

Mitigation Monitoring and Reporting Program Dolphin Green Car Wash

Prepared for:

City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

JANUARY 2024

MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)). This Mitigation Monitoring and Reporting Program (MMRP) will be used by the City of Oceanside (City) to ensure compliance with the mitigation measures identified in the Dolphin Green Car Wash Initial Study dated March 2020. The City, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to biological resources, noise, and water quality resources to less than significant.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, the party responsible for implementing mitigation measures, timing for implementation of mitigation measures, the agency responsible for monitoring of implementation and the date of completion.

With the Initial Study and related documents, this MMRP will be kept on file at the following location:

City of Oceanside Planning Department
300 North Coast Highway
Oceanside, California 92054

Table 1 - Mitigation Measures/Conditions of Approval		Implementation Timing	Agency Responsible for Monitoring	Date of Completion
Biological Resources				
MM BIO-1	A mitigation ration of 0.5:1 would be required for direct impacts to existing non-native grassland on site. Impacts to 0.06 acres of non-native grassland shall be mitigated through the purchase of 0.3 acres of non-native grassland within the Wildlife Corridor Planning Zone or Pre-approved Mitigation Areas as the site is within the Offsite Mitigation Zone of the sub-area plan. Onsite mitigation credit may be allowed elsewhere subject to approval from the Wildlife Agencies.	Prior to the issuance of a Grading Permit	City of Oceanside	
Hydrology and Water Quality				
MM WQ-1	Stormwater Quality Management Plan. Prior to issuance of any grading or building permit, the proposed project shall prepare, submit, and secure the approval of the City Engineer of a Final SWQMP consistent with the approved Preliminary SWQMP. Prior to the issuance of any Certificate of Occupancy, the proposed project shall complete the installation of all water quality improvements established by the Final SWQMP subject to inspection and approval by the City.	Prior to, during, and post construction	City of Oceanside	
MM WQ-2	The Storm Water Pollution Prevention Plan (SWPPP) shall emphasize structural and non-structural Best Management Practices (BMPs) in compliance with NPDES Program requirements. Specific measures shall include:	Prior to, during, and post construction	City of Oceanside	

Table 1 - Mitigation Measures/Conditions of Approval		Implementation Timing	Agency Responsible for Monitoring	Date of Completion
	<ul style="list-style-type: none"> • Siltation of drainage devices shall be handles through a maintenance program to remove silt/dirt from channels and parkin areas. • Surplus or waste material from construction shall not be placed in drainage ways or within the 100-year floodplain of surface waters. • All loose piles of soil, silt, clay, sand, debris, or other earthen materials shall be protected in a reasonable manner to eliminate any discharge to waters of the State. • During construction, temporary gravel dikes shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff. • Stabilizing agents such as straw, wood chips, and/or soil sealant/dust palliative shall be used during the interim period after grading in order to strengthen exposed soil until permanent solutions are implemented. • Revegetated areas shall be continually maintained in order to assure adequate growth and root development. 			

Table 1 - Mitigation Measures/Conditions of Approval		Implementation Timing	Agency Responsible for Monitoring	Date of Completion
Noise				
MM N-1	Noise sources associated with construction, repairs, remodeling, or the grading of any real property shall be exempt from the provisions of the City’s noise code if conducted from 7:00 a.m. to 6:00 p.m. on Monday through Friday, or from 8:30 a.m. to 4:30 p.m. on Saturday. Construction is prohibited at any time on Sunday or a federal holiday.	During construction	City of Oceanside	
MM N-2	Equipment will use available noise suppression devices and properly maintained mufflers. Construction noise will be reduced by using quiet or “new technology” equipment, particularly the quieting of exhaust noises by use of improved mufflers where feasible. All internal combustion engines used at the Project site will be equipped with the type of muffler recommended by the vehicle manufacturer. In addition, all equipment will be maintained in good mechanical condition so as to minimize noise created by faulty or poorly maintained engine, drive-train and other components.	During construction	City of Oceanside	
MM N-3	During all site preparation, grading, construction, contractors shall minimize the staging of construction equipment and unnecessary idling of equipment in the vicinity of residential land uses.	During construction	City of Oceanside	

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MM N-4	The equipment staging area will be situated so as to provide the greatest distance separation between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.	During construction	City of Oceanside	
MM N-5	Temporary walls/barriers/enclosures will be erected around stationary construction equipment when such equipment will be operated for an extended period of time and where there are noise sensitive receptors substantially affected. Noise barriers and enclosures will consist of absorptive material in order to prevent impacts upon other land uses due to noise reflection. In addition, complete enclosure structures will close or secure and openings where pipes, hoses, or cables penetrate the enclosure structure.	During construction	City of Oceanside	
MM N-6	Notification will be given to residences with 300 feet of planned construction activities thirty (30) days prior to commencement of demolition activity, and will include a brief description of the project, the overall duration of the various construction stages, noise abatement measures that will be taken, and the name and phone number of the construction site supervisor or his designee to report any violation of a noise or mitigation standard. However, there are no known residences within 300 feet of the commercially zoned property.	Prior to grading	City of Oceanside	

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Tribal Cultural Resources				
COA TCR-1	Applicant shall provide evidence to the City of Oceanside that a monitoring agreement has been established with the San Luis Rey Band of Luiseño Indians or the Rincon Band of Luiseño Indians prior to issuance of a grading permit and that a monitoring report and related documentation be provided as evidence the condition of approval was satisfied.	Prior to issuance of the grading permit	City of Oceanside	
COA TCR-2	<p>Should human remains be encountered, all work in the immediate vicinity of the burial must cease, and any necessary steps to ensure the integrity of the immediate area must be taken. The San Diego County Coroner will be immediately notified to determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner has 24 hours to notify the NAHC, who will, in turn, notify the person they identify as the most likely descendent (MLD) of any human remains. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance.</p> <p>The City shall ensure that the procedures for the treatment of Native American human remains contained in California Health and Safety Code Sections 7050.5 and 7052 and Public Resources Code Section 5097 are followed.</p>	During construction.	City of Oceanside	

