CALENDAR ITEM
C74

A 78 06/28/16
PRC 8706.9
S 39 D. Simpkin

GENERAL LEASE – PUBLIC AGENCY USE

APPLICANT:
City of Coronado

PROPOSED LEASE:
AREA, LAND TYPE, AND LOCATION:
Sovereign land in Glorietta Bay, near the city of Coronado, San Diego Bay, San Diego County.

AUTHORIZED USE:
Deposit approximately 200 cubic yards of dredged material at an existing eelgrass mitigation site.

LEASE TERM:
3 years, beginning June 28, 2016.

CONSIDERATION:
Public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interests.

STAFF ANALYSIS AND RECOMMENDATION:
Authority:
Public Resources Code sections 6005, 6216, and 6301; California Code of Regulations, Title 2, section 2000, subdivision (b).

Public Trust and State's Best Interests Analysis:
The proposed General Lease – Public Agency Use authorizes the deposit of dredged material as mitigation at an existing eelgrass restoration site located in Glorietta Bay. The one-time dredging is part of the Glorietta Bay Marina C Dock replacement project and Glorietta Bay Boat Launch Ramp improvements, which are located on sovereign land legislatively granted to the San Diego Unified Port District. The Glorietta Bay launch ramp is a public facility which will be demolished and replaced with a new

concrete dock with an Americans with Disabilities Act compliant gangway, upgraded electrical supply system and fire protection.

As part of the overall project, material will be dredged from lands located landward of the U.S. Pierhead line and originally granted to the City of Coronado (City) pursuant to Chapter 49, Statutes of 1923 and as amended and subsequently transferred to the San Diego Unified Port District, pursuant to Chapter 67, Statutes of 1962 and as amended. The material will be barged approximately 1,700 feet to the eelgrass restoration site and placed by clamshell bucket or other excavator from the barge. The placement of dredged material as mitigation for the City's Glorietta Bay Marina C Dock replacement project and Glorietta Bay Boat Launch Ramp improvement project will improve public access to these uses located on granted lands as well as enhancing the environment by increasing the eelgrass population within Glorietta Bay.

Based on the foregoing, Commission staff believes that the project will not substantially interfere with public trust needs at this location and at this time and the issuance of this lease is consistent with the common law Public Trust Doctrine and in the best interests of the State.

OTHER PERTINENT INFORMATION:

1. On August 24, 2006, the Commission authorized a five-year General Lease – Public Agency Use to the City of Coronado, for the construction of an eelgrass restoration site including the placement of 12,000 cubic yards of dredged material. The lease expired on August 23, 2011.

2. The City has submitted an application for a new General Lease – Public Agency Use to deposit an additional 200 cubic yards of material as mitigation for the Glorietta Bay Marina C Dock replacement project and Glorietta Bay Boat Launch Ramp improvements.

3. This proposed action is consistent with Strategy 1.2 of the Commission's Strategic Plan to provide that current and future management of ungranted sovereign lands and resources and granted lands is consistent with evolving Public Trust principles and values, and Strategy 1.3 to promote, expand, and enhance appropriate public use and access to and along the State's inland and coastal waterways.

4. A Mitigated Negative Declaration, State Clearinghouse No. 2015041025, was prepared by the City of Coronado and adopted on June 3, 2015, for

this project. The California State Lands Commission staff has reviewed such document.

A Mitigation Monitoring Program was adopted by the City of Coronado.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the California Environmental Quality Act (CEQA) review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBITS:

A. Land Description
B. Site and Location Map
C. Mitigation Monitoring Program

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that a Mitigated Negative Declaration, State Clearinghouse No. 2015041025, and a Mitigation Monitoring Program were prepared by the City of Coronado and adopted on June 3, 2015, for this Project and that the Commission has reviewed and considered the information contained therein.

Adopt the Mitigation Monitoring Program, as contained in Exhibit C, attached hereto.

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

PUBLIC TRUST AND STATE'S BEST INTERESTS:

Find that the proposed lease will not substantially interfere with the public trust needs and values at this location at this time, is consistent with the common law Public Trust Doctrine, and is in the best interests of the State.

AUTHORIZATION:

Authorize issuance of a General Lease – Public Agency Use to the City of Coronado beginning June 28, 2016, for a term of three years, to deposit approximately 200 cubic yards of dredged material at an existing eelgrass mitigation site located in Glorietta Bay as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration being the public use and benefit, with the State reserving the right, at any time, to set a monetary rent as specified in the lease if the Commission finds such action to be in the State's best interests.

EXHIBIT A

PRC 8706.9

LAND DESCRIPTION

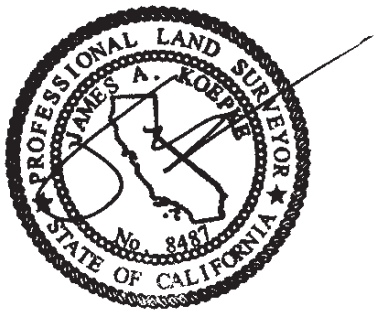
A parcel of submerged land situate in the Glorietta Bay in the San Diego Bay in the City of Coronado, County of San Diego, State of California, more particularly described as follows:

BEGINNING at a point on the U.S. Pierhead Line as established by Department of the Army on April 19, 1963, which bears North 51° 01′ 19″ West 30.00 feet from the Sta. 515, also shown on a Map of "THE LANDS TRANSFERRED TO THE SAN DIEGO UNIFIED PORT DISTRICT, Pursuant to Chapter 67 Statutes of 1962, 1st E.S., Vicinity of San Diego Bay, San Diego County, California" (CB 1574 sheet 32 of 36) and on file with the California State Lands Commission, Sacramento Office; thence along said line North 51° 01′ 19″ West 160.00 feet; thence leaving said line the following three (3) courses:

1. North 39° 45′ 11″ East 190.00 feet;
2. South 51° 01′ 19″ East 160.00 feet;
3. South 39° 45′ 11″ West 190.00 feet to the POINT OF BEGINNING.

END OF DESCRIPTION

Prepared 04/28/16 by the California State Lands Commission Boundary Unit.



NO SCALE

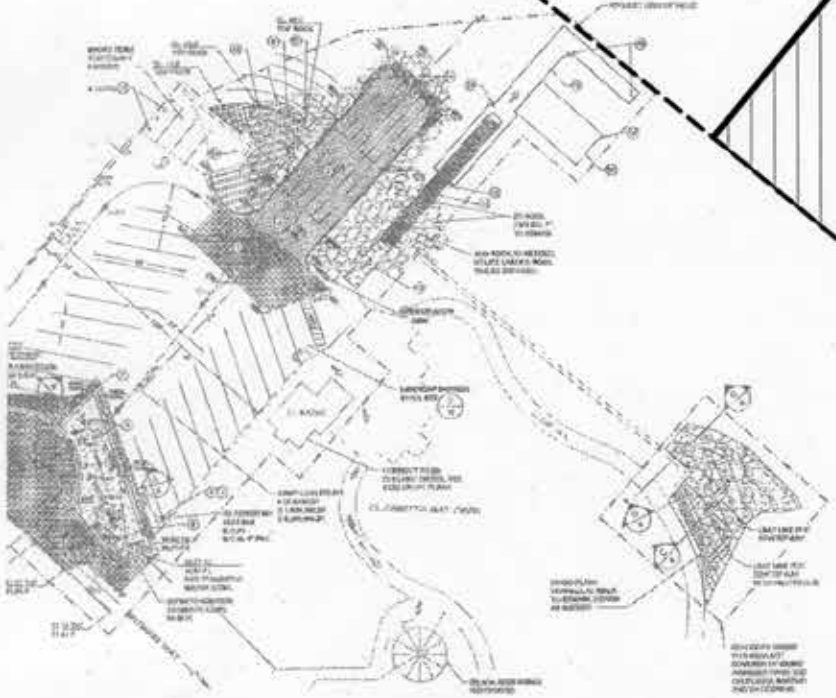
SITE

GLORIETTA BAY

LEASE PARCEL

U.S. PIERHEAD LINE

DREDGING AREA



GLORIETTA BAY, CITY OF CORONADO

NO SCALE

LOCATION

MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

PRC 8706.9
CITY OF CORONADO
GENERAL LEASE -
PUBLIC AGENCY USE
SAN DIEGO COUNTY

TS 04/28/16

EXHIBIT C
CALIFORNIA STATE LANDS COMMISSION
MITIGATION MONITORING PROGRAM

GLORIETTA BAY MARINA DOCK C AND BOAT LAUNCH FACILITY IMPROVEMENTS PROJECT
(PRC 8706.9, State Clearinghouse No.2015041025)

The California State Lands Commission (Commission) is a responsible agency under the California Environmental Quality Act (CEQA) for the Glorietta Bay Marina Dock C and Boat Launch Facility Improvements Project (Project). The CEQA lead agency for the Project is the city of Coronado. Prior construction of the boat launch facility identified in the MND was completed on lands granted to the city of Coronado. The lease being considered by the Commission involves the deposit of dredged material on identified sovereign land at an existing eelgrass restoration site.

In conjunction with approval of this Project, the Commission adopts this Mitigation Monitoring Program (MMP) for the implementation of mitigation measures for the portion(s) of the Project located on Commission lands. The purpose of a MMP is to discuss feasible measures to avoid or substantially reduce the significant environmental impacts from a project identified in an Environmental Impact Report (EIR) or a Mitigated Negative Declaration (MND). State CEQA Guidelines section 15097, subdivision (a), states in part:[1]

> *In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity which accepts the delegation; however, until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.*

The lead agency has adopted an MND; State Clearinghouse No. 2015041025, and adopted a MMP for the whole of the Project (see Exhibit C, Attachment C-1) and remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with its program. The Commission's action and authority as a responsible agency apply only to the mitigation measures listed in Table C-1 below. Any mitigation measures adopted by the Commission that differ substantially from those adopted by the lead agency are shown as follows:

- Additions to the text of the mitigation measure are <u>underlined</u>; and
- Deletions of the text of the mitigation measure are shown as ~~strikeout~~ or as otherwise noted.

[1] The State CEQA Guidelines are found at California Code of Regulations, Title 14, section 15000 et seq.

Table C-1. Project Impacts and Applicable Mitigation Measures.

Potential Impact	Mitigation Measure (MM)[2]	Difference Between CSLC MMP and Lead Agency MMP
BIO-1: Potential Impacts to Eelgrass	**BIO-1** (see page 7 of Attachment C-1) **BIO-2** (see pages 7-9 of Attachment C-1)	None.
BIO-4: Potential Impacts to California least tern (*Sternula antillarum browni*)	**BIO-4** (see pages 10-12 of Attachment C-1)	None.
HYDRO-1: Impacts to Hydrology and Water Quality	**HYDRO-1** (see below)	Only item #5 in HYDRO-1 applies.

HYDRO-1: The following mitigation measures and best management practices shall be implemented during the construction phases of the proposed project:

1. During parking lot resurfacing work and if the launch ramp parking lot is used for the handling of wet materials—such as demolished docks or dredge sediments—the contractor shall place gravel bag filters and oil-absorbent rolls across the top of the boat launch ramp to trap and filter any released water prior to drainage into the bay. The contractor shall remove sediment and debris trapped by the filter for landfill disposal on a regular basis to ensure that the filter remains functional. The filter is not required when the parking lot is not being surfaced or wet materials are not being managed; however, the oil-absorbent rolls shall remain in place during the entire construction period to prevent potential petroleum or fuel spills from reaching the bay.

2. When removing piles, the contractor shall first hit or vibrate piles to break the bond with the sediment, which minimizes the likelihood of the pile breaking and reduces the amount of sediment released into the water column. Alternatively, the pile shall be loosened from sediment by jetting along the edges of the pile. Jetting during pile removal shall be held to the turbidity plume limits outlined for dredging.

3. The contractor shall remove piles slowly to allow sediment to slough off near the mudline and then quickly transfer piles to the receiving barge to minimize the potential release of creosote, petroleum sheens, and turbidity into the water column. The storage areas for the piles on the barge shall include straw bales, filter fabric, or other containment devices to prevent the release of water into the bay. The City project manager and project biologist shall inspect the work site on an intermittent basis and prior to completion of construction to ensure that debris, including broken piles, are not left onsite following demolition.

4. The contractor shall maintain staff near or on the water to collect and remove any debris that breaks free from the docks and prevent it from drifting away from the work areas. The contractor shall remove all loose debris as quickly as possible, but no later than the end of the day.

5. The contractor shall develop and implement a spill prevention and control plan that addresses the potential for an accidental release of fuel or petroleum products. The plan shall include the use of floating booms and absorbent materials to recover released

[2] See Attachment C-1 for the full text of each MM taken from the MMP prepared by the CEQA lead agency.

hazardous materials, as well as provisions for containment, removal, and disposal of spilled materials. An emergency spill and reporting contact list shall be part of the plan.
~~6. The contractor shall visually inspect all vehicles and equipment operating within or adjacent to the bay for fuel or waste releases before the beginning of the work day. The contractor shall note and record if spillage or leaks occur during the work day, and shall take immediate action to clean up and dispose of waste material.~~

ATTACHMENT C-1

Mitigation Monitoring Program Adopted by the

City of Coronado

3. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIOLOGICAL RESOURCES					
BIO-1	Mitigation of bay coverage impacts shall be offset by enhancement of other waters within the project area by one, or a combination, of the following measures at a ratio of 1:1 (enhancement area to coverage area): a) establishment of eelgrass on bare bottom areas, or b) removal of nonfunctional revetment rubble from mudflat areas. Established eelgrass within the Glorietta Bay Marina Eelgrass Mitigation Site may be used to offset coverage impacts.	Qualified biologist	60 days prior to in-water construction activities and during postconstruction activities up to five years	City of Coronado, USFWS, and US Army Corps of Engineers	
BIO-2	Impacts to eelgrass are to be avoided to the extent practical, and unavoidable impacts shall be mitigated through compensatory eelgrass restoration as required under the Southern California Eelgrass Mitigation Policy (SCEMP) (NMFS 1991, revision 11). The following measures shall be implemented to mitigate impacts to eelgrass: 1. A qualified biologist shall perform a preconstruction eelgrass survey within 60 days prior to the initiation of in-water construction. The survey shall document the distribution and condition of eelgrass beds within the project area and an appropriate reference bed. Surveys shall include all areas of potential affect, including areas near Dock C, the boat launch ramp, the launch ramp public dock, and the eelgrass mitigation site that will receive dredged sediment for expansion of eelgrass potential. In addition, the survey areas shall include reference sites suitable to track natural variability in order to better assess potential changes and determine if changes are natural or related to project construction activities. This survey shall be the basis for assessing impacts of the project on eelgrass. This survey shall include both area and density characterization of the beds. The biologist shall perform a postconstruction survey within 30 days after project completion to quantify any unanticipated losses to eelgrass habitat. Construction related impacts shall be determined from a comparison of pre- and postconstruction survey results. Impacts to eelgrass would	Qualified biologist	60 days prior to initiation of in-water construction activities, during in-water construction activities, annually the first two years postconstruction, and five years postconstruction	City of Coronado, USFWS, and US Army Corps of Engineers	

3. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
require mitigation as defined in the SCEMP. Because the project incorporates overwater structures anticipated to result in secondary impacts to eelgrass, the biologist shall complete an annual eelgrass survey each year for two years following project construction to fully assess operational impacts to eelgrass (such as shading from moored vessels or physical damage from boat props). The two-year postconstruction monitoring shall quantify any gains in eelgrass that may be associated with removal of the shoreward headwalk. The gains and losses of eelgrass shall be assessed at the end of the two-year monitoring period as an aggregated total across all project components and if a reduction in eelgrass occurs, the net change will be mitigated in accordance with the SCEMP.				
2. It is anticipated that eelgrass impacts will be fully offset through use of the previously developed Glorietta Bay Marina Replacement and Shoreline Repair Project eelgrass mitigation site. However, the material dredged from the Dock C replacement area will also be placed as beneficial reuse of dredged material to expand eelgrass habitat within the mitigation area. In the unlikely event that the existing surplus eelgrass in the mitigation site is inadequate to meet the project needs, the City shall retain a qualified biologist to plant and monitor this expanded area in accordance with the SCEMP requirements, including completion of a five-year monitoring program.				
3. Prior to construction, the qualified biologist shall stake the boundaries of the eelgrass beds along the shoreline adjacent to Dock C and the public dock and boat launch ramp with ridged PVC markers or self-centering buoys visible at all tide heights. The contractor shall protect, replace, and maintain the markers/buoys as needed to ensure that they remain in place and properly stake the boundaries of the eelgrass beds until all construction activities are complete. The markers shall identify				

3. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
the boundaries of eelgrass so that the contractor may avoid conducting potential bottom-disturbing work within these areas, including potential propeller washing from operations outside of the marked eelgrass areas.				
4. The contractor shall deploy a turbidity curtain between dredge and fill areas and adjacent eelgrass where eelgrass occurs within 20 feet of the work dredge-and-fill areas in order to limit turbidity drift in eelgrass beds. The turbidity curtain shall be anchored securely to temporarily driven pipes to prevent drift that could impact adjacent eelgrass beds. This curtain deployment shall be verified by the City's project biologist.				
5. The contractor shall maintain no-wake speeds for all boats and barges utilized during construction and shall refrain from operating in areas supporting eelgrass. Care shall be taken to avoid vessel grounding and prop wash that could impact eelgrass. The maintenance of speed limits shall be monitored by the City's project biologist and the City' construction project manager on an intermittent basis.				
6. Consistent with the SCEMP, if eelgrass mitigation is drawn from the City-sponsored Glorietta Bay Marina Replacement and Shoreline Repair Project Eelgrass Mitigation Site, mitigation shall be accomplished at a 1:1 (mitigation to eelgrass loss) ratio. However, in the unlikely event that inadequate surplus is available within the established mitigation area, the material placed for beneficial reuse will be planted and monitored to achieve the required mitigation. Any mitigation commencing at the time of construction shall be subject to the SCEMP standard of 1.2:1 replacement (mitigation to impact area). Impacts to eelgrass shall be determined by the City's qualified biologist based on comparisons of eelgrass between pre- and postconstruction conditions and operational impacts manifested over a two-year period.				

3. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIO-3	When performing impact pile driving (if required), the contractor shall commence work with four short blows followed by a 5-minute period of no pile driving, prior to commencing full pile driving activities. The purpose of this activity is to encourage any turtles in the area to leave the project site prior to commencement of work. This process should be repeated if pile driving ceases for a period of greater than an hour. The contractor shall monitor for the presence of sea turtles during all in-water construction activities. The contractor shall temporarily halt on-water construction if any individual sea turtle is observed within 100 feet of the project construction area. The contractor shall resume work once the individual animal has left the area or a half hour has passed without turtle observation. The contractor shall enforce no-wake speeds for all boats and barges utilized during construction. The City's project manager and project biologist shall be responsible for overseeing this condition and for conducting intermittent inspections to ensure contractor compliance.	Construction contractor, qualified biologist, and City of Coronado	During in-water pile driving activities	Qualified biologist and City of Coronado	
BIO-4	To minimize the potential for impacts to California least tern (Sternula antillarum browni), construction should not be conducted during the nesting season; efforts shall be taken to minimize the potential for constructing during the nesting season for this species. However, if in-water construction is to be conducted between April 1 and September 15 of a given year, the following measures shall be undertaken. These measures are derived from prior USFWS and Army Corps of Engineers informal consultation and permits for the Dock A-B marina maintenance dredging and dock replacement: 1. Beginning April 1, the City shall communicate daily with least tern colony monitors in San Diego Bay to determine the arrival of California least tern into San Diego Bay. 2. During this period and when California least tern are present within San Diego Bay, the City shall ensure that a qualified biological monitor familiar with the life history of California least tern is onsite during all dredging and material placement	Qualified biologist and City of Coronado	During construction activities between April 1 and September 15	City of Coronado, USFWS, and US Army Corps of Engineers	

3. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
activities. The project biologist shall monitor for and record the presence and behavior of California least tern within Glorietta Bay. The biological monitor shall monitor for and record the presence of turbidity plumes generated during work. 3. The project biologist shall be empowered to temporarily halt construction if, in his/her professional judgment, the monitor determines that a temporary work stoppage is necessary to avoid any conditions detrimental to California least tern foraging in the immediate work area. 4. As criteria for halting work, it is important to recognize that terns are opportunistic sight foragers and will forage where there are suitable forage fish. In general, birds exhibit limited atypical behavior while foraging that would suggest any attraction to, or avoidance of, an area that can be decoupled from the presence and accessibility of prey fish. For this reason, an ultraprotective standard for halting work shall be employed by the project biologist based on the following: the extent of visibly evident surface turbidity, and the coincident presence of terns within Glorietta Bay. The maximum turbidity extent used for purposes of assessment shall be the presence of a visible plume no greater than 1 percent of the water surface area of Glorietta Bay. Glorietta Bay is 216 acres as defined by the axial extension of a line across the mouth of Glorietta Bay along the alignment of the northeastern boundary of the Naval Amphibious Base. As a result, the allowable plume footprint while terns are within Glorietta Bay shall be 2.16 acres. For assessment purposes, this constitutes a circular plume with a radius of not more than 173 feet. This also constitutes an area of 0.02 percent of the surface waters of San Diego Bay. In the event that terns enter Glorietta Bay and the plume exceeds 2.16 acres, work activities will be halted until either 1) terns leave Glorietta Bay or 2) the visible turbidity plume is reduced to less than 2.16 acres.				

3. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	5. After terns arrive in San Diego Bay, but for periods when terns are not present in Glorietta Bay, a daytime turbidity plume shall not be allowed to exceed 5 percent of the water surface area of Glorietta Bay (10.8 acres). If this occurs, the contractor shall halt turbidity-generating construction activities until the plume is reduced to less than 1 percent of the Glorietta Bay surface area (2.16 acres). The purpose of the 5 percent threshold is to control the scale a turbidity plume is allowed to reach absent the presence of terns in Glorietta Bay as a means to avoid adversely affecting the selection by terns to enter and forage in Glorietta Bay. In contrast, the 1 percent turbidity plume described above applies when terns are present in Glorietta Bay. 6. Nothing in these criteria is intended to limit options for dredge area containment for turbidity if it is found to be necessary to maintain consistent work periods.				
BIO-5	The contractor shall monitor the construction areas for the presence of marine mammals within 500 feet of the work area during impact pile driving. If marine mammals are within 500 feet of the work area, the contractor shall cease impact pile driving until mammals have left the area or left the water. The City's project manager and project biologist shall be responsible for overseeing this condition and conducting intermittent inspections to ensure contractor compliance.	Construction contractor, qualified biologist, and City of Coronado	During in-water pile driving activities	City of Coronado	
HYDROLOGY AND WATER QUALITY					
HYDRO-1	The following mitigation measures and best management practices shall be implemented during the construction phases of the proposed project: 1. During parking lot resurfacing work and if the launch ramp parking lot is used for the handling of wet materials—such as demolished docks or dredge sediments—the contractor shall place gravel bag filters and oil-absorbent rolls across the top of the boat launch ramp to trap and filter any released water prior	Construction contractor	During all construction activities	City of Coronado	

3. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
to drainage into the bay. The contractor shall remove sediment and debris trapped by the filter for landfill disposal on a regular basis to ensure that the filter remains functional. The filter is not required when the parking lot is not being surfaced or wet materials are not being managed; however, the oil-absorbent rolls shall remain in place during the entire construction period to prevent potential petroleum or fuel spills from reaching the bay. 2. When removing piles, the contractor shall first hit or vibrate piles to break the bond with the sediment, which minimizes the likelihood of the pile breaking and reduces the amount of sediment released into the water column. Alternatively, the pile shall be loosened from sediment by jetting along the edges of the pile. Jetting during pile removal shall be held to the turbidity plume limits outlined for dredging. 3. The contractor shall remove piles slowly to allow sediment to slough off near the mudline and then quickly transfer piles to the receiving barge to minimize the potential release of creosote, petroleum sheens, and turbidity into the water column. The storage areas for the piles on the barge shall include straw bales, filter fabric, or other containment devices to prevent the release of water into the bay. The City project manager and project biologist shall inspect the work site on an intermittent basis and prior to completion of construction to ensure that debris, including broken piles, are not left onsite following demolition. 4. The contractor shall maintain staff near or on the water to collect and remove any debris that breaks free from the docks and prevent it from drifting away from the work areas. The contractor shall remove all loose debris as quickly as possible, but no later than the end of the day.				

3. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	5. The contractor shall develop and implement a spill prevention and control plan that addresses the potential for an accidental release of fuel or petroleum products. The plan shall include the use of floating booms and absorbent materials to recover released hazardous materials, as well as provisions for containment, removal, and disposal of spilled materials. An emergency spill and reporting contact list shall be part of the plan. 6. The contractor shall visually inspect all vehicles and equipment operating within or adjacent to the bay for fuel or waste releases before the beginning of the work day. The contractor shall note and record if spillage or leaks occur during the work day , and shall take immediate action to clean up and dispose of waste material.				
NOISE					
NOISE-1	Prior to the issuance of permits to perform construction on water or land, the construction contractor shall prepare a construction noise mitigation plan for review and approval by the City of Coronado Community Development Director and Director of Engineering. The plan shall be implemented during project construction. The construction noise mitigation plan shall include a combination of the following methods to ensure that construction activities do not exceed 75 dBA Leq during any 1-hour period at the nearest residential area: 1. Use of a hydraulic pushing method 2. Pre-auger pile holes or utilize jetting if ground conditions permit this method to reduce the force required to hammer the pile into the ground, thus reducing noise 3. Install an impact cushion to reduce noise from the direct strike of the hammer into the pile	Construction contractor, Community Development Director, and Director of Engineering	Prior to construction	City of Coronado	

3. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	4. Maintain all construction equipment with properly installed and sized mufflers 5. Maintain and well lubricate pile driving hammers and crane pulley blocks 6. Install a silencer to shroud the impact zone between the hammer and the pile top with a soundproof casing to dampen noise 7. Monitor noise levels during pile driving activities at the nearest residential area property line to ensure that noise levels due to construction do not exceed the 75 dBA 1-hour Leq noise standard. 8. Post signs clearly visible on the project sites and in conspicuous locations throughout the high-rise residential towers south of Silver Strand Boulevard (i.e., Coronado Shores). The signs shall be posted at least five business days prior to the start of construction activities and shall include a contact name and telephone number of the City's authorized representative to respond in the event of a noise complaint.				
TRANSPORTATION AND CIRCULATION					
TAFFIC-1	The following mitigation measures and best management practices shall be implemented during the construction phases of the proposed project: 1. Construction truck routes shall be confined to SR-75 along Silver Strand Boulevard, and to the hours between 7 AM and 7 PM. Transport over SR-75 shall be prohibited on Sundays and state/federal holidays. 2. Where possible, dredged material and rock shall be barged or moved over the bay and not via land.	Construction contractor and City of Coronado	During construction activities	City of Coronado	

3. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
3. A detailed off-road vehicle route and vehicle/pedestrian safety plan shall be prepared, approved by the City of Coronado, and implemented prior to any construction-related, off-road vehicle use.				
4. Construction-related, off-road vehicle use shall be prohibited between sunset and sunrise, and on weekends and federal holidays.				