

## 7.0 MITIGATION MONITORING AND REPORTING PROGRAM

### 7.1 MITIGATION MONITORING REQUIREMENTS

Public Resources Code (PRC) Section 21081.6 (enacted by the passage of Assembly Bill [AB] 3180) mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- I. The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
- II. The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.
- III. A public agency shall provide the measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents which address required mitigation measures or in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- IV. Prior to the close of the public review period for a draft environmental impact report or mitigated negative declaration, a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either submit to the lead agency complete and detailed performance objectives for mitigation measures which would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures which mitigate impacts to resources which are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance by a responsible agency or agency having jurisdiction over natural resources affected by a project with that requirement shall not limit that authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

## 7.2 MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the 22nd District Agricultural Association (DAA) to ensure that all mitigation measures adopted as part of the proposed 2008 Master Plan will be carried out as described in this EIR.

Table 7.A lists each of the mitigation measures specified in this EIR and identifies the party or parties responsible for implementation and monitoring of each measure.

Table 7.B lists each of the programmatic impact avoidance and mitigation strategies identified in this EIR for the proposed long-term projects and also identifies the party or parties that may be responsible for implementation and monitoring of such measures. Note that the long-term projects require further analysis upon final design or implementation by other lead agencies, and additional or revised mitigation measures may be applicable or required at the time those projects are pursued.

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
<b>4.1 LAND USE</b>			
4.1.1	The 22nd District Agricultural Association (DAA) will schedule events in accordance with a construction phasing plan described in Chapter 3.0 of this Environmental Impact Report (EIR) for the Master Plan projects to avoid conflicts between on-site events and construction activity.	22nd DAA	Prior to the initiation of demolition or construction
4.1.2	The 22nd District Agricultural Association (DAA) will prepare a Construction Management Plan (CMP) for each Master Plan demolition and/or construction project prior to the initiation of demolition or construction that will address potential construction effects to off-site land uses. The CMP will include, as appropriate for the project, dates and duration of demolition/construction activity; site access for construction vehicles; and required mitigation discussed in this Environmental Impact Report (EIR) and other methods to reduce short-term effects to off-site land uses, such as construction fencing, dust control measures, and traffic control measures. See also Mitigation Measure 4.2.1 in the Traffic and Circulation section of this EIR.	22nd DAA/SDRWQCB	Prior to the initiation of demolition or construction
4.1.3	Prior to demolition of the existing on-site fire station, the 22nd District Agricultural Association (DAA) will make arrangements for the acquisition of the destination site (Parcels 30/31) for the new fire station. A certificate of occupancy for the new fire station shall be required prior to initiation of demolition of the existing fire station (also, see Mitigation Measure 4.1.1).	22nd DAA	Prior to demolition of the existing on-site fire station
4.1.4	Prior to demolition of the existing fire station, the lead agency for implementing the fire station will apply for approval of the necessary City of Del Mar discretionary permits, including (1) a local Conditional Use Permit (CUP), (2) a Standards Variance for height; (3) Design Review Board approval, and (4) a Local Coastal Development Permit (LCDP) from the City of Del Mar to construct the new fire station. A Certificate of Occupancy for the new fire station is required prior to initiation of demolition of the existing fire station. The 22nd District Agricultural Association (DAA) will verify approval of the local	22nd DAA	Prior to demolition of the existing on-site fire station

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	discretionary actions.		
4.1.5	The 22nd District Agricultural Association (DAA), in consultation with the City of Del Mar, will ensure that the construction of the fire station will not necessitate temporary closure of the existing trail along the south bank of the San Dieguito River.	22nd DAA	Prior to demolition of the existing on-site fire station
4.1.6	The 22nd District Agricultural Association (DAA) will prepare a Construction Management Plan (CMP) for each Master Plan demolition and/or construction project prior to the initiation of demolition or construction, which will address potential construction effects to on-site land uses. The CMP will include, as appropriate for the project, measures and methods to reduce impacts to the on-site activities, and/or a strategy to relocate affected uses to other parts of the Fairgrounds site. Such strategies may include but are not limited to temporary traffic-control measures, dust-control measures, fencing, and construction-area security, as warranted. See also Mitigation Measure 4.2.1 in the Traffic and Circulation section of this Environmental Impact Report (EIR).	22nd DAA	Prior to the initiation of demolition or construction
<b>4.2 TRANSPORTATION</b>			
4.2.1	Prior to notice to proceed for construction of the proposed hotel/exhibit hall, the 22nd District Agricultural Association (DAA) shall negotiate and enter into agreements with the Cities of Del Mar, Solana Beach, and San Diego for the fair share of the proportionate cost of the total costs for street improvements identified in Mitigation Measure 4.2.3 when each of the Cities has a funding plan and a funding mechanism that provides for all cumulative projects contributing to the total cost of the improvements. Fees shall be provided by the 22nd DAA to the Cities that will implement the mitigation improvement.	22nd DAA	Prior to notice to proceed for construction of the proposed hotel/exhibit hall

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
4.2.2	<p>Prior to notice to proceed for construction of the proposed hotel/exhibit hall, the 22nd District Agricultural Association (DAA) shall negotiate and enter into an agreement with the California Department of Transportation (Caltrans) for the fair share of the proportionate cost for freeway ramp improvements identified in Mitigation Measure 4.2.3 when Caltrans has a funding plan and a funding mechanism that provides for all cumulative projects contributing to the total cost of the improvements. Fees shall be provided by the 22nd DAA to Caltrans, which will implement the mitigation improvement.</p>	22nd DAA	Prior to notice to proceed for construction of the proposed hotel/exhibit hall
4.2.3	<p>Prior to occupancy of the exhibit halls/rooftop sports fields, hotel facilities, or the Health Club/Sports Training Facility, the 22nd District Agricultural Association (DAA) will contribute a proportionate fair share amount pursuant to Mitigation Measures 4.2.1 and 4.2.2 for the implementation of the following improvements. It should be noted that the improvements provided below are needed in Off-Season, Fair, and Race Meet conditions except where noted.</p> <ul style="list-style-type: none"> <li>• Intersections: <ul style="list-style-type: none"> <li>○ 1. Lomas Santa Fe Drive/Highway 101: Restripe eastbound approach and provide a left- and through-right lane, as well as east-west permitted left-turn phasing.</li> <li>○ 3. Via de la Valle/Camino Del Mar: Add westbound right-turn-overlap phase and prohibit southbound U-turns (long-term only)</li> <li>○ 4. Via de la Valle/Solana Gate: Install a traffic signal.</li> <li>○ 5. Via de la Valle/Jimmy Durante Boulevard: Construct westbound triple left-turn lanes on Via de la Valle to Jimmy Durante Boulevard, and modify striping on southbound Jimmy Durante Boulevard to accommodate three left-turn lanes.</li> <li>○ 9. Via de la Valle/El Camino Real West: Add northbound right-turn-overlap phase and prohibit westbound U-turns (Off-Season</li> </ul> </li> </ul>	22nd DAA	Prior to occupancy of the exhibit halls/rooftop sports field, hotel facilities, or the Health Club/Sports Training Facility

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	<p>and Fair conditions only).</p> <ul style="list-style-type: none"> <li>○ 11. Jimmy Durante Boulevard/Main Gate: Install a traffic signal.</li> <li>○ 12. Jimmy Durante Boulevard/Hotel Driveway: Install a traffic signal and a northbound left-turn lane</li> <li>○ 13. Jimmy Durante Boulevard/San Dieguito Drive: Install a traffic signal.</li> <li>○ 15. Camino Del Mar/13th Street: Install a traffic signal.</li> <li>○ 16. Camino Del Mar/11th Street: Install a traffic signal.</li> <li>○ 18. Camino Del Mar/Del Mar Heights Road: Change signal phasing to include a northbound right-turn overlap phase.</li> <li>• Street Segments:                         <ul style="list-style-type: none"> <li>○ Camino Del Mar – 15th Street to 11th Street (intersection improvements to the Camino Del Mar/11th Street intersection described above would mitigate this segment impact)</li> <li>○ Via de la Valle – Jimmy Durante Boulevard to I-5 Southbound (SB) Ramps: Intersection improvements to the Via de la Valle/Jimmy Durante Boulevard intersection described above will mitigate this roadway segment.</li> </ul> </li> <li>• Freeway Ramp Meter:                         <ul style="list-style-type: none"> <li>○ Via de la Valle I-5 SB Ramp: Add additional storage lane on SB ramp</li> </ul> </li> </ul>		

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
<b>4.3 AIR QUALITY</b>			
4.3.1	Prior to and during construction, the construction contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency. The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer’s specifications.	Construction Contractor/ California Construction Authority (CCA)	Prior to and during construction
4.3.2	Prior to construction, the construction contractor shall ensure, and the California Construction Authority (CAA) shall verify that construction grading plans include a statement that work crews will shut off equipment when not in use.	Construction Contractor/ CCA	Prior to and during construction
4.3.3	During construction, the construction contractor shall time the construction activities so as not to interfere with peak-hour traffic and to minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways. The California Construction Authority (CCA) shall verify implementation of this measure.	Construction Contractor/ CCA	During construction
4.3.4	During construction, the construction contractor shall support and encourage ridesharing and transit incentives for the construction crew. The California Construction Authority (CCA) shall verify implementation of this measure.	Construction Contractor/ CCA	During construction
4.3.5	During construction, the construction contractor shall ensure, and the California Construction Authority (CAA) shall verify that portions of the construction site to remain inactive longer than a period of three months are seeded and watered until grass cover is grown.	Construction Contractor/ CCA	During construction
4.3.6	During construction, the construction contractor shall ensure, and the California Construction Authority (CAA) shall verify that all active portions of the construction site are watered a minimum of twice daily, more often when needed due to dry or windy conditions, to prevent excessive amounts of dust.	Construction Contractor/ CCA	During construction

**Table 7.A: Mitigation and Monitoring Reporting Program**

<b>Mitigation Measure</b>	<b>Requirements of Measure</b>	<b>Responsible Party</b>	<b>Timing for Mitigation Measure</b>
4.3.7	During construction, the construction contractor shall ensure, and the California Construction Authority (CAA) shall verify that on-site vehicle speed shall be limited to 15 miles per hour (mph).	Construction Contractor/ CCA	During construction
4.3.8	During construction, the construction contractor shall ensure, and the California Construction Authority (CAA) shall verify that all on-site roads are paved as soon as feasible or watered periodically or chemically stabilized.	Construction Contractor/ CCA	During construction
4.3.9	During construction, the construction contractor shall ensure, and the California Construction Authority (CAA) shall verify that all material excavated or graded is sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day. Surfactants shall be applied to stock piles of dirt, inactive construction areas, and construction roads.	Construction Contractor/ CCA	During construction
4.3.10	During construction, the construction contractor shall ensure, and the California Construction Authority (CAA) shall verify that all clearing, grading, earth moving, or excavation activities cease during periods of high winds (i.e., greater than 25 miles per hour [mph] averaged over 1 hour).	Construction Contractor/ CCA	During construction
4.3.11	During construction, the construction contractor shall ensure, and the California Construction Authority (CAA) shall verify that all material transported off site is either sufficiently watered or securely covered to prevent excessive amounts of dust.	Construction Contractor/ CCA	During construction
4.3.12	During construction, the construction contractor shall ensure, and the California Construction Authority (CAA) shall verify that the area disturbed by clearing, grading, earth moving, or excavation operations is minimized at all times.	Construction Contractor/ CCA	During construction
4.3.13	During final design, the Project Engineer shall specify, and during construction the construction contractor shall ensure, that all paint and other architectural coatings used are low volatile organic compound (VOC) emissions materials.	22nd DAA/Project Engineer/Construction Contractor	During final design/construction

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
4.3.14	Upon adoption of the proposed Master Plan, the 22nd District Agricultural Association (DAA) will submit the plan to San Diego Association of Governments (SANDAG) and San Diego Air Pollution Control District (SDAPCD) for incorporation into SANDAG forecasts and the Regional Air Quality Strategies (RAQS).	22nd DAA/SANDAG/ SDAPCD	Upon adoption of the proposed Master Plan
<b>4.4 NOISE</b>			
4.4.1	During construction of any of the Master Plan projects, the construction contractor shall ensure, and the California Construction Authority (CCA) shall verify, that construction is limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 9:00 a.m. to 7:00 p.m. on Saturdays. No construction activities are permitted outside of these hours or on Sundays, federal holidays, or City of Del Mar holidays.	Construction Contractor/ CCA	During construction of any of the Master Plan projects
4.4.2	Prior to issuance a certificate of occupancy for the hotel, the 22nd District Agricultural Association (DAA) shall ensure, and the California Construction Authority (CCA) will verify, that hotel rooms located within 445 feet of the centerline of Jimmy Durante Boulevard are equipped with mechanical ventilation.	22nd DAA/CCA	Prior to issuance of a certificate of occupancy for the hotel
4.4.3	Prior to issuance a certificate of occupancy for the hotel, the 22nd District Agricultural Association (DAA) shall ensure, and the California Construction Authority (CCA) will verify, that a 6-foot barrier is constructed around the perimeter of the proposed pool area.	22nd DAA/CCA	Prior to issuance of a certificate of occupancy for the hotel
4.4.4	Prior to issuance a certificate of occupancy for the hotel, the 22nd District Agricultural Association (DAA) shall ensure, and the California Construction Authority (CCA) will verify, that hotel rooms located within 792 feet of the railroad centerline are equipped with mechanical ventilation.	22nd DAA/CCA	Prior to issuance of a certificate of occupancy for the hotel
4.4.5	Prior to issuance of a certificate of occupancy for the proposed fire station, the 22nd District Agricultural Association (DAA) shall request the Del Mar Fire Department to use fire truck lights only in proximity to residences and to refrain from siren use until farther away from the residential neighborhoods, to the greatest extent feasible and safe.	22nd DAA	Prior to issuance of a certificate of occupancy for the proposed fire station

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<b>4.5 AESTHETICS</b>			
4.5.1	<p>Prior to initiation of construction for any Master Plan project, the 22nd District Agricultural Association (DAA) shall prepare lighting plans designed to minimize light spillage and glare and to minimize both daytime and nighttime visual effects. The lighting plans will meet the following performance standards:</p> <ul style="list-style-type: none"> <li>• Outdoor lighting fixtures that are used to illuminate a premises, architectural feature or landscape feature on private property shall be directed, shielded, or located in such a manner that the light source is not visible off site, to minimize light emission above the horizontal plane, and so that light does not fall onto surrounding properties or create glare hazards within public rights-of-way.</li> <li>• Lighting fixtures below 4,050 lumens are permitted. Lighting fixtures above 4,050 lumens shall be limited to low-pressure sodium or high-pressure sodium and equipped with cut-off optics (fixtures that limit illumination to less than 2.5 percent uplight).</li> <li>• Outdoor lighting used to illuminate recreational activities may continue after 11:00 p.m. only when equipped with automatic timing devices and shielded to minimize light pollution.</li> <li>• The proposed reader board sign will be turned off at or before 11:00 p.m. daily.</li> </ul>	22nd DAA	Prior to initiation of construction
<b>4.6 BIOLOGICAL RESOURCES</b>			
4.6.1	<p>Prior to construction of the Solana Gate realignment and Building D, and prior to paving the East Parking Lot, if construction is proposed during the nesting season for Belding's Savannah sparrow, the 22nd District Agricultural Association (DAA) or an authorized representative will initiate consultation with the California Department of Fish and Game (CDFG) and determine the appropriate course of action to address potential adverse effects to this State-listed species. If acceptable to the</p>	22nd DAA/CDFG	Prior to construction of the Solana Gate realignment and Building D, and prior to paving the East Parking Lot

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	<p>CDFG, a qualified biologist shall conduct a preconstruction survey no more than one week prior to the scheduled start of construction for nesting Belding’s Savannah sparrow using a protocol acceptable to the CDFG in suitable habitat within the impact area and up to 200 feet (ft) from the edge of the area of direct impacts, prior to onset of construction (including vegetation clearing and any ground-disturbing activities). The results of the survey shall be summarized in a memorandum and submitted to the CDFG within 48 hours. If nesting birds are detected, suitable avoidance measures shall be determined in conjunction with the CDFG, which may include prohibiting construction within 100 ft of the active nest and/or having a biological monitor present on site whenever construction activities are scheduled within 300 ft of the nest. If a biological monitor is required, the monitor shall be equipped with binoculars or a spotting scope that allow remote observation of the nesting birds, and the monitor shall be empowered by the 22nd DAA to halt construction work in the vicinity of the nesting birds if the monitor believes the nest is at risk of failure or the birds are excessively disturbed.</p>		
4.6.2	<p>The 22nd District Agricultural Association (DAA) will endeavor to conduct vegetation clearing (including ornamental vegetation) and grading outside of the nesting season. If construction is proposed between February 1 and August 31, a qualified biologist familiar with local avian species and the requirements of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code shall conduct a preconstruction survey for nesting birds no more than one week prior to construction. The survey will include the area of impact and suitable habitat up to 300 feet (ft) from the area of impact (as appropriate, given the anticipated nature of project impacts). The results of the survey will be recorded in a memo and submitted to the 22nd DAA within 48 hours. If the survey is positive, and the nesting species are subject to the MBTA or California Fish and Game Code, the memo shall be submitted to the California Department of Fish and Game (CDFG) to</p>	22nd DAA/CDFG	Prior to initial vegetation clearing and grading

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	determine appropriate action. If the survey is inconclusive, either due to ambiguous behavior by birds or overly dense vegetation, a qualified biologist shall be retained to monitor the site during initial vegetation clearing and grading, as well as during other activities that would have the potential to disrupt nesting behavior. The monitor shall be empowered by the 22nd DAA to halt construction work in the vicinity of the nesting birds if the monitor believes the nest is at risk of failure or the birds are excessively disturbed.		
4.6.3	During all construction activities, the construction contractor shall implement, and the California Construction Authority (CCA) shall ensure, that appropriate best management practices (BMPs) to reduce the potential for siltation, sedimentation, or contamination of nearby waters or wetlands.	Construction Contractor/ CCA	During all construction activities
4.6.4	To minimize construction impacts relating to dust during construction, the 22nd District Agricultural Association (DAA) shall require, and the California Construction Authority (CCA) shall ensure, that contractors to implement appropriate best management practices (BMPs) such as stabilizing loose soils, periodically spraying down exposed soil with water, providing wheel washing stations, and reducing vehicular speed within unpaved areas to minimize dust generation. If appropriate, the 22nd DAA shall consider requiring the contractor to periodically wash native vegetation affected by dust accumulation with water. The CCA shall verify implementation of this measure.	22nd DAA/Construction Contractor/CCA	During all construction activities
4.6.5	To minimize construction impacts relating to introduction of exotic or invasive species, the 22nd District Agricultural Association (DAA) shall require contractors and staff to adhere to the following regulations, as appropriate: <ul style="list-style-type: none"> <li>• All landscaping plants and materials be free of plants or plant material from species that are listed on any California Invasive Plant Control (Cal-IPC) list of “invasive nonnative plants that threaten wildlands” applicable to San Diego County or the Southern</li> </ul>	22nd DAA/Construction Contractor	During all construction activities

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	<p>California region.</p> <ul style="list-style-type: none"> <li>Contractor vehicles shall be washed to remove invasive species seeds prior to conducting work in proximity to native vegetation communities or areas set aside for restoration of native vegetation communities.</li> </ul>		
4.6.6	<p>Following construction associated with the realignment of the Solana Gate driveway, the 22nd District Agricultural Association (DAA) shall retain a qualified restoration biologist to prepare a habitat restoration plan to restore the man-made drainage feature to preconstruction conditions or better, resulting in a minimum of 0.37 acre (ac) meeting the criteria for California Department of Fish and Game (CDFG) and California Coastal Commission (CCC) jurisdiction. Of this area, a minimum of 0.01 ac shall meet the United States Army Corps of Engineers (Corps) definition of wetland waters of the United States (U.S.) and a minimum of 0.30 ac shall meet the Corps definition of nonwetland waters of the U.S. The 22nd DAA shall retain a qualified restoration contractor to implement this plan, and the California Construction Authority (CCA) shall verify compliance. Restoration shall be conducted by a qualified contractor in accordance with the habitat restoration plan, which will be subject to approval by the CDFG, the Corps, the Regional Water Quality Control Board (RWQCB), and the CCC, and shall be monitored by a qualified restoration biologist independent of the restoration contractor for five years or until success criteria are met. The Project Biologist shall ensure that periodic reports are submitted to the 22nd DAA, the CDFG, the Corps, the RWQCB, and the CCC, in accordance with the approved restoration plan and applicable regulatory requirements. Implementation of this measure will be verified by the 22nd DAA.</p>	22nd DAA/CCA/Project Biologist	Beginning/after construction of the Solana Gate driveway and monitored annually for 5 years or until success criteria are met
4.6.7	<p>To offset impacts to natural communities and California Coastal Commission (CCC) and California Department of Fish and Game (CDFG) wetlands affected by the Solana Gate realignment, the 22nd</p>	22nd DAA/Project Biologist	Prior to the Solana Gate realignment and monitored annually for 5 years or until

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Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	<p>District Agricultural Association (DAA) shall restore 0.20 acre (ac) of salt marsh and/or Diegan coastal sage scrub habitat in the South Lot adjacent to the existing restoration area. A minimum of 0.04 ac of southern coastal salt marsh shall be restored. To the extent feasible, this area shall be contiguous with existing salt marsh and shall meet the CCC definition of wetlands. The remaining 0.16 ac may be a combination of southern coastal salt marsh and Diegan coastal sage scrub, in a ratio determined by a qualified restoration biologist to be appropriate for site conditions, or may consist entirely of southern coastal salt marsh. Restoration shall be conducted by a qualified contractor in accordance with a habitat restoration plan approved by the CDFG, the United States Army Corps of Engineers (Corps), the Regional Water Quality Control Board (RWQCB), and the CCC, and shall be monitored by a qualified restoration biologist independent of the restoration contractor for five years or until success criteria are met. The Project Biologist shall ensure that periodic reports are submitted to the 22nd DAA, the CDFG, the Corps, the RWQCB, and the CCC, in accordance with the approved restoration plan and applicable regulatory requirements. The restoration is anticipated to occur in the South Lot adjacent to ongoing restoration, and implementation of this measure will be verified by the 22nd DAA.</p>		<p>success criteria are met</p>
<p>4.6.8</p>	<p>To the maximum extent feasible, the 22nd District Agricultural Association (DAA) shall require all construction contractors to avoid direct or indirect disturbances to rare natural communities, as defined by the California Department of Fish and Game (CDFG) and/or other agencies. These communities shall be clearly delineated on construction plans when they occur in proximity to or within the project impact footprint. No staging areas or temporary access routes shall be placed within such communities, except where such areas occur within the identified project impact footprint. Any unforeseen or accidental impacts to such communities shall be subject to appropriate restoration following construction, in accordance with a habitat restoration plan prepared by a qualified restoration biologist. The Project Biologist and 22nd DAA shall</p>	<p>22nd DAA/Project Biologist</p>	<p>During any construction or demolition activities</p>

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4.6.9	<p>verify implementation of this measure.</p> <p>In addition to the 2.14 acre (ac) salt marsh restoration currently in progress and the 0.20 ac to be restored in accordance with Mitigation Measure 4.6.7, the remaining one-third of the South Lot (for a total of approximately 3 ac) to wetlands and other native habitat shall be restored as mitigation for long-term projects and future projects (mitigation banking) (subject to subsequent California Environmental Quality Act [CEQA] review and clearance). This area may be used to offset impacts from near-term projects as well, if needed to fulfill permit requirements. Restoration shall be conducted by a qualified contractor in accordance with a habitat restoration plan approved by the CDFG, the Corps, the RWQCB, and the CCC, and shall be monitored by a qualified restoration biologist independent of the restoration contractor for five years or until success criteria are met. The Project Biologist shall verify that periodic reports are submitted to the 22nd District Agricultural Association (DAA), the CDFG, the Corps, the RWQCB, and the CCC, in accordance with the approved restoration plan and applicable regulatory requirements. Implementation of this measure will be verified by the 22nd DAA.</p>	22nd DAA/Project Biologist	Prior to implementation of the long-term projects
<b>4.7 CULTURAL RESOURCES</b>			
4.7.1	<p>Prior to issuance of any notice to proceed, the California Construction Authority (CCA) shall oversee implementation of a grading, monitoring, and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources on the Fairgrounds and fire station site. This program shall include, but shall not be limited to, the following actions:</p> <p>a. Provide evidence that a consulting archaeologist with supervisory level experience has been retained to implement a grading, monitoring, and data recovery program. A letter from the consulting archaeologist shall be submitted to the CCA. The letter shall include</p>	CCA	Prior to issuance of any notice to proceed

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	<p>the following guidelines, which shall also be noted on all grading plans:</p> <ul style="list-style-type: none"> <li>i. The consulting archaeologist/historian shall attend the pregrading meeting with the contractors to explain and coordinate the requirements of the monitoring program.</li> <li>ii. The project archaeologist shall monitor all areas identified for development, including off-site improvements.</li> <li>iii. An adequate number of monitors shall be present to ensure that all earth-moving activities are observed and shall be on site during all grading activities for all areas to be monitored.</li> <li>iv. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on site as determined by the Principal Investigator of the excavations. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist.</li> <li>v. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the California Construction Authority at the time of discovery. The Principal Investigator, in consultation with the California Construction Authority, shall determine the significance of the discovered resources. The California Construction Authority must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a</li> </ul>		

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Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	<p>Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal Investigator and approved by the California Construction Authority, then carried out using professional archaeological methods.</p> <p>vi. In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a San Diego facility that meets federal standards per 36 Code of Federal Regulations (CFR) Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be timely and transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.</p> <p>vii. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the California Construction Authority prior to the issuance of a notice to proceed on building construction. The report shall include Department of Parks and Recreation (DPR) Primary and Archaeological Site forms.</p> <p>viii. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the California Construction Authority by the Principal Investigator once grading monitoring activities have been completed.</p>		
4.7.2	Prior to issuance of a notice to proceed, the California Construction Authority shall retain a paleontologist. The letter shall state that the		

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	<p>applicant has retained this consultant, that the consultant shall be present at the pregrade conference, and that the consultant will monitor all grading and other significant ground-disturbing activities within areas mapped as the Torrey Sandstone, the Bay Point Formation, or Pleistocene Alluvium beginning at the surface. For areas mapped as Holocene (less than 10,000 years) Alluvium, monitoring will not be required until a depth of 5 feet (ft) below the surface has been reached. Once a depth of 5 ft has been reached in Holocene Alluvium, spot monitoring should begin to determine what sediments are being encountered. If the spot monitoring indicates that the sediments are still Holocene Alluvium, spot-monitoring can continue. If during the spot monitoring either Torrey Sandstone, the Bay Point Formation, or deeply buried Pleistocene alluvial sediments are encountered, monitoring shall begin on a full-time basis, in those areas, for paleontological resources. In addition, the consultant shall provide on-call services in the event that resources are discovered at shallower depths.</p>	<p>CCA</p>	<p>Prior to issuance of a notice to proceed</p>
<p>4.7.3</p>	<p>In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:</p> <ol style="list-style-type: none"> <li>a. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the San Diego County Coroner is contacted to determine whether the remains are prehistoric and that no investigation of the cause of death is required. If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) from the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any</li> </ol>	<p>Construction Contractor and the 22nd DAA</p>	<p>Prior to and during any construction activity</p>

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	<p>associated grave goods as provided in Public Resources Code (PRC) Section 5097.98, or</p> <p>b. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the property in a location not subject to further subsurface disturbance:</p> <ul style="list-style-type: none"> <li>i. The NAHC is unable to identify an MLD, or the MLD failed to make a recommendation within 48 hours after being notified by the commission.</li> <li>ii. The identified MLD fails to make a recommendation.</li> <li>iii. The landowner or his/her authorized representative rejects the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner.</li> </ul>		
<b>4.8 GEOLOGY AND SOILS</b>			
4.8.1	<p>Appropriate seismic design provisions shall be implemented with project design and construction in accordance with governing building codes. Unless superseded by other regulatory provisions or standards, seismic design criteria shall be developed on the basis of the requirements of the current California Building Code (CBC) and reviewed and approved by the California Construction Authority (CCA) prior to issuance of any notice to proceed for construction activities. The following CBC design parameters are based on the 2001 edition of the CBC (Table 16 I-U). These parameters are considered applicable for the seismic design evaluation of proposed structures pending any more recent updates of the CBC, or unless more site-specific design values are required by the project structural engineer (e.g., response spectra or site period).</p>	22nd DAA/CCA	Prior to commencement of any construction activity

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	<p><b>Project Site Seismic Design Parameters</b>                      Seismic Zone Factor Z: 0.4                      Soil Profile Type: S<sub>D</sub>                      Design Fault: Rose Canyon                      Fault Distance: 2.5 mi</p> <p>Prior to issuance of a notice to proceed for any construction activities, the 22nd District Agricultural Association (DAA) will confirm that the CCA Official (or designee) reviews and approves final design plans to ensure that all structures are designed to resist earthquake forces as defined by the CBC for a Seismic Zone 4.</p>		
4.8.2	<p>The 22nd District Agricultural Association (DAA) shall ensure that remedial treatment is provided for any of the existing fills and/or underlying alluvium that are comprised of loose sandy soils that may become saturated in the future and are also intended for support of planned structures, slopes, and associated improvements. In general, foundation soils that are within a 1:1 (45-degree) downward projection from the perimeter of proposed structures, slopes, and associated improvements shall be considered as supporting these improvements. Remedial treatment of highly compressible soil and/or undocumented/unengineered fill that is intended for the support of planned improvements shall be performed, as required by the Project Geotechnical Consultant. Removal of these unsuitable soils and replacement with granular compacted fill is considered the most straightforward method of remedial treatment. Alternative remediation measures, such as in-situ densification and/or installation of deep foundations, may be used in areas of the site where existing constraints make removal and compaction cost-prohibitive or difficult due to property line constraints. Site-specific final design evaluation and grading plan review shall be performed by the project geotechnical consultant, including assessment of possible remedial alternatives prior to the start of grading construction. Design and grading construction shall</p>	22nd DAA/CCA	Prior to issuance of any notice to proceed

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	be performed in accordance with the requirements of the California Building Code (CBC) applicable at the time of grading and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review and approval by the California Construction Authority (CCA) prior to issuance of any notice to proceed.		
4.8.3	The 22nd District Agricultural Association (DAA) shall provide detailed geotechnical investigation reports for the Rough Grading Plan to the California Construction Authority (CCA) with engineered grading plans to further evaluate faults, subsidence, slope stability, landslides, surficial failures, settlement, foundations, grading constraints, liquefaction potential, issues related to shallow groundwater, and other soil engineering design conditions, and to provide site-specific recommendations to mitigate these issues/hazards. The geotechnical reports shall be prepared and signed/stamped by a Registered Civil Engineer specializing in geotechnical engineering and a Certified Engineering Geologist. Geotechnical rough-grading plan review reports shall be prepared in accordance with the requirements of the California Building Code (CBC) applicable at the time of grading and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the CCA prior to issuance of any notice to proceed.	22nd DAA/CCA	Prior to issuance of any notice to proceed
4.8.4	The construction manager for the California Construction Authority (CCA) shall ensure and confirm to the 22nd District Agricultural Association (DAA) that all grading operations and construction are conducted in conformance with the recommendations included in the geotechnical reports for the proposed project site titled <i>Limited Geotechnical Evaluation Del Mar Fairgrounds Master Plan, Del Mar, California</i> (Ninyo & Moore, September 2006) <i>Limited Geotechnical Evaluation Hotel and Exhibit Hall at Del Mar Fairgrounds, Del Mar California</i> (Ninyo & Moore, May 2007) and the <i>Report of Preliminary Geotechnical Investigation Proposed Parking Lot and Event Area Del Mar Fairgrounds</i> , prepared by Christian Wheeler Engineering, March	22nd DAA/CCA	Prior to commencement of any grading activity

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	2008), (included in Appendix G of this Environmental Impact Report [EIR]).		
4.8.5	The 22nd District Agricultural Association (DAA) shall ensure that additional site testing and final design evaluation regarding the possible presence of significant volumes of corrosive soils on site is performed by the project geotechnical consultant to refine and enhance the preliminary recommendations. Grading plan review shall also be performed by the project geotechnical consultant prior to the start of grading to verify that the recommendations developed during the geotechnical design evaluation have been appropriately incorporated into the project plans. Final design and recommendations regarding corrosive soils shall be based on testing and analyses of the near-surface soils following completion of grading. Design and grading construction shall be performed in accordance with the requirements of the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and recommendations of the project geotechnical consultant as summarized in a final report, subject to review and verification by the California Construction Authority (CCA) prior to commencement of any grading activity. On-site inspection during grading shall be conducted by the project geotechnical consultant to ensure compliance with geotechnical specifications as incorporated into project plans.	22nd DAA/CCA	Prior to commencement of any grading activity
<b>4.9 HAZARDS AND HAZARDOUS MATERIALS</b>			
4.9.1	Prior to the issuance of any demolition permits, predemolition surveys for asbestos-containing materials (ACMs) and lead-based paints (LBPs) (including sampling and analysis of all suspected building materials) and inspections for polychlorinated biphenyls (PCB) and mercury-containing electrical fixtures shall be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials (ASTM) E 1527-05, and 40 Code of Federal Regulations [CFR], Subchapter R, Toxic Substances Control Act	22nd DAA	Prior to issuance of any demolition permits

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	<p>[TSCA], Part 716). If the predemolition surveys do not find ACMs, LBP, or PCB-containing electrical fixtures, the 22nd District Agricultural Association (DAA) shall provide documentation of the inspection and its results to the County of San Diego Department of Environmental Health (DEH) to confirm that no further abatement actions are required. If the predemolition surveys find evidence of ACMs, LBP, or PCB- and mercury-containing electrical fixtures, all such materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations (e.g., San Diego Air Pollution Control District [SDAPCD]) and to provide safety to workers and the adjacent community. The 22nd DAA shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the DEH showing that abatement of any ACMs, LBP, or PCB- and mercury-containing electrical fixtures identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agency(ies) (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795, and CCR Title 8, Article 2.6). An Operating and Maintenance (O&amp;M) Plan shall be prepared for any ACM, LBP, or PCB- and mercury-containing fixtures to remain in place and will be reviewed and approved by DEH.</p>		
4.9.2	<p>The 22nd District Agricultural Association (DAA) shall perform a complete soil characterization in the vicinity of the known releases on the proposed project site (e.g., 22nd DAA Maintenance Area, the Del Mar Thoroughbred Club maintenance area, northeast corner of the Fairgrounds affected by the release at ARCO, 660 Via de la Valle) prior to the start of construction in those areas and provide an on-site, third-party monitor of these efforts. The third-party monitor shall be allowed to inspect the monitoring and testing activities on site as well as the records</p>	22nd DAA	Prior to start of construction

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	<p>and test results. The purpose of the monitoring and testing activities is to determine whether the soil is considered hazardous or nonhazardous and to ensure that surface soil conditions and conditions of exposed soils are safe and acceptable for on-site workers, on-site visitors, and residents and workers of properties adjacent to the site. The third-party monitor will be responsible for preparing and submitting weekly activity reports and testing results to the County of San Diego Department of Environmental Health (DEH). Disposal of impacted soils shall also be overseen by DEH.</p>		
4.9.3	<p>Prior to issuance of any notices to proceed for demolition or grading, a Site and Community Health and Safety Plan shall be prepared by the 22nd District Agricultural Association (DAA) or the California Construction Authority (CCA) in coordination with the County of San Diego Department of Environmental Health (DEH) for all workers in accordance with federal, State, and local regulations, for use during construction. The Health and Safety Plan shall include:</p> <ul style="list-style-type: none"> <li>• A summary of all potential risks to construction workers, monitoring programs, maximum exposure limits for all site chemicals, and emergency procedures</li> <li>• The identification of a site health and safety officer</li> <li>• Methods of contact, phone number, office location, and responsibilities of the site health and safety officer</li> <li>• Specification that the site health and safety officer be contacted immediately by the contractor should any potentially toxic chemical be detected above the exposure limits, or if evidence of soil contamination is encountered during site preparation and construction</li> <li>• Specification that DEH is to be notified if evidence of soil contamination is encountered</li> <li>• Specification that an on-site monitor will be present to perform</li> </ul>	22nd DAA or the CCA	Prior to issuance of any notices to proceed for demolition or grading

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	<p>monitoring and/or soil and air sampling during grading, trenching, or cut or fill operations</p> <p>The Health and Safety Plan is to be approved by DEH and provided to all contractors on the project site. The Health and Safety Plan is required to be amended as needed if different site conditions are encountered by the site health and safety officer.</p>		
4.9.4	<p>Prior to issuance of a notice to proceed with demolition, the California Construction Authority (CCA) shall review and approve a contingency plan that addresses the potential to encounter on-site unknown hazards or hazardous substances during construction activities. The plan shall indicate that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the County of San Diego Department of Environmental Health (DEH). The DEH responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of the substance consistent with local, State, and federal regulations.</p>	CCA	Prior to issuance of a notice to proceed with demolition
4.9.5	<p>Prior to acquisition, the 22nd District Agricultural Association (DAA) shall prepare a Phase I Environmental Site Assessment (ESA) for the proposed fire station site. The Phase I ESA shall be prepared in compliance with the requirements of American Society for Testing and Materials (ASTM) E1527-05 Standard Practice for Environmental Site Assessments or the most current standards at the time the assessment process is undertaken. Follow-up recommendations identified in the Phase I ESA, if any, will be conducted prior to site acquisition and redevelopment. In the event contamination is suspected, additional testing shall be conducted to determine the existence, type, and extent of any on-site contamination. Once testing is complete, appropriate remediation shall occur in consultation with the appropriate health and safety agency (e.g., Department of Environmental Health [DEH], California Department of Toxic Substance Control [DTSC]).</p>	22nd DAA	Prior to acquisition of the proposed fire station site

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	Construction of the proposed fire station shall not commence until Phase I is complete and any remediation activities, if necessary, are closed by the oversight agency.		
4.9.6	Prior to issuance of certificates of occupancy for newly constructed buildings, the 22nd District Agricultural Association (DAA) shall review and revise the Del Mar Fairgrounds Emergency Operations Plan (EOP). The plan shall be updated to include evacuations plans for all newly constructed buildings and shall determine how to effectively utilize manpower and equipment so as to minimize loss of life and damage to property.	22nd DAA	Prior to issuance of certificates of occupancy
4.9.7	Prior to relocation of the existing underground storage tank (UST), the 22nd District Agricultural Association (DAA) shall submit the existing Del Mar Fairgrounds Business Emergency Plan, Hazardous Materials Release Response Plan and Inventory to the Department of Environmental Health (DEH) for review. DEH shall determine whether additional measures/revisions are necessary based on proposed project implementation, consistent with California Health and Safety Code Section 25500, et seq.	22nd DAA	Prior to relocation of the existing underground storage tank
<b>4.10 POPULATION AND HOUSING</b>			
No mitigation is required.			
<b>4.11 HYDROLOGY AND WATER QUALITY</b>			
4.11.1	Prior to the issuance of grading permits and construction activities, of any of the Master Plan projects, the 22nd District Agricultural Association (DAA) shall submit a Notice of Intent (NOI) to the State Water Resources Control Board (SWRCB) for coverage under the General Construction Permit (Order 99-08-DWQ, National Pollution Discharge Elimination System [NPDES] Permit No. CAS000002, or subsequent issuance). Concurrently, the 22nd DAA shall prepare a project-specific Storm Water Pollution Prevention Plan (SWPPP) that specifies best management practices (BMPs) that will prevent all construction pollutants from contacting storm water and would keep all	22nd DAA	Prior to issuance of grading permits and construction activities

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	products of erosion from moving off site into receiving waters, eliminate or reduce nonstorm water discharge to storm drain systems, and perform inspections of all BMPs.		
4.11.2	The 22nd District Agricultural Association (DAA) shall comply with the provisions of the General Waste Discharge Requirements for Discharges from Groundwater Extraction and Similar Discharges to Surface Waters within the San Diego Region except for San Diego Bay, National Pollutant Discharge Elimination System (NPDES) No. CAG919002, Order No. R9-2008-0002, as they relate to the discharge of nonstorm water dewatering wastes for the project. This will include submitting to the San Diego Regional Water Quality Control Board (SDRWQCB) an application and required fees for authorization to discharge at least 60 days prior to the start of construction of any of the Master Plan projects and notice of termination within 30 days at completion of dewatering activities.	22nd DAA	At least 60 days prior to the start of construction
4.11.3	Prior to issuance of a Coastal Development Permit (CDP) by the Coastal Commission (CCC), for any of the Master Plan projects, the 22nd District Agricultural Association (DAA) shall prepare a Water Quality Treatment Report (WQTR) consistent with the City of Del Mar Standard Urban Storm Water Mitigation Plan (SUSMP). The WQTR shall incorporate project-specific site design, source control, and Treatment Control Best Management Practices (BMPs) to control predictable pollutant runoff, including an operations and maintenance plan for the prescribed Structural BMPs to ensure their long-term performance. A funding mechanism for operations and maintenance shall also be in place.	22nd DAA	Prior to issuance of a Coastal Development Permit
4.11.4	During construction, the construction contractor shall ensure, and the California Coastal Commission (CCC) shall verify, that any pervious pavement used on site is lined with an impermeable liner and an underdrain system to eliminate contact with groundwater and reduce the potential for ponding water on the surface.	22nd DAA/Construction Contractor	During construction

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
4.11.5	Prior to the issuance of grading permits and construction activities of any of the Master Plan projects, the 22nd District Agricultural Association (DAA) shall submit As-Built plans and accompanying hydraulic analysis to the Federal Emergency Management Agency (FEMA) for processing of Conditional Letter of Map Revision/Letter of Map Revision applications in accordance with FEMA requirements of the National Flood Insurance Program. Plans shall also be provided to the City of Del Mar for review as Floodplain Administrator on the south side of the San Dieguito Lagoon to ensure that all habitable areas have been placed at least 1 foot above the 100-year flood level.	22nd DAA	Prior to issuance of grading permits and construction activities
4.11.6	Prior to issuance of certificates of occupancy of the hotel, the 22nd District Agricultural Association (DAA) shall ensure that warning signs are posted at the entrance to the hotel parking, and that signs indicating depth of flooding by the 100-year storm are posted within the limits of parking areas.	22nd DAA	Prior to issuance of certificates of occupancy of the hotel
4.11.7	Prior to issuance of certificates of occupancy of the hotel, hotel management shall prepare a response plan to evacuate the hotel parking structure as necessary in the event of flooding of the San Dieguito Lagoon. Hotel management shall ensure that all staff are provided with a copy of the response plan and trained on all evacuation procedures.	22nd DAA	Prior to issuance of certificates of occupancy of the hotel
4.11.8	Concurrent with the construction of the hotel and associated administrative office improvement near-term projects, the 22nd District Agricultural Association (DAA) shall ensure that the clarifier located within the storm drain that conveys runoff from the main parking lot (located off Jimmy Durante Boulevard) is replaced by a system that specifically targets parking lot pollutants, including sediment, oils and grease, and heavy metals, from the unimproved portions of the main parking lot that are not impacted by the construction of the hotel and/or administrative offices.	22nd DAA	Prior to construction of the hotel and associated administrative office improvement near-term projects
4.11.9	For the portion of the west parking lot affected by the design of the hotel and associated administrative office improvement near-term projects, the 22nd District Agricultural Association (DAA) shall ensure that a system	22nd DAA	Prior to construction of the hotel and associated administrative office

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	that specifically targets parking lot pollutants, including sediment, oils and grease, and heavy metals is installed in the storm drain system (located west of the Grandstands and existing exhibit hall buildings adjacent to Stevens Creek).		improvement near-term projects
4.11.10	The 22nd District Agricultural Association (DAA) shall implement storm water treatment for existing (non-Master Plan improvement) areas if runoff from the unimproved areas comingles with runoff from the Master Plan improvement areas, subject to review and verification by the San Diego Regional Water Quality Control Board (SDRWQCB).	22nd DAA	Prior to construction of Master Plan projects
<b>4.12 PUBLIC SERVICES AND UTILITIES</b>			
No mitigation is required.			
<b>4.13 RECREATION</b>			
No mitigation is required.			
<b>4.14 AGRICULTURAL RESOURCES</b>			
No mitigation is required.			
<b>4.15 MINERAL RESOURCES</b>			
No mitigation is required.			
<b>4.16 GREENHOUSE GASES</b>			
4.16.1	Prior to initiation of construction, the project plans and specifications shall include a statement that delivery of construction equipment and materials will be scheduled such that queuing of trucks on and off site shall be minimized. The requirement will be implemented by the contractor and verified by the 22nd District Agricultural Association (DAA).	22nd DAA	Prior to initiation of construction
4.16.2	Prior to initiation of construction, the project plans and specifications shall include a statement that on-road construction trucks and other vehicles greater than 10,000 pounds shall be shut off when not in use and shall not idle for more than 5 minutes. The requirement will be implemented by the contractor and verified by the 22nd District Agricultural Association (DAA).	22nd DAA	Prior to initiation of construction

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
4.16.3	Prior to initiation of construction, the project plans and specifications shall include a statement that, to the extent feasible, all diesel- and gasoline-powered construction equipment shall be replaced with equivalent electric equipment. The requirement will be implemented by the contractor and verified by the 22nd District Agricultural Association (DAA).	22nd DAA	Prior to initiation of construction
4.16.4	Prior to initiation of construction, the project engineer shall demonstrate that the design of the proposed buildings or structures incorporates ENERGY STAR-rated, energy-efficient T-8 high-output fixtures, and/or compact fluorescent and other comparable energy-saving lighting fixtures. Documentation of compliance with this measure shall be provided by the project engineer to the State Architect. Installation of the identified design features or equipment will be confirmed by the California Construction Authority (CCA) prior to issuance of a certificate of occupancy.	State Architect/CCA	Prior to initiation of construction
4.16.5	Prior to initiation of construction for a specific facility, the project engineer shall demonstrate that the design of the proposed buildings or structures incorporates enhanced insulation such that heat transfer and thermal bridging is minimized in structures that will be mechanically heated and/or cooled. Documentation of compliance with this measure shall be provided to the State Architect for review and approval. Installation of the identified design features or equipment will be conducted by the contractor and confirmed by the California Construction Authority (CCA) prior to issuance of a certificate of occupancy.	CCA	Prior to initiation of construction
4.16.6	Prior to issuance of a certificate of occupancy, the 22nd District Agricultural Association (DAA) and the Project Engineer will document, and the California Construction Authority (CCA) or third-party commissioner will verify, installation of the identified design features or equipment designed to limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption in structures that will be mechanically heated and/or cooled.	22nd DAA/CCA	Prior to issuance of a certificate of occupancy

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
4.16.7	Prior to initiation of construction, the 22nd Agricultural Association (DAA) shall demonstrate that the design of the proposed buildings or structures incorporates United States Environmental Policy Agency (EPA) WaterSense Program water-efficient products (bathroom sink faucets, low-flush urinals, dual-flush toilets, etc.) Documentation of compliance with this measure shall be provided to the California Construction Authority (CCA) for review and approval. Installation of the identified design features or equipment will be confirmed by the CCA prior to issuance of certificate of occupancy.	22nd DAA/CCA	Prior to initiation of construction
4.16.8	Prior to initiation of construction, the project engineer shall demonstrate that the design of the proposed buildings or structures that will be mechanically heated and/or cooled incorporates space heating and cooling equipment that meets or exceeds ENERGY STAR-rated standards. Documentation of compliance with this measure shall be provided by the project engineer to the State Architect. Installation of the identified design features or equipment will be confirmed by the California Construction Authority (CCA) prior to issuance of a certificate of occupancy.	State Architect/CCA	Prior to initiation of construction
4.16.9	Prior to initiation of construction, the project engineer shall demonstrate that the proposed buildings or structures incorporate appliances that meet or exceed the ENERGY STAR-rated standards. Documentation of compliance with this measure shall be provided by the project engineer to the State Architect for review and approval. Installation of the identified design features or equipment will be confirmed by the California Construction Authority (CCA) prior to issuance of a certificate of occupancy.	State Architect/CCA	Prior to initiation of construction
4.16.10	Prior to initiation of construction, the project engineer shall demonstrate that the design of proposed buildings or structures considered includes installation/operation of renewable electric generation systems. Documentation of compliance with this measure shall be provided by the project engineer to the State Architect for review and approval. Installation of the identified design features or equipment will be	State Architect/CCA	Prior to initiation of construction

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measure	Requirements of Measure	Responsible Party	Timing for Mitigation Measure
	confirmed by the California Construction Authority (CCA) prior to issuance of a certificate of occupancy.		
4.16.11	The 22nd District Agricultural Association (DAA) shall require, through posting of signage and other means, that on-road delivery trucks and other vehicles greater than 10,000 pounds shall be shut off when not in use and shall not idle for more than 5 minutes.	22nd DAA	Prior to construction and during operation
4.16.12	Prior to the preparation of construction plans for new stable structures, the 22nd District Agricultural Association (DAA) and Del Mar Thoroughbred Club will evaluate the feasibility of incorporating solar panels in the new construction.	22nd DAA	Prior to preparation of construction plans
4.16.13	Prior to the demolition of existing facilities, the 22nd District Agricultural Association (DAA) will prepare a Building Materials Recycling Plan to identify how demolished building materials can be reused on site.	22nd DAA	Prior to demolition of existing facilities
4.16.14	The 22nd District Agricultural Association (DAA) shall require that the hotel swimming pool be heated with solar heating, as reflected in the building plans prior to the initiation of construction. The State Architect will verify compliance, and the California Construction Authority (CCA) will confirm implementation during construction.	22nd DAA	Prior to construction and during operation
4.16.15	The 22nd District Agricultural Association (DAA) will ensure that construction plans for the new administration building include bicycle racks and temporary storage lockers, as reflected in the building plans prior to the issuance of construction permits. The State Architect will verify compliance, and the California Construction Authority (CCA) will confirm implementation during construction.	22nd DAA	During construction
4.16.16	The 22nd District Agricultural Association (DAA) will offer reduced parking rates and/or preferential parking for electric and hybrid vehicles at all major events.	22nd DAA	Prior to construction and during operation

**Table 7.B: Programmatic Impact Avoidance and Mitigation Strategies**

Strategy	Requirements of Strategy	Responsible Party	Timing for Strategy
<b>4.1 LAND USE</b>			
4.1.1	The 22nd District Agricultural Association (DAA) will prepare a Construction Management Plan (CMP) for each Master Plan long-term project prior to the initiation of demolition or construction that will address potential construction effects to off-site land uses. The CMP will include, as appropriate for the project, dates and duration of demolition/construction activity; site access for construction vehicles; and required mitigation discussed in this Environmental Impact Report (EIR) and other methods to reduce short-term effects, such as construction fencing, dust control measures, and traffic control measures. See also Mitigation Measure 4.2.1 in the Traffic and Circulation Section of this EIR.	22nd DAA	Prior to initiation of demolition or construction
4.1.2	The 22nd District Agricultural Association (DAA) will prepare a Construction Management Plan (CMP) for each Master Plan demolition and/or construction project prior to the initiation of demolition or construction that will address potential construction effects to on-site land uses. The CMP will include, as appropriate for the project, affected on-site activities, measures, and methods to reduce impacts to the on-site activities and/or a strategy to relocate affected uses to other parts of the Fairgrounds site. See also Mitigation Measure 4.2.1 in the Traffic and Circulation section of this Environmental Impact Report (EIR).	22nd DAA	Prior to initiation of demolition or construction
<b>4.2 TRANSPORTATION</b>			
No mitigation strategies are required for the long-term projects.			
<b>4.3 AIR QUALITY</b>			
4.3.1	Construction of long-term projects will be subject to Mitigation Measures 4.3.1 through 4.3.13, as required to reduce the air quality effects of construction activity, to below the screening level standards established in the County of San Diego Guidelines for determining significance, including but not limited to those identified above.	22nd DAA	As part of subsequent CEQA review
4.3.2	Construction and operation of long-term projects will be subject to Mitigation Measures listed in Section 4.16, Greenhouse Gases and Energy, as listed above and as required to reduce the air quality effects associated with energy generation.	22nd DAA	As part of subsequent CEQA review

**Table 7.B: Programmatic Impact Avoidance and Mitigation Strategies**

Strategy	Requirements of Strategy	Responsible Party	Timing for Strategy
<b>4.4 NOISE</b>			
4.4.1	The 22nd District Agricultural Association (DAA) shall ensure implementation of Mitigation Measure 4.4.1, described above, during implementation of the long-term projects.	22nd DAA	As part of subsequent CEQA review
<b>4.5 AESTHETICS</b>			
4.5.1	The 22nd District Agricultural Association (DAA) shall coordinate with the San Diego Association of Governments (SANDAG) and/or other implementing agencies to ensure that improvements associated with the proposed seasonal train platform are consistent with the existing built environment, including Mission-style architecture, appropriate mass and scale, and landscaping, as applicable, and to ensure that new sources of substantial light and glare are minimized.	22nd DAA	During final design of long-term projects
4.5.2	The 22nd District Agricultural Association (DAA) shall prepare subsequent design and analysis for the long-term projects to ensure that improvements associated with these long-term projects minimize new sources of substantial light and glare, including but not limited to adherence to the performance standards identified in Mitigation Measure 4.5.1.	22nd DAA	During final design of long-term projects
<b>4.6 BIOLOGICAL RESOURCES</b>			
4.6.1	Avoid direct or indirect impacts to wetland and riparian communities, other native vegetation communities, and habitat occupied by listed and special-interest species.	22nd DAA	As part of subsequent CEQA review
4.6.2	Provide compensatory mitigation for impacts to wetland and riparian communities, other native vegetation communities, and occupied habitat before, or when, project impacts occur to offset habitat loss	22nd DAA	As part of subsequent CEQA review
4.6.3	Provide compensatory mitigation for impacts to wetland and riparian communities, other native vegetation communities, and occupied habitat on or near the project site, if feasible.	22nd DAA	As part of subsequent CEQA review
4.6.4	Restore vegetation communities that are temporarily disturbed as a result of construction as soon as possible following construction. This may include planting native plants, controlling nonnative plants, and enhancing or restoring	22nd DAA	As part of subsequent CEQA review

**Table 7.B: Programmatic Impact Avoidance and Mitigation Strategies**

Strategy	Requirements of Strategy	Responsible Party	Timing for Strategy
	the original site hydrology to allow for the natural reestablishment of self-sustaining native vegetation.		
4.6.5	Avoid construction or maintenance activities within or near habitat occupied by listed or other special-interest species when species may be sensitive to disturbance, such as during the breeding season.	22nd DAA	As part of subsequent CEQA review
4.6.6	If feasible, prioritize compensatory mitigation for vegetation communities to encourage expansion of habitat known to be occupied by special-interest species over creation habitat in non-occupied areas.	22nd DAA	As part of subsequent CEQA review
4.6.7	If feasible, avoid direct or indirect disturbances to rare natural communities, as defined by the California Department of Fish and Game (CDFG) and/or other agencies.	22nd DAA	As part of subsequent CEQA review
4.6.8	Implement appropriate best management practices (BMPs) to reduce the potential for siltation, sedimentation, or contamination of nearby waters or wetlands.	22nd DAA	As part of subsequent CEQA review
4.6.9	To minimize construction impacts relating to dust during construction, require contractors to implement appropriate best management practices (BMPs) such as stabilizing loose soils, periodically spraying down exposed soil with water, providing wheel washing stations, and reducing vehicular speed within unpaved areas to minimize dust generation. If appropriate, consider periodically washing vegetation affected by dust accumulation with water.	22nd DAA/Construction Contractor	As part of subsequent CEQA review
4.6.10	<p>To minimize construction impacts relating to introduction of exotic or invasive species, require contractors and staff to adhere to the following regulations, as appropriate:</p> <ul style="list-style-type: none"> <li>• All landscaping plants and materials be free of plants or plant material from species that are listed on any California Invasive Plant Control (Cal-IPC) list of “invasive non-native plants that threaten wildlands” applicable to San Diego County or the Southern California region.</li> <li>• Contractor vehicles and heavy equipment (including associated rubber tires and tracks) shall be washed to remove invasive species seeds prior to conducting work in proximity to native vegetation communities or areas set aside for restoration of native vegetation communities.</li> </ul>	22nd DAA/Construction Contractor	As part of subsequent CEQA review

**Table 7.B: Programmatic Impact Avoidance and Mitigation Strategies**

Strategy	Requirements of Strategy	Responsible Party	Timing for Strategy
4.6.11	At such time as the parking structure is approved for development by all regulatory agencies with jurisdiction, including the California Coastal Commission (CCC), restore the remaining two-thirds of the South Lot (approximately 6 acres [ac]) to wetlands and other native habitat as mitigation for long-term projects and future projects (mitigation banking) (subject to subsequent California Environmental Quality Act [CEQA] review and clearance). This area may be used to offset impacts from near-term projects as well if the California Department of Fish and Game (CDFG), the United States Corps of Engineers (Corps), the CCC, and/or the Regional Water Quality Control Board (RWQCB) require additional mitigation during the permitting process. Restoration shall be conducted by a qualified contractor in accordance with a habitat restoration plan approved by the CDFG, the Corps, the RWQCB, and the CCC, and shall be monitored by a qualified restoration biologist independent of the restoration contractor for five years or until success criteria are met. The Project Biologist shall verify that periodic reports shall be submitted to the 22nd District Agricultural Association (DAA), the CDFG, the Corps, the RWQCB, and the CCC, in accordance with the approved restoration plan and applicable regulatory requirements. Implementation of this strategy will be verified by the 22nd DAA.	22nd DAA	At such time as the parking structure is approved for development by all regulatory agencies with jurisdiction
<b>4.7 CULTURAL RESOURCES</b>			
4.7.1	The 22nd District Agricultural Association (DAA) shall ensure implementation of measures to reduce cultural and paleontological impacts, including but not limited to implementation of Mitigation Measures 4.7.1 through 4.7.3, described above.	22nd DAA	As part of subsequent CEQA review
<b>4.8 GEOLOGY AND SOILS</b>			
4.8.1	The 22nd District Agricultural Association (DAA) shall prepare and implement the recommendations of project-specific geotechnical investigations when the California Construction Authority (CCA), the project engineer and/or the project geologist determine additional information is needed for the preparation of project-specific construction drawings.	22nd DAA/CCA	As part of subsequent CEQA review

**Table 7.B: Programmatic Impact Avoidance and Mitigation Strategies**

Strategy	Requirements of Strategy	Responsible Party	Timing for Strategy
4.8.2	The 22nd District Agricultural Association (DAA) shall ensure implementation of measures to reduce geotechnical and seismic impacts, including but not limited to implementation of Mitigation Measures 4.8.1 through 4.8.5, described above.	22nd DAA	As part of subsequent CEQA review
<b>4.9 HAZARDS AND HAZARDOUS MATERIALS</b>			
4.9.1	The 22nd District Agricultural Association (DAA) shall ensure implementation of measures to reduce hazards and hazardous materials impacts, including but not limited to implementation of Mitigation Measures 4.9.1–4.9.7, described above.	22nd DAA	As part of subsequent CEQA review
<b>4.10 POPULATION AND HOUSING</b>			
No mitigation strategies are required for the long-term projects.			
<b>4.11 HYDROLOGY AND WATER QUALITY</b>			
4.11.1	Prior to the issuance of grading permits and construction activities for any of the Master Plan projects, the 22nd District Agricultural Association (DAA) shall provide the City of Del Mar with evidence that a Notice of Intent (NOI) for coverage under the General Construction Permit (Order 99-08-DWQ, National Pollution Discharge Elimination System (NPDES) Permit No. CAS000002, or subsequent issuance) has been filed with the State Water Resources Control Board (SWRCB). Concurrently, the landowner or project applicant shall prepare a project-specific Storm Water Pollution Prevention Plan (SWPPP) that specifies best management practices (BMPs) that will prevent all construction pollutants from contacting storm water and the intent of keeping all products of erosion from moving off site into receiving waters, eliminate or reduce non-storm water discharge to storm drain systems, and perform inspections of all BMPs.	22nd DAA	Prior to issuance of grading permits and construction activities for any of the Master Plan projects
4.11.2	The 22nd District Agricultural Association (DAA) shall comply with the provisions of the General Waste Discharge Requirements for Discharges from Groundwater Extraction and Similar Discharges to Surface Waters within the San Diego Region except for San Diego Bay, National Pollutant Discharge Elimination System (NPDES) No. CAG919002, Order No. R9-2008-0002, as they relate to discharge of nonstorm water dewatering wastes for the project.	22nd DAA	As part of subsequent CEQA review

**Table 7.B: Programmatic Impact Avoidance and Mitigation Strategies**

Strategy	Requirements of Strategy	Responsible Party	Timing for Strategy
	This will include submitting to the San Diego Regional Water Quality Control Board (SDRWQCB) an application and required fees for authorization to discharge at least 60 days prior to the start of construction of any of the Master Plan projects and notice of termination within 30 days at completion of dewatering activities.		
4.11.3	Prior to issuance of a Coastal Development Permit (CDP) by the Coastal Commission (CCC) for any of the Master Plan projects, the 22nd District Agricultural Association (DAA) shall prepare a Water Quality Treatment Report (WQTR) consistent with the City of Del Mar Standard Urban Storm water Mitigation Plan (SUSMP). The WQTR shall incorporate project-specific site design, source control, and Treatment Control BMPs to control predictable pollutant runoff, including an operations and maintenance plan for the prescribed Structural BMPs) to ensure their long-term performance. A funding mechanism for operations and maintenance shall also be in place.	22nd DAA	Prior to issuance of a CDP by the CCC for any of the Master Plan projects
4.11.4	During construction, the construction contractor shall ensure, and the California Construction Authority (CCA) shall verify, that any permeable pavement used on-site for any of the Master Plan projects is lined with an impermeable liner and an underdrain system to eliminate contact with groundwater and reduce the potential for ponding water on the surface.	CCA	During construction
4.11.5	Prior to the issuance of grading permits and construction activities for any of the Master Plan projects, the 22nd District Agricultural Association (DAA) shall submit As-Built plans and accompanying hydraulic analysis to the Federal Emergency Agency (FEMA) for processing of Conditional Letter of Map Revision/Letter of Map Revision applications in accordance with FEMA requirements of the National Flood Insurance Program. Plans shall also be provided to the City of Del Mar (or current Floodplain Administrator) for review as Floodplain Administrator on the southside of the San Dieguito Lagoon to ensure that all habitable areas have been placed at least 1 foot above the 100-year flood level.	22nd DAA	Prior to issuance of grading permits and construction activities for any of the Master Plan projects
4.11.6	Prior to completion of construction of the Backstretch Area Improvements, the 22nd District Agricultural Association (DAA) shall consider implementation of a hydrodynamic separator with the ability to screen fine sediments as an	22nd DAA/SDRWQCB	Prior to completion of construction of the Backstretch Area

**Table 7.B: Programmatic Impact Avoidance and Mitigation Strategies**

Strategy	Requirements of Strategy	Responsible Party	Timing for Strategy
	alternative to diversion into the sewer at area drains and wash racks located in the Backstretch Area, if determined to be warranted through the Confined Animal Feeding Operations (CAFO) permit review process with the San Diego Regional Water Quality Control Board (SDRWQCB).		Improvements
<b>4.12 PUBLIC SERVICES AND UTILITIES</b>			
No mitigation strategies are required for the long-term projects.			
<b>4.13 RECREATION</b>			
No mitigation strategies are required for the long-term projects.			
<b>4.14 AGRICULTURAL RESOURCES</b>			
No mitigation strategies are required for the long-term projects.			
<b>4.15 MINERAL RESOURCES</b>			
No mitigation strategies are required for the long-term projects.			
<b>4.16 GREENHOUSE GASES</b>			
4.16.1	Construction of long-term projects will be subject to mitigation measures intended to reduce the emissions of greenhouse gases (GHGs) from construction activity, including but not limited to Mitigation Measures 4.16.1 through 4.16.16 in this Environmental Impact Report (EIR).	22nd DAA	As part of subsequent CEQA review
4.16.2	The 22nd District Agricultural Association (DAA) will work with the San Diego Association of Governments (SANDAG), the North County Transit District (NCTD), and/or other transit agency to promote the use of alternative modes of transportation to the Fairgrounds site by providing transit-friendly infrastructure.	22nd DAA/SANDAG or NCTD	As part of subsequent CEQA review
4.16.3	The 22nd District Agricultural Association (DAA) will monitor the development of implementation requirements of Assembly Bill 32 (AB 32), to be issued by State agencies, and any subsequently adopted greenhouse gas (GHG) emissions reduction procedures and technologies relevant to the proposed project. At the time construction plans are prepared for the long-term projects, the 22nd DAA will review the current status of the State's comprehensive climate adaptation strategy and any resultant requirements pertaining to infrastructure and building plans.	22nd DAA	As part of subsequent CEQA review

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