

Table 1

MITIGATION MONITORING AND REPORTING PROGRAM										
Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification				Responsible Party	Completed		Comments
			T.M	Pre Const.	During Const.	Post Cost		Initials	Date	
	BIOLOGICAL RESOURCES									
1	BIO-1: To avoid any direct impacts to raptors and/or any migratory birds, removal of habitat that supports active nests on the proposed area of disturbance should occur outside of the breeding season for these species (January 15 to September 15). If removal of habitat on the proposed area of disturbance must occur during the breeding season, a qualified, City approved biologist shall conduct a preconstruction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The preconstruction survey must be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the preconstruction survey to the City for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan as deemed appropriate by the City shall be prepared and include proposed measures to be implemented to ensure that disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's Mitigation Monitor shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.	Plan Check/Site Inspection		X	X		Applicant/Development Services Department			

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2	BIO-2: For any work proposed during the least Bell's vireo or southern willow flycatcher nesting season (LBV: March 15 to September 15; SWF: May 1 to August 31), prior to initiating any construction related activities, including clearing, grubbing, grading and construction, a preconstruction survey shall be performed in order to determine the presence/absence of these species and extent of any occupied habitat. The preconstruction survey area for these species shall encompass all suitable habitats within the project work zone, as well as a 300-foot buffer. The preconstruction survey shall be performed to the satisfaction of the Development Services Director (or their designee) by a qualified biologist familiar with the City of Chula Vista MSCP Subarea Plan. The results of the preconstruction survey must be submitted in a report to the Development Services Director (or their designee) for review and approval prior to initiating any construction activities. If the species are detected, a minimum 300-foot buffer delineated by orange biological fencing shall be established around the detected species to ensure that no work shall occur within the occupied habitat during their respective nesting season and onsite noise reduction techniques have been incorporated, as appropriate. The Development Services Director (or their designee) shall have the discretion to modify the buffer width depending on site-specific conditions. If the results of the preconstruction survey determine that the survey area is unoccupied, the work may commence at the discretion of the Development Services Director (or their designee) following the review and approval of the preconstruction report.	Plan Check/Site Inspection		X	X		Applicant/Development Services Department			
3	BIO-3: Prior to the issuance of grading/development permits for the future park, additional Agency permitting and consultation would be required. The permitting agencies would be the USACE (404 nationwide permit) and RWQCB (401 certification). As part of site development as a light industrial, commercial business park, the avoided wetlands would be placed within an open space easement in Lot B, totaling 0.44 acre.	Plan Check/Site Inspection		X	X		Applicant/Development Services Department			
4	BIO-4: Impacts to the 1.66 acres of freshwater marsh would require mitigation and permitting consultation with ACOE/RWQCB. For this habitat type, the City mitigation requirements range from 1:1 to 2:1.	Plan Check/Site Inspection		X	X		Applicant/Development Services Department			

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5	BIO-5: Impacts to the 0.17 acre of arundo scrub would require mitigation and permitting consultation with ACOE/RWQCB. For this habitat type, the City mitigation requirements range from 1:1 to 2:1.	Plan Check/Site Inspection		X	X	Applicant/Development Services Department			

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	HAZARDS AND HAZARDOUS MATERIALS									
6	HAZARD-1: Prior to issuance of any grading plans for the site, the project owner/permittee shall prepare a Soil Management Plan for review and approval by DEH as part of DEH's Voluntary Assistance Plan (VAP). The Soil Management Plan shall address soil conditions that might be encountered during site grading due to undocumented fill buried on the project site. If unsuitable material is encountered during excavation, the material shall be segregated, characterized, and disposed of in a manner acceptable to DEH.	Plan Check		X	X		Applicant/Development Services Department			

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	NOISE								
7	NOISE-1: In order to mitigate potential operational noise impacts to existing noise-sensitive land uses, concurrent with design review and prior to the approval of building permits for Lot 2, 3, 4, 5, or 6, each applicant shall be responsible for the preparation of a lot-specific analysis ensuring that noise from loading docks and outdoor mechanical equipment (trash compactors, air compressors, pumps, fans and cooling towers, etc.) comply with City of Chula Vista Municipal Code noise limits. The analysis must identify the noise source locations, noise levels, and noise control measures, as necessary, to demonstrate compliance with the noise limits in the City of Chula Vista Municipal Code and ensure that the appropriate measures are incorporated into the project lot plans. Noise control measures may include, but are not limited to, setbacks, sound walls, parapet walls, mechanical equipment enclosures, silencers and/or mufflers.	Plan Check		X	X		Applicant/Development Services Department		
8	NOISE-2: In order to mitigate potential operational noise impacts to biological resources, concurrent with design review and prior to the approval of building permits for Lots 9, 10, 11 and 12, each applicant shall be responsible for the preparation of a lot-specific noise analysis ensuring that noise from loading docks and outdoor mechanical equipment (trash compactors, air compressors, pumps, fans and cooling towers, etc.) does not exceed 60 dBA Leq at the boundary of the Preserve. The analysis must identify the noise source locations, noise levels, and noise control measures, as necessary, to demonstrate compliance with the MHPA 60 dBA Leq noise limit and ensure that the appropriate measures are incorporated into the project lot plans. Noise control measures may include, but are not limited to, setbacks, sound walls, parapet walls, mechanical equipment enclosures, silencers and/or mufflers.	Plan Check		X	X		Applicant/Development Services Department		

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9	<p>NOISE-3: The following measures would be implemented to mitigate potential impacts to migratory birds:</p> <p>To avoid direct impacts to least Bell's vireo, California gnatcatcher, southern willow flycatcher and other migratory birds, construction related activities shall not be performed, including clearing, grubbing, grading and construction between, February 15 to September 15, unless absence of nesting activity is confirmed.</p> <p>In order to mitigate construction noise, prior to initiating any construction related activities during the least Bell's vireo, California gnatcatcher or southern willow flycatcher breeding seasons, including clearing, grubbing, and grading, a preconstruction survey shall be performed to determine the presence/absence of these species and extent of any occupied habitat. The preconstruction survey area shall encompass all suitable habitats within the project work zone, as well as a 300-foot buffer. The preconstruction survey shall be performed to the satisfaction of the Development Services Director (or their designee) by a qualified biologist familiar with the City of Chula Vista MSCP Subarea Plan. The results of the preconstruction survey must be submitted in a report to the Development Services Director (or their designee) for review and approval prior to initiating any construction activities.</p> <p>If a nesting bird species is detected, a minimum 300-foot buffer delineated by orange biological fencing shall be established around the detected species to ensure that no work shall occur within the occupied habitat during their respective nesting season and onsite noise reduction techniques have been incorporated, as appropriate. The Development Services Director (or their designee) shall have the discretion to modify the buffer width depending on site-specific conditions. If the results of the preconstruction survey determine that the survey area is unoccupied, the work may commence at the discretion of the Development Services Director (or their designee).</p>	Plan Check		X	X		Applicant/Development Services Department			

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10	At least 10 days prior to the start of work, each applicant shall be responsible for the preparation of a lot-specific noise analysis ensuring that noise from construction does not exceed 60 dBA Leq at the boundary of the Preserve. The analysis must identify the noise source locations, noise levels, and noise control measures, as necessary, to demonstrate compliance with the MHPA 60 dBA Leq noise limit and ensure that the appropriate measures are incorporated into the project construction plan.	Plan Check		X	X	Applicant/Development Services Department			

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	TRANSPORATION/TRAFFIC								
11	TRAFFIC-1: To mitigate for horizon year cumulative intersection impact, the applicant would pay appropriate Western Transportation Development Impact Fees (WTDIF) because the project traffic comprises less than five percent of the total background volume. The WTDIF lists a project identified as "Facility I-806-2" that includes the widening of the Main Street undercrossing (beneath I-805) for an eastbound to northbound left turn lane. With the noted improvement, the intersection operations improve to LOS C and D at these two cumulative impact locations.	Plan Check		X	X	Applicant/Development Services Department			
12	TRAFFIC-2: To mitigate for the horizon year cumulative segment impact, the applicant would pay appropriate WTDIF because the project traffic comprises less than five percent of the total background volume. The cumulative segment impact is no longer considered significant if the controlling ends of the segment are at acceptable LOS, which occurs with implementation of WTDIF I-805-2 as previously described. However, the WTDIF includes two projects on Main Street identified as "Facility RAS-17: Main Street Improvement from I-5 to I-805" and "Facility BP-4: Main Street bike lanes from Industrial Blvd to I-805".	Plan Check/Site Inspection			X	Applicant/Development Services Department			

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13	<p>TRAFFIC-3: In addition to the required cumulative mitigation noted above, the applicant would implement the following improvements to be secured and constructed to the satisfaction of the City Engineer:</p> <p>Install a traffic signal at Main Street/Seventh Avenue (as identified in the Main Street Streetscape Master Plan approved by City Council on 9/22/15) to be completed with the development of the 2.94-acre commercial portion of the project fronting Main Street. This signal was identified in the Main Street Streetscape Master Plan; therefore, a fee credit reimbursement would be established to off-set the cost of this signal.</p> <p>Construct Street A/Faivre Street (extension of Faivre Street) from Broadway to Fourth Avenue and extend Seventh Avenue to Street A/Faivre Street. All project roadways and intersections are to be constructed at one time – no phasing is proposed.</p> <p>Install a traffic signal at Broadway/Street A/Faivre Street and close the existing driveway immediately across from Faivre Street (currently provides driveway access to Deseret Industries). Two new Deseret Industries’ driveways would be constructed on Street A/Faivre Street along their project frontage. All project roadways and intersections are to be constructed at one time – no phasing is proposed</p> <p>Install an all-way stop control for Street A/Faivre Street and Seventh Avenue. All project roadways and intersections are to be constructed at one time – no phasing is proposed.</p> <p>Install a traffic signal at Street A/Faivre Street/Fourth Avenue. All project roadways and intersections are to be constructed at one time – no phasing is proposed.</p> <p>Improve the alley located along the northerly edge of Lots 1 and 2. Improvement details and limits are included on the civil plans. Alley improvements to be completed concurrent with Street A/Faivre Street improvements.</p>	Plan Check/Site Inspection			X		Applicant/Development Services Department			