

“EXHIBIT B”

**MITIGATION MONITORING
&
REPORTING PROGRAM**

FOR

NORTH EMBARCADERO VISIONARY PLAN

APRIL 2000

4 Mitigation, Monitoring & Reporting Program

This Mitigation Monitoring and Reporting Program (MMRP) was prepared for the proposed North Embarcadero Visionary Plan to comply with the California Environmental Quality Act (CEQA) mitigation monitoring statute (Public Resources Code Section 21081.6). This statute, entitled "Reporting or Monitoring Programs," requires public agencies to "adopt a reporting or monitoring program for the changes to the project, which it has adopted or made a condition of approval, in order to mitigate or avoid significant effects on the environment." This MMRP shall be made a requirement of project approval, and shall be adopted by the Lead and Responsible agencies upon formulation of Findings pursuant to Section 15091 of the State CEQA Guidelines. This MMRP identifies certain changes or alterations (i.e., mitigation measures) required for the proposed North Embarcadero Visionary Plan and subsequent projects allowed under it, in connection with the North Embarcadero Visionary Plan Final Master Environmental Impact Report (Final MEIR) (UPD #83356-EIR-351; SCH #99031037) to reduce or eliminate significant environmental impacts of the proposed project.

The MMRP for the North Embarcadero Visionary Plan project is under the jurisdiction of multiple agencies: the San Diego Unified Port District (Port); the City of San Diego; the Centre City Development Corporation (CCDC); the County of San Diego (County); and, the United States Navy (Navy). CCDC is the Redevelopment Agency of the City of San Diego for the downtown area. Therefore, for the purposes of this MMRP reference to "City of San Diego" includes CCDC. Collectively, these agencies make up the North Embarcadero Visionary Alliance (the Alliance).

As Lead Agency for the project under CEQA, the Port will coordinate the overall MMRP for the North Embarcadero Visionary Plan and subsequent projects allowed under it. However, because each Alliance member agency has independent land use authority over specific areas of the North Embarcadero Visionary Plan area, each Alliance member agency will administer mitigation measures that apply their respective jurisdictions.

Information contained within the following MMRP identifies the issue area, the mitigation measures, the monitoring requirement, the agency responsible for mitigation implementation, the time frame

of mitigation, the completion requirement, the agency responsible for verification, and date of completion. The columns entitled "Issue Area" and "Mitigation Measure(s)" correspond to the issues and mitigation measures identified within the Final MEIR. In response to public comments, several of the Draft MEIR mitigation measures have been clarified or refined in the Final MEIR to provide more detail. These revisions are shown in strike-out-underline format in the Final MEIR summary tables for the Visionary Plan and subsequent projects. Mitigation measures may require further detail prior to construction and/or following project implementation. Additionally, any mitigation measure identified in the Visionary Plan Final MEIR summary table relative to a subsequent project has been placed in their respective subsequent project summary table. The "Monitoring Requirement" column explains the action which the responsible jurisdiction shall undertake (i.e., preparation and completion of studies, review of designs and/or consultation with appropriate agencies). For purposes of this MMRP, the agency "Responsible for Mitigation Implementation" means that Alliance member agency, and associated departments, that have jurisdiction over the specific portion of the North Embarcadero Visionary Plan area as well as the issue area. Augmented by possible contract personnel, the Alliance member agency is responsible for implementation, monitoring, and reporting of all mitigation within their respective jurisdictions. Authorization to commence any on-site activity occurs only after concurrence of the respective Alliance member agency department(s). The "Time Frame of Mitigation" column explains the time in which the mitigation shall take place (i.e., prior to issuance of necessary permits). The "Completion Requirement" column requires written evidence to prove that the mitigation measure has been completed. The "Agency Responsible for Verification" column identifies the agency responsible for verifying that a mitigation measure is complete. The Alliance team as a whole shall be responsible for cross-checking each Alliance member's mitigation responsibilities. As the lead agency for the project, the Port shall take the lead in this role.

This MMRP is based on the project features, mitigation measures, and alternatives presented within the North Embarcadero Visionary Plan Final Master EIR, and is presented in tabular form (i.e. checklist) to simplify verification of the various mitigation, monitoring, and reporting actions. The MMRP is also intended to be used to confirm implementation of the necessary mitigation measures as well as to generate feedback information pertaining to the effectiveness of the mitigation. This feedback information can then be used to guide future mitigation efforts.

Reporting Format

An effective reporting system shall be established prior to any monitoring efforts. Copies of the measures shall be distributed to the participants of the monitoring effort to ensure that all parties involved have a clear understanding of the mitigation monitoring measures adopted. It is anticipated that the participants will include the appropriate Alliance member staff or contract personnel, and the applicant's environmental consultant. The Alliance members shall distribute to each in-field monitor a specific list of mitigation measures that pertain to his or her monitoring task, as well as the appropriate time frame for implementation of each mitigation measure. In-field monitoring reports shall be completed by the in-field monitors and given to the appropriate Alliance member(s), who shall then file them as documentation regarding the monitoring activities and results.

North Embarcadero Visionary Plan Mitigation, Monitoring and Reporting Program

Issue Area	Mitigation Measure(s)	Monitoring Requirement	Responsible for Mitigation Implementation	Time Frame of Mitigation	Completion Requirement	Agency Responsible for Verification	Date of Completion
Traffic and Circulation							
Freeways	1. Significant cumulative freeway (mainline and ramp) impacts cannot be mitigated to below a level of significance at this time.	An I-5 freeway corridor study currently being prepared by SANDAG will address the deficiencies on the freeway and its ramps and recommend traffic improvements.	Caltrans/SANDAG	SANDAG completion of I-5 corridor study.	Completion of I-5 study.	Caltrans/SANDAG	
Parking							
Parking	<p>1. <u>Weekday Parking Management Plan:</u></p> <ul style="list-style-type: none"> • In Parking Area 2, build a 50-space surface lot or provide 50 spaces dedicated for public use in the CAC Parking Lots. Designate 10 spaces for carpool/vanpool employee use only, with the balance designated for public use only with longer than 3-hour parking allowed. • In Parking Area 3, build a 150-space surface lot or provide 150 spaces dedicated for public use at Lane Field or in a future parking structure at Lane Field or 1220 Pacific Highway. Designate 20 spaces for carpool/vanpool employee use only, with the balance designated for public use only with longer than 3-hour parking allowed. • Dedicate 92 spaces in an existing parking location south of Broadway (Parking Area 4) available for public use. • Promote subsidized transit pass for employees of study area businesses. • Provide information to downtown hotel guests regarding the location of the North Embarcadero area and the availability of transit usage. • Plan for shuttle stops at two locations on Harbor Drive within the Plan area such as at Ash Street and at Broadway. • Promote pedi-cab use and provide areas for pick-up and drop-off. • Provide bicycle racks and lockers within the study area. • Provide trailblazing (i.e., signs showing directions to the North Embarcadero area from downtown and transit locations), directions on local kiosks, and transit/shuttle stops. <p>2. <u>Weekend Parking Management Plan:</u></p> <ul style="list-style-type: none"> • Same as Weekday Parking Management Plan with the addition of: <ul style="list-style-type: none"> - Make available 300 spaces within the Lane Field office parking structure to be used by the public and/or employees of waterfront uses on weekday evenings and weekend days. 	Completion of Parking Management Plan.	Port District City of San Diego County of San Diego	Prior to issuance of a Coastal Development Permit or construction of public improvements.	Implementation of a Parking Management Plan.	Port District City of San Diego County of San Diego	