

Attachment Q – Mitigation Monitoring and Reporting Program

This page left intentionally blank.

MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) was formulated based on the findings in the Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Tideline Kensho Residential Project (Project). The MMRP is in compliance with Section 15097 of the California Environmental Quality Act (CEQA) Guidelines, which requires that the lead agency “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.” The MMRP lists Downtown Vista Specific Plan Environmental Impact Report (DVSP PEIR) mitigation measures recommended in the IS/MND and identifies mitigation monitoring and reporting requirements. These requirements are provided only for mitigation measures that would reduce or avoid significant impacts of the proposed Project.

The table below presents the mitigation measures identified for the proposed Project. Each mitigation measure is identified by “DVSP Mitigation Measure” and the first three letters of the topical section to which it pertains, followed by a hyphen and measure number, which indicate the order that the mitigation measure is listed in the topical section. For example, DVSP EIR Mitigation Measure BIO-1 is the first mitigation measure identified in the Biological Resources section of the IS/MND.

The first column of the table provides the mitigation measures identified in the IS/MND. The column entitled “Party Responsible for Implementing Action” identifies the party responsible for carrying out the required action(s). The columns entitled “Party Responsible for Monitoring” and “Timing” identify the party ultimately responsible for ensuring that the mitigation measure is implemented and the approximate time frame for the oversight agency to ensure implementation of the mitigation measure, respectively.

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
Air Quality			
<p>DVSP Mitigation Measure Air-1: During grading activities for any future development in the SPA, the on-site construction superintendent shall ensure implementation of standard best management practices (BMPs) to reduce the emission of fugitive dust, including but not limited to the following actions:</p> <ul style="list-style-type: none"> • Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water will be applied at a frequency to be determined by the on- site construction superintendent. • Graded areas on slopes will provide temporary hydroseeding and irrigation of cleared vegetation and graded slopes as soon as possible following grading activities in areas that will remain in disturbed condition (but will not be subject to further construction activities) for a period greater than three months during the construction phase. • Pave or periodically water all on-site access points or apply chemical stabilizer to construction sites. • Securely cover all transported material to prevent fugitive dust. • Operate all vehicles on the construction site at speeds less than 15 miles per hour. • Cover all stockpiles that will not be utilized within three days with plastic or equivalent material, to be determined by the on-site construction 	Construction Superintendent	City Planner, Land Development Engineer	Prior to issuance of any grading permit and during grading activities

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>superintendent, or spray them with a non-toxic chemical stabilizer.</p> <p>Project Implementation of DVSP Mitigation Measure Air-1. The Project shall implement DVSP Mitigation Measure Air-1, as written above, for the DVSP.</p>			
<p>DVSP PEIR Mitigation Measure Air-2: The following measures shall be implemented throughout construction to minimize emissions of ozone (O₃) precursors (nitrogen oxides [NO_x], and volatile organic compounds [VOCs]):</p> <ul style="list-style-type: none"> • Turn off all diesel-powered vehicles and gasoline-powered equipment when not in use for more than five minutes. • Use electric or natural gas-powered construction equipment in lieu of gasoline or diesel-powered engines, where feasible. • Require 10 percent of construction fleet to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters, and/or CARB certified Tier III equipment or better. • Support and encourage ridesharing and transit incentives for the construction crew. <p>Project Implementation of DVSP Mitigation Measure Air-2. The Project shall implement DVSP Mitigation Measure Air-2, as written above, for the DVSP.</p>	<p>Construction Superintendent</p>	<p>City Planner, Land Development Engineer</p>	<p>Prior to issuance of any grading permit and during construction activities</p>
<p>DVSP Mitigation Measure Air-3: The following measures would ensure that architectural coatings comply with San Diego Air Pollution Control District (SDAPCD) Rule 67:</p> <ul style="list-style-type: none"> • Use pre-coated/natural colored building materials. • Use water-based or low VOC coatings with a VOC content of 100 grams per liter or less. • Use spray equipment with high transfer efficiency, such as the electrostatic spray gun method or 	<p>Construction Superintendent</p>	<p>City Planner, Building Official</p>	<p>Prior to issuance of any grading permit and during application of architectural coatings</p>

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>apply coatings using manual tools, such as paint brushes, hand rollers, trowels, spatulas, daubers, rags, or sponges.</p> <p>Project Implementation of DVSP Mitigation Measure Air-3. The Project shall implement DVSP Mitigation Measure Air-3, as written above, for the DVSP.</p>			
<p>Mitigation Measure Air-4: Prior to demolition or renovation of any buildings constructed prior to 1980 or otherwise having the potential to contain asbestos-containing material (ACM), a survey shall be conducted by a licensed asbestos-abatement contractor to determine presence of ACM. The SDAPCD shall be notified at least 10 days prior to any activity which may dislodge ACM in accordance with SDAPCD Rule 361.145 and demolition or renovation of structures which may contain ACM must be handled and disposed of in accordance with SDAPCD Rules 361.140-361.156.</p> <p>Project Implementation of DVSP Mitigation Measure Air-4. The Project shall implement DVSP Mitigation Measure Air-4, as written above, for the DVSP.</p>	<p>Project Applicant, Licensed Asbestos-Abatement Contractor</p>	<p>City Planner, Building Official</p>	<p>Prior to issuance of any grading, building, or demolition permit and during demolition or renovation of ACM-containing buildings</p>
<p>DVSP Mitigation Measure Air-5: Prior to issuance of a building permit for any future project under the DVSP Update, the project applicant shall identify and submit building plans that identify design features to reduce operational emissions associated with vehicular traffic. Such design features may include, but not be limited to:</p> <ul style="list-style-type: none"> Projects within one-quarter mile of a transit facility, including Sprinter stations and bus stops, shall enhance existing or construct new pedestrian and bicycle facilities to provide safe and efficient access to the transit services. 	<p>Project Applicant</p>	<p>City Planner</p>	<p>During or prior to the project design phase and prior to issuance of a building permit</p>

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<ul style="list-style-type: none"> Projects located within one-half mile of an existing/planned Class I or Class II bike lane shall include a comparable network that connects the project uses to the existing off-site facility. Project design shall include a designated bicycle route connecting all units, on-site bicycle parking facilities, off-site bicycle facilities, site entrances, and primary building entrances to existing Class I or Class II bike lane(s) within one half mile, as feasible. Nonresidential projects shall provide "end-of-trip" facilities including showers, lockers, and changing space. At a minimum, project will provide four clothes lockers and one shower provided for every 80 employee parking spaces, including separate facilities for each gender for projects with 160 or more employee parking spaces. Bicycle racks that are accessible from the street and the pedestrian routes. At a minimum, one bike rack space shall be provided per 20 vehicle parking spaces. Provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances. Other transportation demand features for commercial uses may include parking fees employee telecommuting programs, flexible employee work schedules, carpool/vanpool programs, car-sharing services, preferential carpool/vanpool parking, and information on transportation alternatives provided to employees. 			

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>Project Implementation of DVSP Mitigation Measure Air-5. The Project shall implement DVSP Mitigation Measure Air-5, as written above, for the DVSP.</p>			
<p>DVSP Mitigation Measure Air-6: Prior to the issuance of building permits, the applicant shall demonstrate that the project shall exceed the requirements of Title 24 of the California Energy Efficiency Standards for Residential and Non-residential Buildings. These requirements, along with the following measures, shall be incorporated into future development projects to reduce indirect emissions from energy use in the SPA, including Q₃ precursors:</p> <ul style="list-style-type: none"> • Use of low-NOx emission water heaters • Installation of energy efficient and automated air conditioners where applicable • Energy efficient parking area lights • Exterior windows shall be double-paned <p>Project Implementation of DVSP Mitigation Measure Air-6. The Project shall implement DVSP Mitigation Measure Air-6, as written above, for the DVSP.</p>	Project Applicant	City Planner, Building Official	Prior to issuance of a building permit
<p>DVSP Mitigation Measure Air-7: An Air Quality Impact Assessment (AQIA) shall be prepared for projects within the DVSP Update planning area for projects that exceed one of the following screening criteria:</p> <ul style="list-style-type: none"> • Single family residential: 300 dwelling units (DU) • Apartments (6-20 DU/acre): 370 DU • Apartments (greater than 20 DU/acre): 420 DU • Condominiums: 370 DU • Supermarket: 25,000 SF • Restaurant, fast food: 6,500 SF • Restaurant, sit down: 43,000 SF • Hotel/Motel: 480 rooms 	Project Applicant	City Planner	During or prior to the project design phase

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<ul style="list-style-type: none"> Standard commercial office: 190,000 SF Neighborhood shopping center. 35,000 SF <p>For projects that include mixed uses, the AQIA trigger threshold would be determined by converting the various uses to equivalent single-family units using the conversion factors found within Table 5 of the San Diego County Report Format and Content Requirements, Air Quality (San Diego County 2007).</p> <p>Project Implementation of DVSP Mitigation Measure Air-7. The Project has implemented DVSP Mitigation Measure Air-7 and provided an analysis of the Project's air quality impacts (refer to Attachment B).</p>			
Biological Resources			
<p>DVSP Mitigation Measure BIO-1: For all future projects in the SPA on a site, which is mapped by the City as supporting a sensitive vegetation type, surveys for sensitive plant and animal species shall be conducted by a qualified biologist during the appropriate season as part of, or prior to, the Project planning or design phase. If sensitive plant or animal species are observed, they shall be avoided if possible. If impacts cannot be avoided, the significance of the impacts to those species must be evaluated in compliance with CEQA and any significant impacts shall be mitigated based on the recommendations of the qualified biologist and the mitigation requirements of the North County MHCP Table 8-8, or the City of Vista Subarea Plan, if adopted prior to approval of a grading permit for the future Project.</p> <p>Project Implementation of DVSP Mitigation Measure Bio-1. The Project would implement Mitigation Measure Bio-1 from the DVSP to mitigate for sensitive plant and animal species anticipated to occur on the Project site, as follows:</p>	Project Applicant, Project Biologist	City Planner	During or prior to the project design phase and prior to issuance of any grading or building permit

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<ul style="list-style-type: none"> To prevent potential impacts to sensitive roosting bats, a biological monitor should be present during tree removal. If trees need to be trimmed, lower limbs should be cut or trimmed first before cutting upper limbs. If trees need to be completely removed, trees should be cut down in a staggered fashion to give any potential roosting bats a chance to flee. Avoid removal of ornamental plantings that may be potential nectar sources for Mexican long-tongued bat between September and March when the species is most likely to be observed foraging on the Project site or in the off-site improvements area. Impacts on approximately 0.19 acre of non-native grassland shall be mitigated at a 0.5:1 ratio for a total of 0.10 acre of required mitigation for private development that occurs outside the North County Multiple Habitat Conservation Plan Focused Planning Area. Mitigation shall consist of the off-site acquisition of 0.10 acre of non-native grassland mitigation credits. The wildlife agencies (i.e., USFWS and CDFW) and the City of Vista shall approve the location and habitat quality of the off-site mitigation site. Impacts on approximately 0.31 acre of coast live oak woodland shall be mitigated at a 2:1 ratio for a total of 0.62 acre of required mitigation for private development that occurs outside the North County Multiple Habitat Conservation Plan Focused Planning Area. Mitigation shall consist of the off-site acquisition of 0.62 acre of coast live oak woodland mitigation credits. The wildlife agencies and the City 			

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>of Vista shall approve the location and habitat quality of the off-site mitigation site.</p> <ul style="list-style-type: none"> The applicant shall be responsible for replacement of any existing coast live oaks that are impacted by construction activities on the site at a minimum ratio of 2:1. The replacement oaks shall be at minimum 48-inch box specimens of the same species existing on site and shall be planted on site and/or in an off-site location in the City of Vista in an area determined to provide long-term biological value, as determined by the City Planner in consultation with the wildlife agencies. The applicant shall be responsible for preparation of a revegetation plan for the coast live oaks. The revegetation plan shall be prepared by a biologist approved by the City of Vista with expertise in Southern California ecosystems and native plant revegetation techniques. The revegetation plan shall be submitted to the City Planner for approval prior to issuance of any grading permit. The applicant shall submit proof of a binding agreement ensuring maintenance and monitoring of the replacement coast live oak trees for a five-year period. The agreement shall be subject to approval of the City Planner prior to issuance of any grading permit. 			
<p>DVSP Mitigation Measure BIO-2: . For all future projects in the SPA located on a site adjacent to or traversed by Buena Vista Creek, a qualified biologist, shall determine if the Project would have the potential to impact the adjacent waterway. If the waterway would be potentially impacted by the Project, the qualified biologist shall determine if the waterway meets the criteria for a jurisdictional wetland or water of the U.S. by the USACE or</p>	<p>Project Applicant, Project Biologist</p>	<p>City Planner, CDFW, USACE</p>	<p>During or prior to the project design phase and prior to issuance of any grading or building permit</p>

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>a streambed or bank under the jurisdiction of the CDFW. If it is determined that the waterway is jurisdictional, the applicant shall obtain the following permits, as necessary.</p> <ul style="list-style-type: none"> • Authorization for the fill of jurisdictional waters of the U.S. from the USACE through the CWA Section 404 permitting process; • A water quality certification pursuant to Section 401 of the CWA; and/or • Authorization for the alteration of streambeds and banks within the state under Section 1602 of the CFGC. <p>Project Implementation of DVSP Mitigation Measure Bio-2. The Project would implement Mitigation Measure Bio-2 from the DVSP PEIR by consulting with the USACE, RWQCB, and CDFW to determine jurisdictional authority over the on-site aquatic resources. If required, permits shall be issued before impacts on jurisdictional aquatic resources occur by the USACE, RWQCB, and CDFW. Before construction in any areas containing jurisdictional aquatic features, the applicant shall obtain authorizations pursuant to Sections 401 and 404 of the CWA and Section 1602 of the CFGC.</p> <p>If required by the USACE, RWQCB, and CDFW, compensatory mitigation shall be implemented to mitigate impacts on jurisdictional aquatic resources prior to the start of construction. This mitigation shall be in the form of credit purchases at an approved wetlands mitigation bank, in-lieu fee mitigation, or other permittee responsible mitigation as approved by the agencies.</p> <p>Report of waste discharge pursuant to California Water Code, Section 13050, shall be required for waters of the</p>			

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>state determined to be non-jurisdictional under Sections 404 and 401 of the CWA. Any measures required as part of the issuance of the Report of Waste Discharge shall be implemented.</p> <p>Authorization for the alteration of streambeds and banks of the state shall be required under Section 1602 of the CFGC, and a Streambed Alteration Agreement application shall be required prior to work occurring in CDFW jurisdictional areas. Mitigation requirements determined through the process of obtaining the necessary permits shall be implemented before the start of construction.</p>			
<p>DVSP Mitigation Measure Bio-3. Prior to initiation of Project construction on a site within the SPA during the raptor nesting season (generally March 1 through August 15), where suitable trees for raptor nesting occur on the Project site or within 500 ft of the site, pre-construction surveys for raptor nests shall be performed by a qualified biologist. If there are no raptors nesting (which includes nest building or other breeding/nesting behavior) within 500 ft of the site, clearing shall be allowed to proceed. Construction activities within 500 ft of active nests shall not be allowed to resume during the breeding season until a qualified biologist determines that the nest is no longer active.</p> <p>Project Implementation of DVSP Mitigation Measure Bio-3. The proposed Project would implement DVSP Mitigation Measure Bio-3 by preventing the grubbing, trimming or clearing of vegetation from the Project site or off-site improvements area during the general bird breeding season (January 15 through August 31). If grubbing, trimming, or clearing of vegetation cannot feasibly occur outside the general bird breeding season, the qualified biologists, as approved by the City of Vista, shall perform a</p>	<p>Project Applicant, Project Biologist</p>	<p>City Planner</p>	<p>Prior to issuance of any grading or building permit</p>

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>pre-construction nesting bird survey no more than 72 hours before the start of vegetation grubbing, trimming, or clearing to determine if active bird nests are present in the affected areas. If one or more active nests are found during the pre-construction survey, a buffer of appropriate size based on species (i.e., 200 ft for passerines and 500 ft for raptors) or observed behavior shall be established around the nest, and no disturbance shall be allowed within the buffer until a qualified biologist determines that the nest is no longer active. If no nesting birds (including nest building or other breeding or nesting behavior) are on the Project site, grubbing, trimming, or clearing shall proceed.</p> <p>When construction occurs during the bird breeding season, a qualified biologist shall conduct a weekly nest survey of the area within 100 ft of construction to survey for nesting migratory birds and raptors.</p>			
Cultural and Tribal Cultural Resources			
<p>DVSP Mitigation Measure CUL-1: Prior to the issuance of a grading permit for any future development project in the SPA proposed on an undeveloped parcel, a pedestrian survey shall be conducted by a professional archaeologist approved by the City. Should the pedestrian survey identify cultural resources, the cultural resources shall be evaluated for eligibility to the CRHR prior to issuance of a grading permit. In addition, the NAHC and local Tribes shall be consulted regarding the potential for impacts to cultural sites to occur on the SPA. Finally, the survey shall make a determination whether the potential presence of subsurface resources requires archaeological or Native American monitoring during site grading, If construction monitoring is required, Mitigation Measure Cul-2 shall be implemented.</p>	<p>Project Applicant, Project Archaeologist</p>	<p>City Planner and/or City Engineer</p>	<p>During construction</p>

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>Project Implementation of DVSP Mitigation Measure Cul-1. The proposed Project has implemented Mitigation Measure Cul-1 from the DVSP by completing an intensive pedestrian survey of the Project site.</p>			
<p>DVSP Mitigation Measure CUL-2. Prior to the issuance of any grading permit for any future development Project in the SPA that has been identified as having the potential to contain subsurface cultural resources, the Project applicant shall provide written evidence to the City Planner that the applicant has retained a City-approved professional archaeologist and Native American monitor, if appropriate, to observe SPA grading and excavation activities for the presence of cultural materials. If any cultural materials are found, work in the area shall be halted so that the significance of the find can be evaluated. A significant discovery may require additional evaluation and mitigation; however, any such additional requirements would be site specific and would be determined at the time of discovery by the professional archaeologist and Native American monitor. A post-construction monitoring report shall be prepared and submitted to the City Planner at the completion of grading.</p> <p>Project Implementation of DVSP Mitigation Measure Cul-2. The proposed Project would implement Mitigation Measure Cul-2 from the DVSP PEIR as follows:</p> <ul style="list-style-type: none"> • For discoveries of Native American human remains, the procedures required under California Public Resources Code, Section 5097.98, and California Health and Safety Code, Section 7050.5, shall be followed. If human remains are encountered, all ground-disturbing activities shall halt within 100 ft (buffer area) of the discovery, 	<p>Project Applicant, Project Archaeologist</p>	<p>City Planner and/or City Engineer</p>	<p>During construction/ ground-disturbing activities</p>

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>and orange construction fencing shall be installed to denote the buffer area. Work on the remainder of the Project site could continue, but all work within the buffer area shall cease until the procedures required under the aforementioned code sections are completed and the Tribal representatives have authorized the removal of the fencing around the buffer area.</p> <ul style="list-style-type: none"> • If, during ground-disturbing activities on the Project site, Tribal Cultural Resources, as defined in California Public Resources Code, Section 21074, or unique cultural resources, as defined in California Public Resources Code, Section 21083.2, are discovered that were not assessed by the site-specific archaeological reports, all ground-disturbing activities shall halt within 50 ft (find area) of the discovery until the Tribal representatives and Project archaeologist can assess the discovery and recommend recovery, treatment, and reburial procedures. Work on the remainder of the Project site may continue, but all work within the find area shall cease until the Tribal representatives and Project archaeologist have completed their assessments and the Tribal representatives have made a reburial recommendation. • At least 30 days prior to issuance of the first grading permit for the Project, the developer/permit applicant shall enter into agreements with the consulting Tribes for Native American monitors. In conjunction with the archaeological monitors, the Tribal representatives/Native American monitors shall 			

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>attend the pre-grading meeting with the contractors to provide cultural sensitivity training for all construction personnel. In addition, Tribal representatives/Native American monitors shall be on site during all initial ground-disturbing activities, including clearing, grubbing, tree removal, grading, and trenching, and excavation of each portion of the Project site. In conjunction with the archaeological monitors, the Tribal representatives/Native American monitors have the authority to temporarily divert, redirect, and/or halt ground-disturbing activities to allow appropriate identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreements to the City of Vista. Upon verification, the Project archaeologist shall clear this condition as being satisfied.</p> <ul style="list-style-type: none"> • At least 30 days prior to issuance of the first grading permit for the Project, the Project applicant shall retain a Project archaeologist who meets the minimum qualifications of the U.S. Secretary of the Interior’s Standards and Guidelines (NPS 1983). The Project archaeologist shall be present for all ground-disturbing and grading activities on the Project site and shall be responsible for notifying and coordinating monitoring by the consulting Tribes. • The Project archaeologist and Tribal representatives shall attend the pre-grading meeting with the Project’s construction manager and any contractors and shall conduct a cultural sensitivity training to provide an overview of the cultural sensitivity of the 			

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>Project site and surrounding areas, the requirements for the Project archaeologist and Tribal representatives, the protocols that apply in the event of inadvertent finds, and any other appropriate disclosures and discussions.</p> <ul style="list-style-type: none"> • Upon completion of all ground-disturbing and grading activities on the Project site, the Tribal representatives shall rebury any resources recovered from the Project site in an open space area that shall remain free from any active recreational uses or any further excavation or ground disturbance. Any reburial site shall be culturally appropriate and explicitly approved in writing by the consulting Tribes. The reburial location shall be covered first by a layer of geomat and then backfilled with clean fill dirt. Once reburial activities are completed, the site shall be protected via a restrictive covenant or similar deed restriction that prohibits future excavation or disturbance of the reburial location. • Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the City of Vista Community Development Department’s requirements for such reports for all ground-disturbing activities associated with this grading permit. The report shall follow the City of Vista’s cultural resources standard procedures. The report shall include results of any feature relocation or residue analysis required and evidence of the required cultural sensitivity training for construction staff held during the required pre- 			

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>grade meeting and evidence that any cultural and heritage material/artifacts have been treated in accordance to procedures stipulated in the Phase IV Cultural Resources Monitoring Report. The Phase IV Cultural Resources Monitoring Report shall be filed with the City of Vista under a confidential cover and shall not be subject to public records requests.</p>			
Hazards and Hazardous Materials			
<p>DVSP Mitigation Measure HAZ- 1: Prior to the issuance of any grading permits for any future project under the DVSP Update that would take place on a site included on a list of hazardous materials sites compiled pursuant to Government Code, Section 659625, or on a site that was previously occupied by a land use that used or generated hazardous materials or wastes including lead-based paint and/or mercury, the project applicant shall complete an ESA, prepared by a Registered Environmental Assessor (REA). Any recommendations for remediation or further analysis, such as a Phase II ESA, shall be implemented prior to issuance of any grading permit. A Workplan shall be approved and overseen by the appropriate regulatory agency for sampling or remediation of hazardous materials. If monitoring during construction is recommended, the project applicant shall provide a letter of verification to the City Planner, stating that a REA has been retained to implement the monitoring program during construction activities. The program shall detail the pollutants or evidence of pollutants whose presence is being monitored, as well as the actions to be taken should any pollutant or evidence of pollutant be uncovered. If such a pollutant or evidence of the pollutant is encountered, it should be</p>	<p>Project Applicant, Registered Environmental Assessor</p>	<p>City Planner, Land Development Engineer</p>	<p>Prior to issuance of a grading permit</p>

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>evaluated by a REA and handled in accordance with applicable environmental laws and regulations.</p> <p>Project Implementation of DVSP Mitigation Measure Haz-1. The proposed Project has implemented DVSP Mitigation Measure Haz-1 from the DVSP by completing an ESA. The ESA prepared by Advantage Environmental Consultants, LLC (Attachment H) found that the Project site was not listed on a hazardous materials site and does not contain any recognized environmental conditions. Therefore, the Project has satisfied DVSP Mitigation Measure Haz-1 and does not require further testing.</p>			
<p>DVSP Mitigation Measure Haz-2. For any future project under the DVSP Update, the applicant shall provide literature in the sales or leasing center with information on the proper disposal of household hazardous materials and what materials may be considered hazardous. The literature should include the address for the City’s Household Hazardous Waste Collection Facility located at 1145 East Taylor Street. Additionally, any refuse storage areas shall include signage listing common hazardous materials and information on proper disposal, including the address for the City’s Household Hazardous Waste Collection Facility.</p> <p>Project Implementation of DVSP Mitigation Measure Haz-2. The project shall implement DVSP Mitigation Measure Haz-2, as written above, for the DVSP.</p>	Project Applicant	City Planner	Prior to issuance of a certificate of occupancy
<p>DVSP Mitigation Measure Haz-3. Prior to construction of a future project in the SPA that requires a lane or roadway closure, contractor shall:</p> <p>Ensure the Vista Fire Department (VFD) and San Diego County Sheriff’s Department (SDCSD) are notified at least one week prior to lane or roadway closure.</p>	Construction Contractor	City Planner, Land Development Engineer	Prior to issuance of any grading or building permit

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>Provide appropriate signage to designate a detour road for vehicular and pedestrian traffic. The detour will provide the most direct route possible around the road closure. Adequate signage shall be provided to provide travelers notice of an upcoming detour and signage with directional arrows along the detour route. Signage along the roadway shall be provided at least one month prior to construction providing the expected dates of the closure. Detour route shall be approved by VFD, and the California Department of Transportation (Caltrans), if necessary.</p> <p>Project Implementation of DVSP Mitigation Measure Haz-3. The Project shall implement DVSP Mitigation Measure Haz-3, as written above, for the DVSP.</p>			
Noise			
<p>DVSP Mitigation Measure Noi-1. Construction contractors for projects within the proposed SPA shall implement the following measures to minimize short-term noise levels caused by construction activities.</p> <p>Measures to reduce construction/demolition noise shall be included in contractor specifications and shall include, but not be limited to, the following:</p> <p>Properly outfit and maintain construction equipment with manufacturer-recommended noise- reduction devices to minimize construction-generated noise.</p> <p>Operate all diesel equipment with closed engine doors and equip with factory recommended mufflers.</p> <p>Use electrical power to operate air compressors and similar power tools.</p> <p>Employ additional noise attenuation techniques as needed to reduce excessive noise levels so that construction noise would be in compliance with San Diego County Code</p>	<p>Project Applicant, Construction Contractor</p>	<p>City Planner, Land Development Engineer</p>	<p>Prior to issuance of any grading or building permit and during construction activities</p>

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>Sections 36.408 and 36.409. Such techniques shall include, but not be limited to, the construction of temporary sound barriers or sound blankets between construction sites and nearby noise- sensitive receptors.</p> <p>Notify adjacent noise-sensitive receptors in writing within two weeks of any construction activity such as jackhammering, concrete sawing, asphalt removal, pile driving, and large- scale grading operations that would occur within 100 ft of the property line of the nearest noise-sensitive receptor. The extent and duration of the construction activity will be included in the notification.</p> <p>Project Implementation of DVSP Mitigation Measure Noi-1. The Project shall implement DVSP Mitigation Measure Noi-1, as written above, for the DVSP.</p>			
<p>DVSP Mitigation Measure Noi-2. Future residential development, libraries, and other noise-sensitive land uses proposed within the 65 dBA CNEL noise contour of the SPA would require a site-specific acoustical analysis conducted by an acoustical engineer. The acoustical analysis shall demonstrate that the proposed Project satisfies the exterior and interior noise standards established by the Vista Municipal Code. If the development includes a mix of uses, or is adjacent to a noise sensitive land use, then the noise level limit of the more restrictive zoning category shall be used.</p> <p>Project Implementation of DVSP Mitigation Measure Noi-2. The Project has implemented DVSP Mitigation Measure Noi-2 and provided an analysis of the Project’s impacts to noise (refer to Attachment K).</p>	<p>Project Applicant, Project Acoustical Consultant</p>	<p>City Planner, Land Development Engineer</p>	<p>Prior to issuance of a certificate of occupancy</p>

<p style="text-align: center;">DVSP Mitigation Measures</p> <p>Public Services</p>	<p style="text-align: center;">Party Responsible for Implementing Action</p>	<p style="text-align: center;">Party Responsible for Monitoring</p>	<p style="text-align: center;">Timing</p>
<p>DVSP Mitigation Measure Pub-1. Prior to issuance of a Certificate of Occupancy for any future project under the DVSP Update, the project applicant shall contribute its fair share to the SDCSD to provide adequate facilities and capital to add up to five new sworn officers to the SDCSD to adequately serve the SPA. The project applicant shall consult with the SDCSD to determine to appropriate mitigation fee or other specific measure required.</p> <p>Project Implementation of DVSP Mitigation Measure Pub-1. The Project would implement this mitigation by consulting with SDCSD for appropriate fee and incorporation of specific security measures.</p>	<p>Project Applicant</p>	<p>City Planner, San Diego County Sheriff's Department</p>	<p>Prior to issuance of certificate of occupancy</p>
<p>DVSP Mitigation Measure Pub-2. All future projects under the DVSP Update would be required to pay statutory fees for public school services. As of September 2009, fees were \$2.97 per sf for residential development, and \$0.47 per sf for non-residential development. Project applicants shall contact the VUSD to determine the current and appropriate statutory fee for each future project proposed in the SPA.</p> <p>Project Implementation of DVSP Mitigation Measure Pub-2. The Project would implement this mitigation per VUSD's latest school fee schedule calculated per sf of accessible space for residential projects.</p>	<p>Project Applicant</p>	<p>City Planner, Vista Unified School District</p>	<p>Prior to issuance of a certificate of occupancy</p>
<p>Transportation/Traffic</p>			
<p>DVSP Mitigation Measure Tra-1: Prior to issuance of a building permit for any future project under the DVSP Update, the project applicant shall pay its fair share toward widening Melrose Drive at the Olive Avenue intersection to include an additional left-turn lane for</p>	<p>Project Applicant</p>	<p>City Planner</p>	<p>Prior to issuance of a building permit</p>

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>south southbound traffic onto Olive Avenue, and right turn lanes in both directions onto Olive Avenue.</p> <p>Project Implementation of DVSP Mitigation Measure Tra-1: The project will implement this measure by contributing its fair share, which has since been incorporated into the City’s standard traffic fee program required as part of the application process.</p>			
<p>DVSP Mitigation Measure Tra-2: Prior to issuance of a building permit for any future project under the DVSP Update, the project applicant shall pay its fair share towards restriping S. Santa Fe Avenue just southeast of Main Street to transition S. Santa Fe Avenue to two lanes in the southern direction, and to four lanes in the northern direction.</p> <p>Project Implementation of DVSP Mitigation Measure Tra-2: The project will implement this measure by contributing its fair share, which has since been incorporated into the City’s standard traffic fee program required as part of the application process.</p>	Project Applicant	City Planner	Prior to issuance of a building permit
<p>DVSP Mitigation Measure Tra-3: Prior to issuance of a building permit for any future project under the DVSP Update, the project applicant shall pay its fair share toward restriping E. Broadway at the S. Santa Fe intersection to a right turn only lane at the intersection in order to restrict westbound left-turn movements from E. Broadway onto S. Santa Fe Avenue.</p> <p>Project Implementation of DVSP Mitigation Measure Tra-3: The project will implement this measure by contributing its fair share, which has since been incorporated into the City’s standard traffic fee program required as part of the application process.</p>	Project Applicant	City Planner	Prior to issuance of a building permit

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>DVSP Mitigation Measure Tra-4: Prior to issuance of a building permit for any future project under the DVSP Update, the project applicant shall pay its fair share toward widening and restriping westbound Guajome Street at the S. Santa Fe Avenue intersection to allow for an additional left-hand turn lane onto S. Santa Fe Avenue. This measure is considered to be infeasible due to the constraints associated with the roadway width.</p> <p>Project Implementation of DVSP Mitigation Measure Tra-4: The project will implement this measure by contributing its fair share, which has since been incorporated into the City’s standard traffic fee program required as part of the application process.</p>	Project Applicant	City Planner	Prior to issuance of a building permit
<p>DVSP Mitigation Measure Tra-5: Prior to issuance of a building permit for any future project under the DVSP Update, the project applicant shall pay its fair share toward signalizing the Pala Vista Drive/Santa Fe Avenue intersection with a four-way traffic signal.</p> <p>Project Implementation of DVSP Mitigation Measure Tra-5: The project will implement this measure by contributing its fair share, which has since been incorporated into the City’s standard traffic fee program required as part of the application process.</p>	Project Applicant	City Planner	Prior to issuance of a building permit
<p>DVSP Mitigation Measure Tra-6: Prior to issuance of a building permit for any future project under the DVSP Update, the project applicant shall pay its fair share toward widening the Escondido Avenue and S. Santa Fe intersection. S. Santa Fe Avenue would be widened to provide an additional left turn lane in each direction. Escondido Avenue would be widened to include an additional through lane and right turn lane for northbound traffic.</p>	Project Applicant	City Planner	Prior to issuance of a building permit

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>Project Implementation of DVSP Mitigation Measure Tra-6: The project will implement this measure by contributing its fair share, which has since been incorporated into the City’s standard traffic fee program required as part of the application process.</p>			
<p>DVSP Mitigation Measure Tra-7: Prior to issuance of a building permit for any future project under the DVSP Update, the project applicant shall pay its fair share toward widening southbound Vale Terrace at the E. Vista Way intersection to include a separate right-turn lane onto E. Vista Way.</p> <p>Project Implementation of DVSP Mitigation Measure Tra-7: The project will implement this measure by contributing its fair share, which has since been incorporated into the City’s standard traffic fee program required as part of the application process.</p>	Project Applicant	City Planner	Prior to issuance of a building permit
<p>DVSP Mitigation Measure Tra-8: Prior to issuance of a building permit for any future project under the DVSP Update, the project applicant shall pay its fair share toward restriping Escondido Avenue at the Eucalyptus Avenue intersection to include three through lanes for northbound traffic. The project applicant shall also pay its fair share to widen Eucalyptus Avenue at this intersection to include a right-turn lane for eastbound traffic onto Eucalyptus Avenue.</p> <p>Project Implementation of DVSP Mitigation Measure Tra-8: The project will implement this measure by contributing its fair share, which has since been incorporated into the City’s standard traffic fee program required as part of the application process.</p>	Project Applicant	City Planner	Prior to issuance of a building permit

DVSP Mitigation Measures	Party Responsible for Implementing Action	Party Responsible for Monitoring	Timing
<p>DVSP Mitigation Measure Tra-9: Prior to issuance of a building permit for any future project under the DVSP Update, the project applicant shall pay its fair share toward improving Escondido Avenue at the Postal Way intersection to include a separate right turn lane for northbound traffic onto Postal Way.</p> <p>Project Implementation of DVSP Mitigation Measure Tra-9. The project will implement this measure by contributing its fair share, which has since been incorporated into the City’s standard traffic fee program required as part of the application process.</p>	<p>Project Applicant</p>	<p>City Planner</p>	<p>Prior to issuance of a building permit</p>

This page left intentionally blank.