biologist has determined that the maternity roost is no longer active and the young can take care of themselves. The need for a construction buffer shall be determined through consultation among the qualified biologist, the District, and CDFW.</p>		
Full TAMT Plan Buildout		
<p>Implement MM-BIO-1</p>	<p>Timing: Prior to demolition of any structures within 1 week of scheduled demolition/construction</p> <p>Method: Conduct nesting bird surveys if construction occurs between February 1 and August 31</p>	<p>Implementation: Project Proponent, Construction Manager, and General Contractor</p> <p>Monitoring and Reporting: Qualified agent, approved by the District, Project Proponent</p> <p>Verification: District</p>
<p>Implement MM-BIO-2</p>	<p>Timing: No more than 7 days prior to demolition</p> <p>Method: Conduct maternity bat roost surveys if construction occurs between April 15 and August 31</p>	<p>Implementation: Project Proponent, Construction Manager, and General Contractor</p> <p>Monitoring and Reporting: Qualified agent, approved by the District, Project Proponent</p> <p>Verification: District</p>
Cultural Resources		
Full TAMT Plan Buildout		
<p>MM-CUL-1: Archaeological Monitoring in Areas of Sensitivity. To reduce potential impacts on CA-SDI-5931, all proposed grading, excavating, and geotechnical testing for the proposed project in the area of potential archaeological sensitivity shall be monitored by a qualified archaeologist(s), who meets the Secretary of the Interior’s</p>	<p>Timing: Confirmed prior to the issuance of a grading permit; implemented during earthwork activities</p> <p>Method: Monitoring by a qualified</p>	<p>Implementation: Project Proponent, Construction Manager, and General Contractor</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>Professional Qualifications Standards, as promulgated in 36 CFR 61, and a Native American cultural monitor, the latter of which has been requested by the Viejas Band of Kumeyaay Indians. The sensitive portion of the project area, where it is possible that artifacts associated with CA-SDI-5931 could be buried, is immediately east of Warehouse C and south and east of the silo complex and the rail car unloading building, as indicated on Figure 4.4-1. The sensitive area includes the molasses tanks, truck scale building, spur lines north, east, and south of the molasses tanks, and paved and unpaved parking areas near the Crosby Road entrance. The following additional conditions shall only apply to the sensitive portion of the project area indicated on Figure 4.4.-1 during earthwork activities, including grading and trenching.</p> <ul style="list-style-type: none"> • The Qualified Archaeologist shall participate in a preconstruction meeting to inform all personnel of the potential for historical archaeological materials to be encountered during ground-disturbing activities. • If an isolated artifact or historic period deposit is discovered that requires salvaging, the Qualified Archaeologist shall have the authority to temporarily halt construction activities within 100 feet of the find and shall be given sufficient time to recover the item(s) and map its location with a global positioning system (GPS) device. • If a potentially eligible Native American archaeological resource is discovered, the Qualified Archaeologist shall have the authority to temporarily halt construction activities within 100 feet of the find until a Qualified Archaeologist Principal Investigator (PI) makes a determination regarding the significance of the resource. <ul style="list-style-type: none"> ○ The PI will notify the District to discuss the significance determination and shall also submit a letter indicating whether additional mitigation is required. If the resource is determined to be not significant, the PI shall submit a letter to the District indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required. ○ If the resource is determined to be significant, the PI shall submit an Archaeological Data Recovery Plan that has been 	<p>archaeologist(s) for historical archaeological resources</p>	<p>Monitoring and Reporting: Qualified archaeologist(s), approved by the District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>reviewed by the Native American consultant/monitor, and obtain written approval from the Port to complete data recovery. Impacts on significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume.</p> <ul style="list-style-type: none"> The Qualified Archaeologist shall treat recovered items in accordance with current professional standards by properly determining provenance, cleaning, analyzing, researching, reporting, and curating them in a collection facility meeting the Secretary of the Interior’s Standards, as promulgated in 36 CFR 79, such as the San Diego Archaeological Center. <p>Within 60 days after completion of the ground-disturbing activity, the Qualified Archaeologist shall prepare and submit a final report to the District for review and approval, which shall discuss the monitoring program and its results, and provide interpretations about the recovered materials, noting to the extent feasible each item’s class, material, function, and origin.</p>		
Greenhouse Gas Emissions and Climate Change		
<p>MM-GHG-1: Implement Diesel Emission-Reduction Measures During Construction and Operations of Future TAMT Plan Components. The District shall implement the following measures during project construction and operations, subject to verification by the District.</p> <ul style="list-style-type: none"> All project proponents shall limit all equipment, drayage, and delivery truck idling times by shutting down equipment when not in use and reducing the maximum idling time to less than 3 minutes. The project proponent shall install clear signage regarding the limitation on idling time at the delivery driveway and loading areas and shall submit quarterly reports of violators to the District. This measure shall be enforced by terminal supervisors, and repeat violators shall be subject to penalties pursuant to California airborne toxics control measure 13 California Code of Regulations Section 2485. The project proponent shall submit evidence of the use of diesel reduction measures to the District through annual reporting, with the first report due 1 year from the date of project completion and each report due exactly 1 year after, noting all violations with relevant 	<p>Timing: During project construction and operations</p> <p>Method: Implement specific diesel-reduction measures during construction and operations</p>	<p>Implementation: Project Proponent (during operation and construction), Construction Manager (during construction), and General Contractor (during construction)</p> <p>Monitoring and Reporting: Qualified agent, approved by and reporting to the District, District’s marine terminal supervisors, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>identifying information of the vehicles and drivers in violation of these measures.</p> <p>ii. The project proponent shall verify that all construction and operations equipment is maintained and properly tuned in accordance with manufacturers' specifications. Prior to the commencement of construction and operations activities using diesel-powered vehicles or equipment, the project proponent shall verify that all vehicles and equipment have been checked by a certified mechanic and determined to be running in proper condition prior to admittance into TAMT. The project proponent shall submit a report by the certified mechanic of the condition of the construction and operations vehicles and equipment to the District prior to commencement of their use.</p>		
<p>MM-GHG-2: Comply with San Diego Unified Port District Climate Action Plan Measures. Prior to approval of all discretionary actions and/or Coastal Development Permits, the project proponent shall be required to implement the following measures to be consistent with the Climate Action Plan.</p> <ul style="list-style-type: none"> • Vessels shall comply with the District's voluntary vessel speed reduction program, which targets 80 percent compliance. • Eligible vessels shall comply with ARB's at-berth regulation that requires shore power or alternative control technology regulation for 80 percent of eligible calls by 2020, minus idle time to clear customs consistent with California Air Resources Board regulations. This is a project feature made into a mitigation measure to ensure compliance. • Designated truck haul routes shall be used, and the project proponent shall decrease onsite movements where practicable. • No commercial drive-through shall be implemented. • Compliance with Assembly Bill 939 and the City of San Diego's Recycling Ordinance shall be mandatory and shall include recycling at least 50 percent of solid waste; compliance with the City of San Diego's Construction and Demolition Debris Deposit Ordinance shall be mandatory and shall include recycling at least 50 percent of all construction debris. This measure shall be applied during construction and operation of the proposed 	<p>Timing: Confirmation of intent and capability to implement prior to approval of all discretionary actions and/or Coastal Development Permits</p> <p>Method: Implement specific measures designed to be consistent with the District's CAP</p>	<p>Implementation: Project Proponent, District</p> <p>Monitoring and Reporting: District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>project.</p> <ul style="list-style-type: none"> Light fixtures shall be replaced with lower-energy bulbs such as fluorescent, Light-Emitting Diodes (LEDs), Compact Fluorescent Lights (CFLs), or the most energy-efficient lighting that meets required lighting standards and is commercially available. <p>Implementation of Climate Action Plan measures will be included as part of any discretionary actions and/or Coastal Development Permit(s) associated with this project. Evidence of implementation and compliance with this mitigation measure shall be provided to the District by the project proponent on an annual basis through 2035 (buildout of the TAMT plan).</p>		
<p>MM-GHG-3: Electric Cargo-Handling Equipment Upgrades. Prior to January 1, 2020, the San Diego Unified Port District shall ensure that at least three pieces of existing non-electric cargo-handling equipment (CHE) at the terminal are replaced by electric CHE, none of which were previously operating at the terminal during the 2013/2014 baseline year of the EIR analysis. Possible ways the electric CHE may be obtained include, but are not limited to, the following:</p> <ol style="list-style-type: none"> Purchased, leased, or otherwise acquired, in whole or in part, through funding provided to a tenant by the San Diego Unified Port District; or Purchased, leased, or otherwise acquired, in whole or in part, through funding provided to a tenant by other sources; or Purchased, leased, or otherwise acquired, in whole or in part, by the tenant in compliance with the condition of a discretionary approval issued by the San Diego Unified Port District. <p>Written evidence of the acquisition of the electric CHE equipment and the equipment it will replace and remove from further operation at the terminal must be provided to the San Diego Unified Port District. The San Diego Unified Port District shall further ensure that the electric CHE is in use at each of the three nodes throughout the expected operating life. This will be accomplished by requiring each tenant that employs electric CHE pursuant to this measure to report the equipment’s annual number of hours of operation to the San Diego Unified Port District and by requiring the San Diego Unified Port District to monitor use of the electric CHE as part of the San Diego</p>	<p>Timing: During project implementation, prior to January 1, 2020</p> <p>Method: Secure funding for and operate three pieces of electric CHE by January 1, 2020</p>	<p>Implementation: Project Proponent or District</p> <p>Monitoring and Reporting: District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>Unified Port District’s TAMT equipment inventory.</p> <p>The electric equipment employed pursuant to this mitigation measure may be replaced by other technologies or other types of CHE as long as the replacement equipment achieves the same or greater criteria pollutant, toxic air contaminant, and greenhouse gas emission reductions as compared to the equipment required by this mitigation measure.</p>		
<p>MM-GHG-4: Electric Cargo-Handling Equipment Upgrades. In addition to the requirements in MM-GHG-3, this measure has multiple steps for compliance, as specified below.</p> <p>A. Implement MM-GHG-3. The three electric cargo-handling equipment pieces required in MM-GHG-3 will continue to be operational through 2035.</p> <p>B. Prior to January 1, 2025, the San Diego Unified Port District also shall ensure that no fewer than 20 non-electric yard trucks in operation are replaced at the TAMT by 20 electric yard trucks. Possible ways the electric yard trucks may be obtained include, but are not limited to, the following:</p> <ol style="list-style-type: none"> 1. Purchased, leased, or otherwise acquired, in whole or in part, through funding provided to a tenant by the San Diego Unified Port District; or 2. Purchased, leased, or otherwise acquired, in whole or in part, through funding provided to a tenant by other sources; or 3. Purchased, leased, or otherwise acquired, in whole or in part, by the tenant in compliance with the condition of a discretionary approval issued by the San Diego Unified Port District. <p>Written evidence of the acquisition of the electric yard trucks, and the non-electric yard trucks they will replace and remove from further operation at the terminal, must be provided to the San Diego Unified Port District. The San Diego Unified Port District shall further ensure that the electric yard trucks are in use at the TAMT throughout the expected operating life of the equipment. Each tenant that employs electric trucks pursuant to this measure shall report the equipment’s annual number of hours of operation to the San Diego Unified Port District and the San Diego Unified Port District shall monitor use of the electric trucks as part of the</p>	<p>Timing: Prior to January 1, 2025, and again prior to January 1, 2030</p> <p>Method: By January 1, 2025, ensure that no fewer than 20 non-electric yard trucks in operation are replaced at the TAMT by 20 electric yard trucks. By January 1, 2030, ensure that no fewer than three existing non-electric reach stackers and ten non-electric forklifts in operation are replaced at the TAMT by three fully electric reach stackers and ten fully electric forklifts</p>	<p>Implementation: Project Proponent or District</p> <p>Monitoring and Reporting: District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>San Diego Unified Port District's TAMT equipment inventory.</p> <p>C. Prior to January 1, 2030, the San Diego Unified Port District also shall ensure that no fewer than three existing non-electric reach stackers and ten non-electric forklifts in operation are replaced at the TAMT by three fully electric reach stackers and ten fully electric forklifts. Possible ways the electric reach stackers and forklifts may be obtained include, but are not limited to:</p> <ol style="list-style-type: none"> 1. Purchased, leased, or acquired, in whole or in part, through funding provided to the tenant by the San Diego Unified Port District; or 2. Purchased, leased, or acquired, in whole or in part, through funding provided to the tenant by other sources; or 3. Purchased, leased, or otherwise acquired, in whole or in part, by the tenant in compliance with a condition of a discretionary approval issued by the San Diego Unified Port District. <p>Written evidence of the acquisition of the three electric reach stackers and ten electric forklifts and the conventional equipment they will replace and remove from further operation at the terminal must be provided to the San Diego Unified Port District. The San Diego Unified Port District shall further ensure that the electric reach stackers and forklifts are in use at the TAMT throughout the expected operating life of the equipment. Each tenant that employs electric reach stackers or electric forklifts pursuant to this measure shall report the equipment's annual number of hours of operation to the San Diego Unified Port District and the San Diego Unified Port District shall monitor use of the electric reach stackers and forklifts as part of the San Diego Unified Port District's TAMT equipment inventory.</p> <p>D. The electric equipment employed pursuant to paragraphs A, B, and/or C of this mitigation measure may be replaced by other technologies or other types of cargo-handling equipment as long as the replacement equipment achieves the same or greater criteria pollutant, toxic air contaminant, and greenhouse gas emission reductions as compared to the equipment required by paragraphs A, B, and/or C of this mitigation measure.</p>		

Mitigation Measures	Timing and Methods	Responsible Parties
<p>MM-GHG-5: Implement Vessel Speed Reduction Program Beyond Climate Action Plan Compliance for Future Operations Associated with the TAMT Plan. Every quarter following approval of the first discretionary action approval and/or issuance of the first Coastal Development Permit associated with a future project proposed under the TAMT plan, whichever occurs first, the project proponent shall provide a report of the annual vessel activity and throughput by cargo node to date and the projected total throughput for the previous 6 months to the San Diego Unified Port District’s Planning & Green Port Department. Prior to the annual vessel calls reaching 91 calls (76 new calls over existing) for dry bulk, 117 calls (60 new calls over existing) for refrigerated containers, and 96 calls (68 new calls over existing) for multi-purpose general cargo under the MPC scenario or 79 calls [64 new calls over existing] for dry bulk, 98 calls [41 new calls over existing] for refrigerated containers, and 78 calls [50 new calls over existing] for multi-purpose general cargo under the STC Alternative, or beginning January 1, 2030 for all vessels irrespective of the number of calls occurring on an annual basis, whichever occurs first, the project proponent shall implement vessel speed reduction measures to reduce the project’s criteria pollutant emissions. The program shall require that 90 percent of the vessels calling at the project site reduce their speeds to 12 knots starting at 40 nautical miles from Point Loma. Due to the international border to the south and ARB limit for rulemaking 24 nautical miles from the coastline, some vessel calls travel within the San Diego Air Basin for less than 40 nautical miles. For those vessel calls that travel within the San Diego Air Basin for less than 40 nautical miles, vessel operators are required to reduce their speeds to 12 knots at the point those vessels enter the San Diego Air Basin and maintain speeds of 12 knots over the entire distance to/from Point Loma. To be compliant with the vessel speed limit, the vessel’s weighted average speed shall be 12 knots or less from the 40-nautical-mile latitude and longitude positions on each respective route to/from Point Loma. Implementation of this vessel speed reduction program will be required as part of any discretionary action and/or Coastal Development Permit(s) associated with the TAMT plan. Evidence of implementation and compliance with this mitigation measure shall be provided to the San Diego Unified Port District’s Planning & Green</p>	<p>Timing: Every quarter following approval of the first discretionary action approval and/or issuance of the first Coastal Development Permit associated with a future project proposed under the TAMT plan, whichever occurs first</p> <p>Method: Implement vessel speed reduction measures to reduce the project’s net-new GHG emissions. Provide evidence of implementation and compliance with this mitigation measure</p>	<p>Implementation: Project Proponent, District</p> <p>Monitoring and Reporting: District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>Port Department on a quarterly basis through 2035 (buildout of the TAMT plan). The San Diego Unified Port District will verify compliance through analysis of Automatic Identification System data or by requesting a vessel’s Electronic Chart Display Identification System log from the captain.</p>		
<p>MM-GHG-6: Implement a Renewable Energy Project or Purchase the Equivalent Greenhouse Gas Offsets from a California Air Resources Board Approved Registry or a Locally Approved Equivalent Program for Future Operations Associated with the TAMT Plan. Prior to the any discretionary approvals and/or issuance of a Coastal Development Permit(s), the project proponents of future components considered in the TAMT plan shall incorporate renewable energy within the TAMT or within/adjacent to areas of the San Diego Unified Port District’s jurisdiction; otherwise, the project proponents shall purchase greenhouse gas reduction credits as specified herein to achieve requisite reductions to meet the 2035 reduction target. This requirement may include a micro-grid or similar type of energy management system to help distribute the loads and/or assist in energy storage. To meet the 2035 reduction target at full TAMT plan buildout (using full-buildout throughput numbers listed in Table 3-3 of Chapter 3, <i>Project Description</i>), the renewable energy project must offset 27,625 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year or 130,751 megawatt-hours per year (MWh/year) or the equivalent amount of greenhouse gas offsets under the MPC scenario or 18,206 MTCO_{2e} per year or 86,172 MWh/year or the equivalent amount of greenhouse gas offsets under the STC Alternative.</p> <p>Because it is unknown if the full buildout will ever be achieved given it is based on market demand, the amount of greenhouse gas offsets (whether from renewable energy or purchasing of offsets) per project proposed under the TAMT plan must reduce its fair share of the full buildout GHG emissions amount (i.e., fair share of 27,625 MTCO_{2e} under the MPC scenario or 18,206 MTCO_{2e} under the STC Alternative), which shall be calculated over the entire life of the project proponent’s lease agreement with the District or (if no lease) over the life of the project. As such, a calculation of the greenhouse gas emissions that would be generated by a project proponent’s project</p>	<p>Timing: Prior to any discretionary approvals and/or issuance of a Coastal Development Permit(s), proponent must show how compliance will be achieved</p> <p>Method: (1) Incorporate renewable energy within the TAMT, within other areas of the District’s jurisdiction, or within the community adjacent (City of San Diego) that achieves the amount of MWh/year of renewable energy identified in the measure</p> <p>Or</p> <p>(2) Demonstrate and provide evidence that the equivalent amounts of GHG offsets, as indicated in the measure, have been achieved</p> <p>Or</p> <p>(3) Purchase the equivalent amount of greenhouse gas offsets from a California Air Resources Board approved registry, or a locally approved equivalent program</p>	<p>Implementation: Project Proponent, District</p> <p>Monitoring and Reporting: District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>over the life of the lease at the TAMT or the project life is required to determine the sufficient amount of renewable energy mitigation or greenhouse gas offsets. This proportion shall be based on anticipated throughput of the project proposed under the TAMT plan and shall include all potential emission sources (e.g., trucks, vessels, employees, cargo handling equipment). Evidence shall be submitted to the District prior to the commencement of construction activities.</p> <p>Because it is unknown how “solar ready” the available rooftop areas are within the TAMT, once at the design phase, the renewable energy project may be determined infeasible. Should this determination of infeasibility be made by the San Diego Unified Port District after considering evidence submitted by the project proponent related to any structural limitations (i.e., the rooftops cannot support a renewable energy system), then three additional options are available, listed here in order of priority. The San Diego Unified Port District shall either require the renewable energy project to be built off site within the San Diego Unified Port District’s jurisdiction, or within the adjacent community (City of San Diego), or shall require the proponent to purchase the equivalent amount of greenhouse gas offsets from a California Air Resources Board approved registry, or a locally approved equivalent program. The selected option or a combination of the above-mentioned options must achieve a total annual reduction of 27,625 MTCO₂e at full TAMT plan buildout under the MPC scenario or 18,206 MTCO₂e under the STC Alternative assuming throughput numbers are reached by this point in time. Otherwise, the reduction amount will be proportional to the growth experienced at the TAMT, achieve the same reductions noted in the analysis, and scaled to the actual growth that occurs.</p>		
<p>MM-GHG-7: Annual Inventory Submittal and Periodic Technology Review. The San Diego Unified Port District regularly monitors technologies for reducing air emissions as part of its Climate Action Plan (CAP) and long-range sustainability goals, which encourages the San Diego Unified Port District and its tenants to use cleaner technologies over time as they become available and feasible. As a condition of approval of any new or amended real estate agreement or Coastal Development Permit, the San Diego Unified Port District shall require the project proponent to submit to the San Diego Unified Port</p>	<p>Timing: See timing under MM-AQ-7</p> <p>Method: Conduct and maintain an equipment inventory and perform an investigation into emerging zero and near-zero technologies and submit a report to the District. Additional requirements if project reaches 4,000,000 MT in throughput</p>	<p>Implementation: Project Proponent</p> <p>Monitoring and Reporting: District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>District an annual inventory of all equipment that generates criteria pollutant, toxic air contaminant, and greenhouse gas emissions operated by the project proponent at the TAMT throughout the life of the lease up to 2035 (buildout of the TAMT plan). The equipment inventory shall include the year, make, and model of the equipment that was used in the previous year, including annual hours of operation for each piece of equipment, including but not limited to heavy duty drayage and non-drayage trucks, yard equipment, assist and ocean going tugs, ocean going vessels, bulk material handling equipment, and/or any other type of cargo handling equipment. The purpose of the inventory is to track emissions and equipment at TAMT and to assist in technological reviews, as described below, To promote new emission control technologies, the San Diego Unified Port District will perform a Periodic Technology Review (PTR) annually. The PTR will coincide with monitoring and reporting pursuant to the San Diego Unified Port District’s CAP, and will include the following:</p> <ol style="list-style-type: none"> 1. Develop and maintain an inventory of equipment in operation at the TAMT that generates criteria pollutant, toxic air contaminant, and greenhouse gas emissions, including the equipment model year, model name, and annual hours of operation, based on the annual tenant inventories submitted to the San Diego Unified Port District as described above. 2. Identify and assist with enforcement of changes to emission regulations for heavy-duty trucks, yard equipment, tugs, vessels, bulk handling equipment, and other equipment that generates criteria pollutant, toxic air contaminant, and greenhouse gas emissions. 3. Identify, and assist with implementation of, any feasible new emissions-reduction technologies that may reduce emissions at the project site, including technologies applicable to heavy-duty trucks, yard equipment, tugs, vessels, and bulk handling equipment. 4. Collaborate with the California Air Resources Board and San Diego Air Pollution Control District to ensure these technologies are available and to identify funding opportunities, including funding from the Prop 1B: Good Movement Emission Reduction 		

Mitigation Measures	Timing and Methods	Responsible Parties
<p>Program, among others.</p> <p>5. Prioritize older equipment in operation at the TAMT that generates the highest levels of criteria pollutant, toxic air contaminant, and greenhouse gas emissions to be replaced based on the level of emissions and cost effectiveness of the emissions reduction (i.e., biggest reduction per dollar), and identify implementation mechanisms including, but not limited to, tenant-based improvements, grant programs, and/or a combination thereof, based on regulatory requirements and the feasibility analyses specified in paragraph 3 above. Utilize the Carl Moyer Program, or similar cost-effectiveness criteria, to assess the economic feasibility (e.g., cost effectiveness) of the identified new technologies.</p> <p>6. Ensure that any upgraded and/or retired equipment is accounted for as part of the San Diego Unified Port District’s Maritime Emissions Inventory and Climate Action Plan.</p>		
<p>If Periodic Technology Review identifies new technology that will be effective in reducing emissions compared to the equipment in operation at the time of the review, and the San Diego Unified Port District determines that installation or use of the technology is feasible, the San Diego Unified Port District shall require the use of such technology as a condition of any discretionary approval issued by the San Diego Unified Port District for any new, expanded, or extended operations at the TAMT. Furthermore, the District and/or project proponent must demonstrate that emissions of volatile organic compounds (VOCs) would be less than 75 pounds per day on a peak day once cargo throughput exceeds 4,000,000 metric tons annually. If technological advancements are unable to reduce VOC emissions to 75 pounds per day or less on a peak day, then the District shall limit the number of vessels allowed to no more than three on a peak day once total throughput exceeds 4,000,000 metric tons annually. These operational restrictions will ensure that VOC emissions do not exceed threshold standards established by the San Diego Air Pollution Control District. Verification of compliance with this measure is the responsibility of the District.</p>		

Mitigation Measures	Timing and Methods	Responsible Parties
<p>MM-GHG-8: Exhaust Emissions Reduction Program at the Tenth Avenue Marine Terminal. The San Diego Unified Port District shall implement a program at the TAMT by January 1, 2020 to further reduce emissions from terminal-wide emissions sources.</p> <p>A. The program shall be implemented through the Coastal Development Permit process, the tenant leasing process, including the issuance of new, extended or amended leases, and other short-term real estate agreements at the TAMT.</p> <p>B. The program shall be focused on incentives to reduce criteria pollutant, toxic air contaminant, and greenhouse gas emissions by attracting clean vessels, trucks, and equipment to the TAMT, including but not limited to vessels that utilize shore power while at berth, zero and near-zero emission cargo handling equipment technologies, energy efficiency measures and/or renewable energy, and by otherwise incorporating technological and operational practices that reduce criteria pollutant, toxic air contaminant, and greenhouse gas emissions from terminal operations beyond existing regulatory requirements. The program shall include specific incentives for existing and future tenants, which may include but is not limited to an extended lease term, expedited permit processing, reduced permit fees, and eligibility for grants or other financial assistance. The nature and extent of such incentives will be based on an emissions reduction schedule established by the San Diego Unified Port District for criteria pollutants, toxic air contaminants, and greenhouse gas emissions.</p> <p>C. The program shall identify specific emission-reduction equipment and practices that may qualify for incentives, which may include but not be limited to the following.</p> <ul style="list-style-type: none"> o Vessels: Demonstrate that at least 50% of annual vessel calls will be equipped with Tier II or better main and auxiliary engines, as defined by the International Convention for the Prevention of Pollution from Ships Annex VI 2008 regulations or other standards set forth by the International Convention for the Prevention of Pollution from Ships, the U.S. Environmental Protection Agency, and/or California Air Resources Board in the future. 	<p>Timing: Prior to January 1, 2020</p> <p>Method: Develop and implement an exhaust reduction program for TAMT</p>	<p>Implementation: District</p> <p>Monitoring and Reporting: District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<ul style="list-style-type: none"> ○ Vessel Hoteling: Demonstrate that vessel calls will utilize shore power or a California Air Resources Board-approved alternative emission capture and control system or install a shore power or California Air Resources Board-approved alternative emission capture and control system for the purpose of reducing ocean-going vessel hoteling emissions. ○ Heavy-Duty Trucks: Demonstrate that at least 50% of annual cargo throughput will be transported with zero/near-zero emission trucks, hybrid trucks, and/or other alternative truck technologies. To qualify, the trucks must result in emission reductions greater than those required by state and federal regulatory agencies at the time of project approval. ○ Switch and Line Haul Locomotives: Demonstrate that at least 50% of annual cargo will be transported with Tier 3 or above locomotive engines for line haul, as defined by the U.S. Environmental Protection Agency in 2008 (<i>73 Federal Register</i> 88 25098–25352), and a Tier 3 or above switcher or railcar mover for switching activity at both the terminal and yard. ○ Terminal Infrastructure: Install electric charging stations and/or other terminal infrastructure and equipment that support and facilitate zero or near-zero emission technologies. 		
<p>MM-GHG-9: Use of At-Berth Emission Capture and/or Control System to Reduce Vessel Hoteling Emissions. The San Diego Unified Port District shall require the use of an At-Berth Emission Capture and/or Control System (i.e., bonnet system) to reduce vessel hoteling emissions prior to terminal-related emissions reaching a cancer risk of 10 per million at the maximally exposed sensitive receptor location. Based on the Health Risk Assessment, located in Section 4.2 of the TAMT Redevelopment Plan Environmental Impact Report, an At-Berth Emission Capture and/or Control System shall be required prior to reaching an annual throughput of 691,418 metric tons for dry bulk assuming no growth in multi-purpose general cargo, or an annual throughput of 356,666 metric tons for multi-purpose general cargo (includes break bulk, neobulk, roll-on/roll-off, and other non-container, non-dry bulk cargo, and non-liquid bulk cargo)</p>	<p>Timing: Prior to reaching specific throughput numbers indicated within the measure</p> <p>Method: Use of an At-Berth Emission Capture and/or Control System (i.e., Bonnet System) to reduce vessel hoteling emissions (or an alternative at-berth system that reduces vessel hoteling emissions at an equivalent level)</p>	<p>Implementation: Project Proponent; District</p> <p>Monitoring and Reporting: Qualified agent, approved by the District, Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>assuming no growth in dry bulk, or a combined annual throughput of 691,418 metric tons for the dry bulk and multi-purpose/general cargo nodes, whichever occurs first. The San Diego Unified Port District shall either install directly or enter into a contract with an entity that provides the Emission Capture and/or Control System or an equivalent alternative technology, to reduce emissions from vessels that are unable to cold iron at TAMT and/or are exempt from the California Air Resources Board’s at-berth regulation. The San Diego Unified Port District may charge a fee for the use of an Emissions Capture and Control System (or an alternative at-berth system that reduces vessel hoteling emissions) based on the vessel type and the length of its stay. The system shall be a technology that has been approved by the California Air Resources Board, and meets the requirements set forth in the California Air Resources Board’s at-berth regulations. If the San Diego Unified Port District determines the need for an Emissions Capture and Control System (or an alternative at-berth system that reduces vessel hoteling emissions) prior to, or later than, the throughput figures listed above, or if shore power or other future regulatory requirements are able to reduce vessel hoteling emissions, then the requirement for the At-Berth Emission Capture and/or Control System shall be updated and adjusted accordingly, at the San Diego Unified Port District’s discretion. All vessels that are not shore-power equipped shall use the Emission Capture and Control System (or an alternative at-berth system that reduces vessel hoteling emissions at an equivalent level), provided there are no operational limitations and it is not being used by another vessel. If the Emission Capture and Control System is operationally unable to connect to an at-berth vessel, or if it is being used by another vessel, multi-purpose/general cargo and/or dry bulk vessels will be allowed to berth without it.</p>		

Hazards and Hazardous Materials

Demolition and Initial Rail Component

<p>MM-HAZ-1: Compliance with Soil Management Plan. Prior to approval of the project grading plans and the commencement of any construction activities that would disturb the soil, the District or tenant, whichever is appropriate, and the contractor (collectively “Contractor”) shall demonstrate compliance with the <i>10th Avenue</i></p>	<p>Timing: Prior to the issuance of grading permits and during earthwork</p> <p>Method: Demonstrate compliance with the specific requirements of the <i>10th Avenue</i></p>	<p>Implementation: District or Project Proponent, Construction Manager, and General Contractor</p>
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Mitigation Measures	Timing and Methods	Responsible Parties
<p><i>Marine Terminal, San Diego, CA, Soil Management Plan, prepared by Tetra Tech EM, Inc., November 24, 2010</i> (Appendix J-1 of the Draft EIR) and consider the existing presence of the permitted underground storage tank on site (shown on Figure 4.7-1). Specifically, the Contractor shall demonstrate compliance with the following specific requirements of the plan including, but not limited to, the following. Conduct Soil Testing. The Contractor shall comply with the excavated soil management techniques specified in the plan. The Contractor shall follow the soil sampling protocol and soil sampling objectives, and shall comply with the soil characterization methodology identified within the plan.</p> <p><i>Prepare and Implement a Community Health and Safety Program.</i> The Contractor shall develop and implement a site-specific Community Health and Safety Program (Program) that addresses the chemical constituents of concern for the project site. The guidelines of the Program shall be in accordance with the County of San Diego’s Department of Environmental Health’s Site Assessment and Mitigation Manual (2009) and Environmental Protection Agency. Program shall include detailed plans on air monitoring and other appropriate construction means and methods to minimize the public’s and site workers’ exposure to the chemical constituents. The contractor shall utilize a Certified Industrial Hygienist with significant experience with chemicals of concern on the project site to approve the Program and actively monitor compliance with the Program during construction activities.</p> <p><i>Complete Soil Disposal.</i> Any soil disturbed by construction activities shall be profiled and disposed of in accordance with California Administrative Code, Title 22, Division 4.5 requirements. If soils are determined to be appropriate for reuse, they may be exported to Chula Vista Bayfront Harbor District area for use as fill material, provided the area is not previously developed and not classified as an environmentally sensitive area. Several Chula Vista Bayfront Harbor District parcels that have been cleared through the environmental review process to be used as streets and surface parking and to support subsequent development have been identified as appropriate locations to receive soils deemed suitable for reuse in Appendix J-3. If soils are determined to be hazardous and not suitable for reuse,</p>	<p><i>Marine Terminal, San Diego, CA, Soil Management Plan, prepared by Tetra Tech EM, Inc., November 24, 2010</i> or as updated</p>	<p>Monitoring and Reporting: Qualified agent, approved by the District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>they shall be disposed of at a regulated Class I landfill. Soils shall be transported in accordance with the Soil Management Plan. Soils to be loaded into trucks for offsite disposal at a Class I landfill shall be moistened with a water spray or mist for dust control in accordance with Section 4.7, Dust Control, of the Soil Management Plan. If dust is visible, positive means shall be applied immediately to prevent airborne dust. Care shall be used to minimize the amount of water applied to soils that may contain elevated concentrations of contaminants.</p> <p>Loaded truck beds shall be covered with a tarp or similar covering device during transportation to the disposal facility. The truck shall be decontaminated after the soil has been removed. The Contractor shall minimize excess water generated during truck decontamination to the extent possible and shall be responsible for proper disposal of any contaminated water generated during truck cleanup.</p>		
<p>MM-HAZ-2: Implement Engineering Controls and Best Management Practices during Construction. Prior to construction, a site-specific Health and Safety Plan shall be prepared by the contractor and approved by a licensed California Certified Industrial Hygienist. The Health and Safety Plan shall be prepared per the requirements of 29 Code of Regulations 1910.120 and California Code of Regulations, Title 8, along with applicable federal, state, and local regulations and statutes. During construction, the contractor shall employ engineering controls and BMPs to minimize human exposure to potential contaminants, if encountered. Engineering controls and construction BMPs shall include but not be limited to the following.</p> <ul style="list-style-type: none"> • Where required by the Health and Safety Plan, the contractor employees working on site shall be certified in the Occupational Health and Safety Administration’s 40-hour Hazardous Waste Operations and Emergency Response training. • Contractor shall monitor the area around the construction site for fugitive vapor emissions with appropriate field screening instrumentation. • Contractor shall monitor excavation through visual observation by a qualified hazardous materials specialist to look for readily noticeable evidence of contamination, such as staining or odor. • Contractor shall water/mist soil as it is being excavated and 	<p>Timing: Prior to the issuance of construction permits and during construction</p> <p>Method: Implement engineering controls and BMPs</p>	<p>Implementation: Project Proponent, Construction Manager, and General Contractor</p> <p>Monitoring and Reporting: Qualified agent, approved by the District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>loaded onto transportation trucks.</p> <ul style="list-style-type: none"> Contractor shall place any stockpiled soil in areas shielded from prevailing winds and shall cover all stockpiles to prevent soil from eroding. <p>Contacto shall thoroughly decontaminate all construction equipment that has encountered and/or handled lead-impacted soil prior to leaving the work site.</p>		
Noise and Vibration		
Full TAMT Plan Buildout		
<p>MM-NOI-1: Design and Implement Feasible Acoustical Treatments for Future Systems and Equipment to Reduce Operational Noise Levels at Nearby Noise-Sensitive Land Uses.</p> <p>Because the potential components described in the buildout condition may only be analyzed at a program level at this time, the District shall retain a qualified acoustical professional, which is defined as someone who is practiced in the science of noise transmission and abatement for a minimum of 5 years in a professional capacity, to evaluate and design acoustical treatments for project facilities once system design plans are available. This shall include design plans for any proposed cranes, dry bulk discharge system, conveying system, loading systems, and buildings added to the terminal under the TAMT plan. The acoustical professional shall evaluate acoustical treatment measures for each piece of equipment or system described herein, individually and in combination with one another (to the extent design plans are available for others), to determine feasibility and the potential to reduce overall noise levels at nearby noise-sensitive receptors. Measures that are available (but not necessarily feasible) include, but are not limited to, the following.</p> <ul style="list-style-type: none"> Installing equipment inside of acoustical enclosures, where feasible Installing intake and/or exhaust silencers, where feasible Using low-noise motors Placing sound barriers around noise-generating equipment <p>Each of these measures will be designed and evaluated for design feasibility, achievable noise reduction, and economic feasibility at noise-sensitive receiver locations, all of which are to be determined by</p>	<p>Timing: Once final system design plans are available for future components and prior to issuance of construction permits</p> <p>Method: Retain a qualified acoustical professional to evaluate and design acoustical treatments for project facilities once system design plans are available</p>	<p>Implementation: District</p> <p>Monitoring and Reporting: District</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>the District and not any tenants. If one or more acoustical treatments are incorporated into the facility design, verification noise monitoring shall be conducted at each affected location to determine the effectiveness of acoustical treatments, and to evaluate whether compliance with applicable noise standards is achieved.</p>		
<p>MM-NOI-2: Initiate and Maintain a Complaint and Response Tracking Program. Prior to the commencement of operations of the TAMT plan, the District shall designate a noise disturbance coordinator. The coordinator will be responsible for responding to complaints regarding noise from project operations, will investigate the cause of the complaint, and will ensure that reasonable measures are implemented to correct the problem, where feasible. A contact telephone number for the noise disturbance coordinator will be conspicuously posted at the main entrance to the project site and in other reasonable locations, as appropriate, to ensure the contact information is easily obtained. This measure shall be implemented in combination with MM-NOI-1, which provides several examples of what type of noise attenuation measures may be feasible. The goal of this measure is to provide additional information regarding the sources of loud noises and to assist in the design and implementation of measures to reduce the noise to a level that would be at or below the applicable noise standards for the land use experiencing the excessive noise.</p>	<p>Timing: Prior to project operation</p> <p>Method: Designate a noise disturbance coordinator and initiate and maintain a noise complaint and response tracking program</p>	<p>Implementation: District</p> <p>Monitoring and Reporting: District; or qualified agent for the District</p> <p>Verification: District</p>
<p>MM-NOI-3: Implement a Construction Noise Reduction Plan. Prior to the commencement of demolition or construction activity, the District shall prepare and implement a noise reduction plan including best practices to reduce construction noise at noise-sensitive land uses, such that a temporary increase of more than 5 dB in noise levels does not occur at adjacent noise-sensitive uses. Measures to be included in the noise reduction plan to limit construction noise include the following.</p> <ul style="list-style-type: none"> • Locating stationary equipment (e.g., generators, compressors, rock crushers, cement mixers, idling trucks) as far as possible from noise-sensitive land uses • Prohibiting gasoline or diesel engines from having unmuffled exhaust • Requiring that all construction equipment powered by gasoline or 	<p>Timing: Prior to demolition or construction</p> <p>Method: Prepare and implement a construction noise reduction plan</p>	<p>Implementation: District</p> <p>Monitoring and Reporting: District; qualified agent of the District</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation</p> <ul style="list-style-type: none"> Preventing excessive noise by limiting idle times for vehicles or equipment to 3 minutes, consistent with MM-AQ-2 Using noise-reducing enclosures around stationary noise-generating equipment Constructing temporary barriers between noise sources and noise-sensitive land uses or taking advantage of existing barrier features (e.g., terrain, structures) to block sound transmission to noise-sensitive land uses. The barriers shall be designed to obstruct the line of sight between the noise-sensitive land use and onsite construction equipment. 		
Transportation, Circulation, and Parking		
Demolition and Initial Rail Component		
<p>MM-TRA-1: Transportation Demand Management (TDM) Plan During Demolition and Initial Rail Component Construction. Prior to commencing construction activities associated with the Demolition and Initial Rail Component, the District shall prepare a TDM plan to reduce potential significant temporary construction-related transportation and parking impacts at the intersection of Norman Scott Road/32nd Street/Wabash Boulevard. The TDM plan shall be implemented during construction to reduce congestion at the Norman Scott Road/32nd Street/Wabash Boulevard intersection by limiting the number of construction worker trips that travel through the affected intersection during peak hours. The TDM plan shall incorporate TDM strategies to be implemented during construction, including, but not limited to, the following.</p> <ul style="list-style-type: none"> Implementation of a ride-sharing program to encourage carpooling among workers. Adjusting work schedules so workers do not access the site during the peak hours. Provide offsite parking locations for workers outside of the area with shuttle services to bring them on site. Provide subsidized transit passes for construction workers. 	<p>Timing: Prior to construction</p> <p>Method: Prepare a TDM plan</p>	<p>Implementation: District</p> <p>Monitoring and Reporting: District</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<ul style="list-style-type: none"> Coordinate with the City of San Diego (which may also include coordination with the local planning group) for additional ideas. 		
Full TAMT Plan Buildout		
<p>MM-TRA-2: Traffic Study and Transportation Demand Management (TDM) for Specific Construction Projects. Prior to the approval of any construction activities associated with future components of the TAMT plan, the District shall retain a qualified traffic engineer to prepare a traffic study to analyze the potential transportation impacts associated with the specific construction project. The report shall consider any overlapping construction projects on the TAMT. If the traffic study determines that the proposed construction activity may have a significant impact, the traffic study shall recommend mitigation measures to avoid or reduce the potential impact.</p> <p>The traffic study shall specifically consider if a TDM plan is required to address potential temporary traffic impacts from construction vehicles and equipment. If determined necessary, the TDM plan shall incorporate TDM strategies to be implemented during construction, including, but not limited to, the following.</p> <ul style="list-style-type: none"> Implementation of a ride-sharing program to encourage carpooling among workers. Adjusting work schedules so workers do not access the site during the peak hours. Provide offsite parking locations for workers outside of the area with shuttle services to bring them on site. Provide subsidized transit passes for construction workers. Coordinate with the City of San Diego (which may also include coordination with the local planning group) for additional ideas. 	<p>Timing: Prior to the issuance of construction permits</p> <p>Method: Retain a qualified traffic engineer to prepare a traffic study to analyze the potential transportation impacts associated with the specific construction project</p>	<p>Implementation: District</p> <p>Monitoring and Reporting: District</p> <p>Verification: District</p>
<p>MM-TRA-3: Widen the Segment of 28th Street between Boston Avenue and National Avenue to a Four-Lane Major Arterial Classification Consistent with the Barrio Logan Community Plan. The District currently has an established program to track the number of trucks that enter and exit the terminal each year associated with TAMT operations. Prior to generating an additional 161 new daily truck trips, the District shall pay a fair-share contribution (MPC would be responsible for 3.9% and STC would be responsible for 2.8%) of</p>	<p>Timing: Prior to generating an additional number of new daily truck trips indicated in the measure</p> <p>Method: Pay a fair-share contribution of the cost to widen the roadway segment as indicated in the measure</p>	<p>Implementation: District</p> <p>Monitoring and Reporting: District</p> <p>Verification: District, City of San Diego</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>the cost to widen the roadway segment of 28th Street between Boston Avenue and National Avenue to a Four-Lane Major Arterial classification. The improvement is identified within the draft Barrio Logan Community Plan, and therefore would be paid to the City of San Diego in accordance with Section 142.0640 of the San Diego Municipal Code. Payment of the District’s fair share shall be completed prior to reaching 161 new daily truck trips. In order to ensure the significant impact does not occur before the District has paid its fair share to the City, the District shall initiate payment once approximately 150 new daily truck trips are reached under the proposed project. The trigger will be determined by the District by examining the ADT over a 1-month timeframe and comparing the ADT to the baseline of 93 daily trucks generating 186 trips per day (33,349 trucks per year divided by 360 days multiplied by 2 trips for each truck) and 935 daily employee trips (315 existing employees multiplied by 3 trips per day). At the District’s discretion, the District may seek reimbursement from tenants that would contribute new daily trips in proportion to their contribution.</p>		
<p>MM-TRA-4: Westbound Right-Turn Overlap Phase at Norman Scott Road/32nd Street/ Wabash Boulevard Intersection. The San Diego Unified Port District currently has an established program to track the number of trucks that enter and exit the terminal each year associated with TAMT operations. Prior to generating an additional 195 new daily trips, the San Diego Unified Port District shall coordinate with the California Department of Transportation to determine the San Diego Unified Port District’s fair share payment to fund the addition of a westbound right-turn overlap phase to the intersection of Norman Scott Road/32nd Street/Wabash Boulevard, a California Department of Transportation–controlled intersection, to improve the delay caused by the proposed project. This would reduce the delay associated with the project by 20.8 seconds during the AM peak hour and by 19.9 seconds during the PM peak hour compared to unmitigated conditions, and would effectively reduce delay at this intersection to below current levels. (Note, for the STC Alternative, this mitigation measure would reduce the unmitigated delay associated with this alternative by 19.4 seconds during the AM peak hour and by 19.3 seconds during the PM peak hour.) In order to ensure the significant impact does not occur before the San Diego</p>	<p>Timing: Prior to generating an additional number of new daily trips indicated in the measure</p> <p>Method: Coordinate with Caltrans to determine the District’s fair share payment to fund the addition of a westbound right-turn overlap phase</p>	<p>Implementation: District</p> <p>Monitoring and Reporting: District</p> <p>Verification: District, Caltrans</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>Unified Port District has paid its fair share to the California Department of Transportation, the San Diego Unified Port District shall initiate payment once approximately 150 new daily trips are reached under the proposed project. The trigger will be determined by the San Diego Unified Port District by examining the average daily trips over a 1-month timeframe and comparing the average daily trips to the baseline of 93 daily trucks generating 186 trips per day (33,349 trucks per year divided by 360 days multiplied by 2 trips for each truck) and 935 daily employee trips (315 existing employees multiplied by 3 trips per day). At the San Diego Unified Port District's discretion, the San Diego Unified Port District may seek reimbursement from tenants that would contribute new daily trips in proportion to their contribution.</p>		
<p>MM-TRA-5: District Shall Inform All TAMT Workers to Park at the TAMT Facility or at an Authorized Offsite Parking Lot or Parking Garage. All TAMT workers, employees, and contractors are prohibited from using on-street parking or from parking at the neighboring Cesar Chavez Park. If no parking is available on the project site, the District's marine terminal supervisors shall inform all dock workers that they shall park within a parking garage or surface parking lot.</p>	<p>Timing: During project operation</p> <p>Method: Inform all dock workers to park within a parking garage or surface parking lot</p>	<p>Implementation: District</p> <p>Monitoring and Reporting: District</p> <p>Verification: District</p>
<p>MM-TRA-6: District to Maintain a Parking Inventory of TAMT. The inventory shall be initiated once the District's maritime operations staff identifies that an average of 475 employees are present at the project site during any single 8-hour shift, or the inventory shall be initiated if any future components of the TAMT plan remove any of the parking areas identified within the EIR to come within 50 parking spaces of an onsite parking deficit. The inventory of the parking supply and demand at the TAMT shall be created and maintained by the District. The inventory shall include the following considerations and requirements:</p> <ul style="list-style-type: none"> i. The inventory shall include all existing tenants, including tenant-specific parking lots or parking spaces identified in their lease and all non-exclusive parking spaces available at the TAMT. ii. The inventory shall include any parking required by the District's existing operations. iii. Once the trigger to prepare an inventory occurs, the inventory 	<p>Timing: Once the number of employees indicated in the measure are present at the project site during any single 8-hour shift or prior to coming within a 50 space parking deficit</p> <p>Method: Create and maintain an inventory of the parking supply and demand at the TAMT</p>	<p>Implementation: District</p> <p>Monitoring and Reporting: District, tenants</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>shall be updated for each new project component, new lease, or lease renewal where additional parking is required.</p> <p>iv. The inventory shall account for both construction- and operation-related parking supply and demand, but shall update the inventory once construction is completed and construction parking is no longer necessary.</p> <p>v. A determination of the surplus or deficit of parking on TAMT.</p>		
<p>MM-TRA-7: Proponents for Future Project Components, New Leases, or Lease Renewals Shall Prepare a Parking Management Plan. Prior to approval of any new project component or any new lease/lease renewal at TAMT, the project proponent (e.g., tenant) shall submit a Parking Management Plan to the District for review and approval, demonstrating that there would be adequate parking to accommodate all projected operational parking within their tenant’s leasehold or within an area available for use as parking. The Parking Management Plan shall consider the following.</p> <p>i. The identification of areas within the tenant’s leasehold to accommodate the new project component’s, new lease’s, or renewed lease’s parking needs.</p> <p>ii. Reserved parking spaces outside the tenants leasehold at the TAMT, as authorized by the District through formal agreement signed by the District’s Director of Maritime or his/her designee.</p> <p>iii. Alternative transportation options to reduce parking demand such as subsidized transit passes, bicycle racks, employee vanpools, or other carpooling incentive programs.</p> <p>iv. Preferential parking for carpools/vanpools.</p> <p>v. Employee shuttles to/from the union hall at shift changes, as feasible.</p> <p>vi. Reserved parking spaces with an offsite parking provider at either a parking garage or parking lot for the duration of the tenant’s lease, which shall include a shuttle program. The offsite parking spaces shall be authorized through a formal agreement with a parking provider and is subject to approval by the District.</p> <p>vii. Employer Coordination with SANDAG’s iCommute Program.</p> <p>The TAMT Parking Management Plan requires review and approval from the District’s Director of Maritime, which shall be based on</p>	<p>Timing: Prior to approval of any new project component or any new lease/lease renewal at TAMT</p> <p>Method: Submit a Parking Management Plan to the District for review and approval</p>	<p>Implementation: Project Proponent</p> <p>Monitoring and Reporting: District, Project Proponent</p> <p>Verification: District</p>

Mitigation Measures	Timing and Methods	Responsible Parties
<p>consultation with the TAMT Superintendent. All TAMT Parking Management Plans shall be enforced by the TAMT Superintendent.</p>		
<p>MM-C-TRA-1: Construct Managed Lanes on I-5 and I-15. SANDAG currently has plans to construct two managed lanes (one in each direction) on I-5 between I-15 and Palomar Street by the year 2030 as well as two additional multi-purpose lanes and two managed lanes on SR-15 between I-5 and SR-94 by the year 2050. The District shall coordinate with SANDAG and Caltrans to determine the proposed project’s fair share contribution. Because this mitigation measure is far into the future, the exact amount will need to be determined at a future date and prior to the project’s contribution to the affected freeway mainline sections reaching 0.005 change in V/C ratio. The following fair-share percentages under the MPC scenario analyzed for the proposed project, per affected freeway facility, should serve as guidance to the amount the District should pay toward a program or plan for the aforementioned freeway facility improvements to be constructed.</p>	<p>Timing: Prior to the project’s contribution to the affected freeway mainline sections reaching a change in V/C ratio indicated in the measure</p>	<p>Implementation: District</p>
<ul style="list-style-type: none"> • I-5 northbound between SR-94 & Imperial Avenue: 5 percent of the total cost for improvements to this segment. • I-5 northbound between 28th Street & SR-15: 13 percent of the total cost for improvements to this segment. • I-5 northbound between SR-15 & Main Street: 6 percent of the total cost for improvements at this segment. • SR-15 southbound between Market Street & Ocean View Boulevard: 11 percent of the total cost for improvements to this segment. 	<p>Method: Coordinate with SANDAG and Caltrans to determine the District’s fair share contribution to construct managed lanes on I-5 and SR-15</p>	<p>Monitoring and Reporting: District, Caltrans</p>
<p>The following fair-share percentages under the STC Alternative scenario, per affected freeway facility, should serve as guidance to the amount the District should pay toward a program or plan for the aforementioned freeway facility improvements to be constructed.</p>		<p>Verification: District</p>
<ul style="list-style-type: none"> • I-5 northbound between SR-94 & Imperial Avenue: 5 percent of the total cost for improvements to this segment. • I-5 northbound between SR-15 & Main Street: 6 percent of the total cost for improvements at this segment. • SR-15 southbound between Market Street & Ocean View Boulevard: 11 percent of the total cost for improvements to this 		

Mitigation Measures	Timing and Methods	Responsible Parties
segment.		
Utilities and Energy		
Demolition and Initial Rail Component		
<p>MM-C-UTIL-1: Prepare a Waste Management Plan. Prior to issuance of the construction permits, a waste management plan shall be prepared by the Applicant and submitted to the City’s Environmental Services Department for approval. The plan shall address the demolition, construction, and operation phases of the proposed project as applicable, and shall include the following.</p> <ol style="list-style-type: none"> 1. A timeline for each of the main phases of the proposed plan and near-term improvements (construction and operation). 2. Tons of waste anticipated to be generated (construction and operation). 3. Type of waste to be generated (construction and operation). 4. Description of how the proposed project will reduce the generation of construction and demolition (C&D) debris. 5. Description of how C&D material will be reused on site. 6. The name and location of recycling, reuse, and landfill facilities where recyclables and waste will be taken if not reused on site. 7. Description of how the C&D waste will be separated if a mixed C&D facility is not used for recycling. 8. Description of how the waste reduction and recycling goals will be communicated to subcontractors. 9. Description of how a “buy recycled” program for green construction products will be incorporated into the proposed project. 10. Description of any ISO or other certification, if any. 	<p>Timing: Prior to the issuance of construction permits</p> <p>Method: Prepare a waste management plan</p>	<p>Implementation: Project Proponent</p> <p>Monitoring and Reporting: District</p> <p>Verification: District, City of San Diego</p>

Mitigation Measures	Timing and Methods	Responsible Parties
Full TAMT Plan Buildout		
Implement MM-C-UTIL-1	Timing: Prior to the issuance of construction permits	Implementation: Project Proponent
	Method: Prepare a waste management plan	Monitoring and Reporting: District
		Verification: District, City of San Diego