| Table S-1<br>SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS | | | |
|---|---|---|---|
| **SUBCHAPTER/ ISSUE** | **IMPACT** | **MITIGATION** | **SIGNIFICANCE AFTER MITIGATION** |
| **SIGNIFICANT AND UNAVOIDABLE IMPACTS** | | | |
| **2.1 Transportation/ Circulation**<br><br>**Cumulative Impacts** | TI-14. Airway Road/Sanyo Avenue (City) | TM-14: Prior to recordation of the final map for Unit 1 of the proposed project, the applicant shall to the satisfaction of the Director of Public Works and the City of San Diego improve or agree to improve and provide security for or identify and provide the appropriate fair-share contribution to construct a traffic signal at the Airway Road/Sanyo Avenue intersection. The signalization of the intersection shall provide the following lane configurations:<br>• One eastbound shared left-through- lane;<br>• One eastbound shared through-right lane;<br>• One westbound left turn lane;<br>• One westbound through lane;<br>• One westbound right turn lane;<br>• One northbound left turn lane;<br>• One northbound shared through-right lane;<br>• One southbound shared left through lane; and<br>• One southbound right turn lane.<br>(See TIS Figure 47.) | Cumulatively significant (mitigation is outside the jurisdiction of the Lead Agency) |

**Table S-1 (cont.)**
**SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS**

| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | SIGNIFICANCE AFTER MITIGATION |
|---|---|---|---|
| **SIGNIFICANT AND UNAVOIDABLE IMPACTS (cont.)** | | | |
| **2.1 Transportation/ Circulation (cont.)**<br><br>**Cumulative Impacts (cont.)** | TI-16. Siempre Viva Road/Michael Faraday Drive (City) | TM-16: Prior to recordation of the final map for Unit 1 of the proposed project, the applicant shall to the satisfaction of the Director of Public Works and the City of San Diego improve or agree to improve and provide security, or identify and provide the appropriate fair-share contribution to construct a traffic signal at the Siempre Viva Road/Michael Faraday Drive intersection. The signalization of the intersection should provide the following lane configurations:<br>• One eastbound left turn lane;<br>• One eastbound through lane;<br>• One eastbound shared through right lane;<br>• One westbound left turn lane;<br>• One westbound through lane;<br>• One westbound shared through-right lane;<br>• One northbound shared left-through-right lane;<br>• One southbound shared left-through lane; and<br>• One southbound right turn lane.<br>(See TIS Figure 47.) | Cumulatively significant (mitigation is outside the jurisdiction of the Lead Agency) |
| **2.2 Air Quality**<br><br>**Direct Impacts** | AQI-1. Because the construction phase of the project is short term in nature, emissions of fugitive dust and nitrogen oxides ($NO_x$) during construction would constitute a significant but temporary impact. | The following measure would reduce construction-related fugitive dust and nitrous oxide emission but not to below less than significant levels.<br><br>AQM-1. Ten percent of the construction fleet will be required to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or California Air Resources Board (CARB) certified Tier I, II, or III equipment. | Significant |

| Table S-1 (cont.)<br>SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS | | | |
|---|---|---|---|
| **SUBCHAPTER/ ISSUE** | **IMPACT** | **MITIGATION** | **SIGNIFICANCE AFTER MITIGATION** |
| **SIGNIFICANT AND UNAVOIDABLE IMPACTS (cont.)** | | | |
| **2.2 Air Quality (cont.)**<br><br>**Direct Impacts (cont.)** | AQI-2. Based on the estimates of the emissions associated with proposed project operations, the emissions of carbon monoxide (CO), $NO_x$, and VOCs would be above the screening-level thresholds contained in Significance Guideline 2 during the near-term. | There are no mitigation measures to reduce AQI-2. | Significant |
| | AQI-3. Operations emissions of CO and VOC for the Buildout traffic condition would be above screening-level thresholds contained in Significance Guideline 2, resulting in a significant impact. | There are no mitigation measures to reduce AQI-3. | Significant |
| | AQI-4. The project's emissions of ozone precursors would exceed the screening-level thresholds prior to build-out in 2030, and would therefore not be consistent with the Regional Air Quality Standards (RAQS), resulting in a cumulatively considerable, temporary impact on ambient air quality. | There are no mitigation measures to reduce AQI-4. | Significant |
| **SIGNIFICANT AND MITIGABLE IMPACTS** | | | |
| **2.1 Transportation/ Circulation**<br><br>**Direct Impacts** | TI-1. Otay Mesa Road from Sanyo Avenue to Enrico Fermi Drive (County/City) | TM-1. Prior to recordation of final map for Unit 1 the applicant shall improve the segment of Otay Mesa Road between Sanyo Avenue and Enrico Fermi Drive to a provide a four-lane facility with two lanes in each direction. The segment of Otay Mesa Road between Sanyo Avenue (STA 532 + 00) and the future alignment of Vann Centre Boulevard (STA 549 + 00) will require widening on the north side of the road. The segment of Otay Mesa Road between the future alignment of Vann Centre Boulevard (STA 549 + 00) and Enrico Fermi Drive (STA 572 + 00) will require widening on the north and south side of the road. (Striping concepts for the proposed improvements are provided on Sheet 11 in the Preliminary Route Study prepared by Stevens Cresto Engineering, Inc. located in TIS Appendix Q. See TIS Figure 42.) | Less than significant |

**Table S-1 (cont.)**
**SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS**

| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | SIGNIFICANCE AFTER MITIGATION |
|---|---|---|---|
| **SIGNIFICANT AND MITIGABLE IMPACTS (cont.)** | | | |
| **2.1 Transportation/ Circulation (cont.)**<br><br>**Direct Impacts (cont.)** | TI-2. Otay Mesa Road from Enrico Fermi Drive to Alta Road (County) | TM-2. Prior to recordation of final map for Unit 1 the applicant shall re-stripe the segment of Otay Mesa Road from Enrico Fermi Drive (STA 572 + 00) to approximately 1,290 feet west of Alta Road (STA 585 + 85) to provide a four-lane facility with two-lanes in each direction. Prior to recordation of the final map for Unit 1 the applicant shall widen the north and south side of Otay Mesa Road from approximately 1,290 feet west of Alta Road (STA 585 + 85) to Alta Road (STA 599 + 00) to provide a four-lane facility with two lanes in each direction and a painted median. (Striping concepts for the proposed improvements are provided on Sheet 11 in the Preliminary Route Study prepared by Stevens Cresto Engineering, Inc. located in TIS Appendix Q. See TIS Figure 42.) | Less than significant |
| | TI-3. Airway Road from SR-905 to Sanyo Avenue (City) | TM-3. Prior to recordation of final map for Unit 2 the applicant shall re-stripe the segment of Airway Road between the SR-905 and Sanyo Avenue to provide a three-lane facility consisting of two eastbound travel lanes and one westbound travel lane within the existing pavement width of the road. (Refer to TIS Figure P-27.) | Less than significant |
| | TI-4. Interim SR-905 between Heritage Road and Cactus Road (Caltrans/City) | TM-4. Delay recordation of final map for Unit 4 until SR-905 Phase 1B is open to traffic. | Less than significant |
| | TI-5. Interim SR-905 between Cactus Road and Britannia Boulevard (Caltrans/City) | TM-5. Delay recordation of final map for Unit 4 until SR-905 Phase 1B is open to traffic. | Less than significant |
| | TI-6. Otay Mesa Road/Alta Road (County) | TM-6a. Prior to recordation of final map for Unit 1, the applicant shall signalize and widen the Otay Mesa Road/Alta Road intersection to provide the following lane configurations:<br>• Two eastbound left turn lanes;<br>• One eastbound shared through-right lane;<br>• One westbound shared left-through-right lane;<br>• Two northbound left turn lanes;<br>• One northbound shared through-right lane; and<br>• One southbound shared left-through-right lane.<br>(Refer to TIS Figure 42.) | Less than significant |

| Table S-1 (cont.)<br>SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS | | | |
|---|---|---|---|
| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | **SIGNIFICANCE AFTER MITIGATION** |
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **2.1 Transportation/ Circulation (cont.)**<br><br>**Direct Impacts (cont.)** | TI-6. Otay Mesa Road/Alta Road (County) (cont.) | TM-6b. Prior to recordation of final map for Unit 2 the applicant shall widen the Otay Mesa Road/Alta Road intersection and modify the traffic signal (which was required to be installed to mitigate Unit 1 direct impacts) to provide the following lane configurations:<br>• Two eastbound left turn lanes;<br>• One eastbound through lane;<br>• One eastbound right turn lane;<br>• One westbound shared left-through lane;<br>• One westbound shared through-right lane;<br>• Two northbound left turn lanes;<br>• One northbound shared through-right lane;<br>• One southbound shared left-through-right lane; and<br>• One southbound right turn lane.<br>(Refer to TIS Figure 43.) | |
| | TI-7. Otay Mesa Road/SR-905 (County/City/Caltrans) | TM-7. Delay recordation of final map for Unit 2 until Phase 1A of SR-905 is open to traffic. | Less than significant |
| | TI-8. Otay Mesa Road/Sanyo Avenue (County/City) | TM-8. Prior to recordation of final map for Unit 2, the applicant shall widen the Otay Mesa Road/Sanyo Avenue intersection and modify the existing traffic signal to provide the following lane configurations:<br><br>• One eastbound through lane;<br>• One eastbound through-right lane;<br>• One westbound left turn lane;<br>• Two westbound through lanes;<br>• One northbound left turn lane; and<br>• One northbound left-right turn lane.<br>(Refer to TIS Figure 43.) | Less than significant |

**Table S-1 (cont.)**
**SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS**

| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | SIGNIFICANCE AFTER MITIGATION |
|---|---|---|---|
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **2.1 Transportation/ Circulation (cont.)**<br><br>**Direct Impacts (cont.)** | TI-9. Otay Mesa Road/Enrico Fermi Drive (County) | TM-9a. Prior to recordation of final map for Unit 2, the applicant shall widen the Otay Mesa Road/Enrico Fermi Drive intersection modify the existing traffic signal to provide the following lane configurations:<br>• One eastbound through lane;<br>• One eastbound through-right lane;<br>• One westbound left turn lane;<br>• Two westbound through lanes;<br>• One northbound left turn lane; and<br>• One northbound right turn lane.<br>(Refer to TIS Figure 43.)<br><br>TM-9b. Prior to recordation of final map for Unit 4, the applicant shall widen the Otay Mesa Road/Enrico Fermi Drive intersection and modify the existing traffic signal to provide the following lane configurations:<br>• Two eastbound through lanes;<br>• One eastbound right turn lane;<br>• One westbound left turn lane;<br>• Two westbound through lanes;<br>• Two northbound left turn lanes; and<br>• One northbound right turn lane.<br>(Refer to TIS Figure 45.) | Less than significant |
| | TI-10. Otay Mesa Road/Heritage Road (City/Caltrans) | TM-10. Delay recordation of final map for Unit 3 until SR-905 Phase 1B is open to traffic. | Less than significant |
| | TI-11. Otay Mesa Road/Britannia Boulevard (City/Caltrans) | TM-11. Delay recordation of final map for Unit 4 until SR-905 Phase 1B is open to traffic. | Less than significant |
| **Cumulative Impacts** | TI-2. Otay Mesa Road from Enrico Fermi Drive to Alta Road (County)<br><br>TI-6. Otay Mesa Road/Alta Road (County) | Cumulative impacts TI-2 and TI-6 would be mitigated through the direct mitigation measures TM-2 and TM-6b indicated above. | Less than significant |
| | TI-12. Enrico Fermi Drive between Otay Mesa Road and Airway Road (County) | TM-12. Prior to issuance of building permits for the proposed project, the applicant shall pay the County's TIF towards the improvement of Enrico Fermi Drive between Otay Mesa Road (Old Otay Mesa Road) and Airway Road to a four lane facility with two lanes in each direction. (Refer to TIS Figure 47.) | Less than significant |

**Table S-1 (cont.)**
**SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS**

| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | SIGNIFICANCE AFTER MITIGATION |
|---|---|---|---|
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **2.1 Transportation/ Circulation (cont.) Cumulative Impacts (cont.)** | TI-13. Otay Mesa Road/Vann Centre Boulevard (County) | TM-13. Prior to issuance of building permits for the proposed project, the applicant shall pay the County's TIF towards the improvement of Otay Mesa Road (Old Otay Mesa Road)/Vann Centre Boulevard intersection and modifications to provide the following lane configurations:<br>• One eastbound left turn lane;<br>• Two eastbound through lanes;<br>• One westbound through lane;<br>• One westbound shared through-right lane; and<br>• One southbound shared left-right lane.<br>(Refer to TIS Figure 47.) | Less than significant |
| | TI-15. Airway Road/Paseo de las Americas (County/City) | TM-15. Prior to issuance of building permits, the applicant shall pay the County's TIF towards the signalization and restriping of the Airway Road/Paseo de las Americas intersection to provide the following lane configurations:<br>• One eastbound left turn lane;<br>• One eastbound through lane;<br>• One eastbound shared through-right lane;<br>• One westbound left turn lane;<br>• One westbound through lane;<br>• One westbound shared through-right lane;<br>• One northbound shared left-through lane;<br>• One northbound right turn lane; and<br>• One southbound left-through-right turn lane.<br>(See TIS Figure 47.) | Less than significant |
| **3.1 Biological Resources**<br><br>**Direct Impacts** | **Upland Vegetation Communities**<br><br>BI-1. The proposed project would directly impact approximately 1.9 acres of Diegan coastal sage scrub (including disturbed). | BM-1. Direct impacts to 1.9 acres of Diegan coastal sage scrub (including disturbed) shall be mitigated at a 1.5:1 ratio, for a total mitigation requirement of 2.9 acres. This mitigation shall be accomplished through the on-site preservation of 2.9 acres of coastal sage scrub. Because a total of 6.8 acres of Diegan coastal sage scrub would be available for mitigation, the remainder (3.9 acres) would be applied to the mitigation requirement of non-native grassland as described in BM-2. Prior to the on-set of grading, a Resource Management Plan (RMP) shall be prepared for both on- site and off-site open space and shall specify all stewardship measures, such | Less than significant |

| Table S-1 (cont.)<br>SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS | | | |
|---|---|---|---|
| SUBCHAPTER/ ISSUE | **IMPACT** | **MITIGATION** | **SIGNIFICANCE AFTER MITIGATION** |
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.1 Biological Resources (cont.)**<br><br>**Direct Impacts (cont.)** | | as upkeep of fencing and signs, restricting trespassing, and removing debris, required to maintain habitat quality for preserved resources. A Property Analysis Record (PAR) and cost estimate will be prepared for long-term management of on-site and off-site open space and incorporated into the RMP. The RMP shall be prepared to the satisfaction of the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), and the County. | |
| | BI-2. The proposed project would directly impact approximately 263.1 acres of non-native grassland. If Sewer Option B-1 is implemented, off site impacts to non-native grassland would increase by 4.5 acres. If Sewer Option B-2 is implemented, off site impacts to non-native grassland would increase by 3.9 acres. | BM-2. Direct impacts to 263.1 acres of non-native grassland shall be mitigated at a 1:1 ratio, for a total mitigation requirement of 263.1 acres. Impacts to 263.1 acres of non-native grassland shall be partially offset with on-site preservation of 34.4 acres of non-native grassland, 6.4 acres of disturbed habitat to be restored as grassland, and the remaining 3.9 acres of Diegan coastal sage scrub, for a total of 44.7 acres. Additional non-native grassland mitigation shall occur through off-site habitat preservation of five parcels totaling 206 acres, consisting of: 1) the 69-acre O'Neal Canyon parcel; 2) the 15-acre O'Neal Canyon parcel; 3) a 62-acre parcel at the Lonestar Ridge site; 4) 20 acres of a 40-acre parcel at the Lonestar Ridge site; and 5) 40 acres of the 63-acre Martz parcel in Ramona. The remaining12.4 acres of mitigation shall be met through preservation of 9.2 acres of the Otay Business Park (Paragon) open space parcel on the Lonestar Ridge and 3.2 acres at the Martz parcel in Ramona. If the Otay Crossings project goes forward concurrently with the Paragon project, the mitigation requirements will be revised based on Appendix D of the project Biological Technical Report. The RMP referenced in BM-1 shall also include management of both on- and off-site non-native grassland mitigation lands.<br><br>Impacts to the additional 4.5 acres of non-native grassland associated with Sewer Option B-1 shall be mitigated through preservation of 4.5 additional acres of the Paragon portion of the northern Lonestar Ridge parcel. | Less than significant |

**Table S-1 (cont.)**
**SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS**

| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | SIGNIFICANCE AFTER MITIGATION |
|---|---|---|---|
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.1 Biological Resources (cont.)**<br><br>**Direct Impacts (cont.)** | | Impacts to the additional 3.9 acres of non-native grassland associated with Sewer Option B-2 shall be mitigated through preservation of 3.9 additional acres of the Paragon portion of the northern Lonestar Ridge parcel. | |
| | BI-3. The proposed project would directly impact approximately 0.1 acre of native grassland. | BM-3. Direct impacts to 0.1 acre of native grassland shall be mitigated at a 2:1 ratio, for a total mitigation requirement of 0.2 acre. This mitigation shall be accomplished through acquisition and management of land on the Lonestar Ridge parcels, of which 0.2 acre would be for impacts to native grassland. The RMP shall include management of off-site native grassland mitigation lands as noted in BM-1. | Less than significant |
| | BI-4. If Sewer Option B-1 or B-2 is implemented, 0.056 acre of off-site vernal pools would be directly impacted. | BM-4. If Sewer Option B-1 or B-2 is implemented, impacts to 0.056 acre of vernal pools would be mitigated by restoration of vernal pool habitat on the southern off-site Lonestar Ridge parcel at a 3:1 ratio, resulting in restoration of 0.168 acre of vernal pool surface area. The restoration plan should include San Diego button-celery in the seed mix and success criteria. A restoration plan shall be prepared and submitted for approval to the County and Wildlife Agencies prior to initiating impacts. | Less than significant |
| | **Wetland Vegetation Communities/ Jurisdictional Areas**<br><br>B1-5. Direct impacts to jurisdictional areas would result from project development both on and off site. Approximately 0.21 acres of Corps jurisdictional non-wetland Waters of the U.S. would be significantly impacted. Impacts to CDFG jurisdictional areas would total 0.99 acre, including 0.73 acre of tamarisk scrub and 0.24 acre of streambed. If either Sewer Option B-1 or B-2 is implemented, off-site impacts to jurisdictional vernal pools total 0.056 acre, and impacts to Waters of the U.S./CDFG streambed would total 0.012 acre. | BM-5. Impacts to jurisdictional tamarisk scrub shall be mitigated at a 1:1 mitigation ratio through creation of 0.73 acre of riparian or mule fat scrub habitat. Impacts to jurisdictional non-wetland Waters of the U.S./CDFG streambeds shall be mitigated at a 1:1 mitigation ratio. This shall require creation of 0.24 acre of drainages, of which 0.20 acre must be Corps jurisdictional. All wetland mitigation shall occur on site within the open space along existing on-site drainages. Mitigation shall consist of realigning and widening portions of existing non-wetland Waters of the U.S./CDFG streambeds within the impact footprint and seeding/planting with a mix of native grasses and forbs as well as riparian shrubs such as mule fat and San Diego marsh-elder. The widening of the drainages shall satisfy the creation component of the mitigation, and seeding/planting shall partially satisfy the | Less than significant |

| Table S-1 (cont.)<br>SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS | | | |
|---|---|---|---|
| **SUBCHAPTER/ ISSUE** | **IMPACT** | **MITIGATION** | **SIGNIFICANCE AFTER MITIGATION** |
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.1 Biological Resources (cont.)**<br><br>**Direct Impacts (cont.)** | | enhancement/restoration component. Additional enhancement/restoration shall occur along the drainage in the open space in the southeastern corner of the site. A wetland restoration plan shall be prepared and implemented to the satisfaction of the Corps, CDFG, and County.<br><br>If Sewer Option B-1 or B-2 is implemented, impacts to 0.012 acre of unvegetated Waters of the U.S./streambed will be mitigated by creation of vernal pool habitat at the southern off-site Lonestar Ridge parcel at a 1:1 ratio. | |
| | **Sensitive Plants**<br><br>BI-6. Impacts to 72 of the 193 (37 percent) San Diego barrel cacti would be impacted by the proposed project. | BM-6. Direct impacts to 72 San Diego barrel cacti shall be mitigated at a 2:1 ratio through acquisition of habitat supporting a minimum of 144 barrel cacti. This mitigation may be met within lands acquired for mitigation of impacts to grassland and burrowing owls described above in BM-2. Although the project would impact approximately 37 percent of the on-site barrel cactus population, which is not consistent with the 20 percent impact threshold contained in the BMO, these impacts would be offset through mitigation. Mitigation shall consist of acquisition of off-site lands (i.e., O'Neal Canyon and Lonestar Ridge parcels as shown in Figure 3.1-5) which support barrel cactus populations. Mitigation would also consist of salvage of the 72 barrel cacti within the project footprint and relocation of these individuals to areas of appropriate habitat within the on-site open space easements. An On-site Grassland and San Diego Barrel Cactus Mitigation Plan shall be prepared by the applicant, and approved by the County prior to initiating impacts. Translocation of the barrel cacti shall occur prior to initiating impacts consistent with the On-site Grassland and San Diego Barrel Cactus Mitigation Plan. The RMP noted in BM-1 shall include measures to protect and enhance the preserved and relocated populations of San Diego barrel cactus. | Less than significant |

**Table S-1 (cont.)**
**SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS**

| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | SIGNIFICANCE AFTER MITIGATION |
|---|---|---|---|
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.1 Biological Resources (cont.)**<br><br>**Direct Impacts (cont.)** | BI-7. All of the approximately 138 marsh-elder plants would be directly impacted by the proposed project. | BM-7. Direct impacts to 138 San Diego marsh-elder individuals shall be mitigated at a 2:1 ratio through acquisition of habitat supporting at least 276 individuals in Marron Valley Mitigation Bank or through restoration of a minimum of 276 individuals within the off-site mitigation location for Corps and CDFG WUS/streambed as determined through the permitting process. | Less than significant |
| | BI-8. If Sewer Option B-1 or B-2 is implemented, impacts would result to five San Diego button-celery (*Eryngium aristulatum* var. *parishii*) associated with the off-site vernal pool impacts. | BM-8. If Sewer Option B-1 or B-2 is implemented, impacts to San Diego button-celery would be mitigated by restoration of vernal pool habitat on the southern off-site Lonestar Ridge parcel at a 3:1 ratio, resulting in restoration of 0.168 acre of vernal pool surface area. The restoration plan should include San Diego button-celery in the seed mix and success criteria. A San Diego button-celery restoration plan would be prepared and submitted for approval to the County and Wildlife Agencies prior to initiating impacts. | Less than significant |
| | **Sensitive Animals**<br><br>BI-9. Twenty-four of the 31 road pools mapped on site (and one mapped off site) would be directly impacted by the proposed development. None of the impacted road pools support vernal pool indicator species and only one supports San Diego fairy shrimp. The road basin that supports San Diego fairy shrimp, totaling 116 square feet, would be impacted by the proposed project. If Sewer Option B-1 or B-2 is implemented, impacts would result to San Diego fairy shrimp associated with the off-site vernal pools. | BM-9. Direct impacts to 116 square feet (s.f.) of road pool occupied by San Diego and Riverside fairy shrimp would be mitigated by creating 232 s.f. (2:1 ratio) of pool habitat that supports these species. Although it would not be a requirement to create vernal pools, vernal pool plant species should be incorporated into a basin restoration effort. The basin restoration effort would occur in the off-site open space proposed for the southeastern portion of the on the southern Lonestar Ridge parcel. A basin restoration plan shall be prepared and implemented to the satisfaction of the USFWS and County that would modify the micro-topography of the site to provide for appropriate hydrology for pools and associated species. The basin restoration plan shall include restoration of appropriate habitat and hydrology and provide for propagation of San Diego and Riverside fairy shrimp. Management and monitoring specified in the basin restoration plan shall ensure that appropriate success criteria are met. | Less than significant |

**Table S-1 (cont.)**
**SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS**

| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | SIGNIFICANCE AFTER MITIGATION |
|---|---|---|---|
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.1 Biological Resources (cont.)**<br><br>**Direct Impacts (cont.)** | | If Sewer Option B-1 or B-2 is implemented, impacts to 0.056 acre of vernal pools occupied by San Diego fairy shrimp would be mitigated by creating 0.168 acre (3:1 ratio) of vernal pool habitat that supports these species. The basin restoration effort would occur in the off-site open space proposed for the southeastern portion of the site on the southern Lonestar Ridge parcel. A vernal pool restoration plan shall be prepared and implemented to the satisfaction of the USFWS and County that would modify the micro-topography of the site to provide for appropriate hydrology for pools and associated species. The basin restoration plan shall include restoration of appropriate habitat and hydrology and provide for propagation of San Diego fairy shrimp. Management and monitoring specified in the basin restoration plan shall ensure that appropriate success criteria are met. | |
| | BI-10. The proposed project would directly impact all or portions of the territories of four burrowing owl pairs. If Sewer Option B-1 or B-2 is implemented, impacts would result to one additional burrowing owl pair. | BM-10. Direct impacts to occupied burrowing owl habitat shall be mitigated at a 1:1 ratio with preservation of 263.1 acres of occupied burrowing owl habitat or habitat capable of supporting the burrowing owl. This mitigation would be met by the 44.7 acres of on-site preservation through an open space easement in Lots 57 through 59 and the off-site acquisition of 218.1 acres of occupied burrowing owl habitat or habitat capable of supporting the burrowing owl. The off-site acquisition parcels are identified as non-native grassland mitigation under BM-2 and detailed in the Biological Technical Report for the proposed project. If grading would occur during the burrowing owl breeding season (February 15 through August 31), a pre-construction survey of the known active burrows shall be conducted to avoid filling burrows or injuring the owls by burrow collapse. The survey shall take place 3 to 5 days prior to initiation of construction. Weed removal (by whacking, bush hogging, or mowing) shall be conducted, if necessary, to make all potential burrows in the relevant impact area more easily observed. This weed removal shall be monitored by a qualified biologist to ensure that burrows are not disturbed during the process. Cameras should be used to ensure that burrows are unoccupied by burrowing owls. If owls are present in the burrows during the breeding season, passive relocation or eviction shall not be allowed. No grading will occur during the breeding season for | Less than significant |

| Table S-1 (cont.)<br>SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS | | | |
|---|---|---|---|
| **SUBCHAPTER/ ISSUE** | **IMPACT** | **MITIGATION** | **SIGNIFICANCE AFTER MITIGATION** |
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.1 Biological Resources (cont.)**<br><br>**Direct Impacts (cont.)** | | the burrowing owl without concurrence by the Wildlife Agencies.that owls will not be affected by construction activities. If owls are present outside of the breeding season, passive relocation with the use of one-way doors would be implemented by a qualified biologist in accordance with the CDFG Staff Report on Burrowing Owl Mitigation. Once it is believed that the owls have vacated the burrows (this should take approximately 48 hours after installation of one-way doors), all burrows shall be carefully excavated (to confirm they are empty) and then filled to prevent occupation or reoccupation. The excavation and filling shall also be carried out by a qualified biologist. The Wildlife Agencies shall review and approve any passive relocation or eviction plans prior to implementation. Construction materials (e.g., pipes, rubble piles, etc.) shall be closed off to prevent burrowing owls from reoccupying the site.<br><br>If Sewer Option B-1 or B-2 is selected, impacts to the additional 3.0 acres of non-native grassland supporting burrowing owls will be mitigated through preservation of 1.5 additional acres at the Paragon portion of the Lonestar Ridge site and 1.5 acres at the Martz parcel. | |
| | BI-11. The federally listed endangered Quino checkerspot butterfly (Quino) was identified on site in 2000; however, it was not detected on site during protocol surveys in 2005and 2006. Two of the three locations where the Quino was observed during 2000 would be impacted by the project. The ability to detect this species varies from year to year, so it is assumed that portions of the impacted habitat on site is occupied by the Quino. If Sewer Option B-1 or B-2 is implemented, impacts would result to one additional Quino location by both Sewer Option B-1 and B-2. | BM-11. Direct impacts to the Quino shall be mitigated through on- and off-site preservation of occupied habitat as part of the mitigation for impacts to vegetation communities described above under BM-1 and BM-2. A total of seven Quino-occupied locations shall be included in the preserved habitat. On-site preservation shall conserve one previously recorded Quino location. The County is currently undergoing an MSCP amendment process with the USFWS to gain Quino take authorization for the entire County MSCP Subarea. The proposed MSCP amendment is distinct from the proposed project's MSCP Amendments. If the County's Quino amendment to the MSCP is processed before implementation of the proposed project, the project would be covered by the County's Quino take authority, but this cannot be assumed, so it is expected that the project would have to process an individual take authority for impacts to Quino, via a Section 7 consultation.<br><br>If Sewer Option B-1 or B-2 is selected, impacts to the additional | Less than significant |

**Table S-1 (cont.)**
**SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS**

| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | SIGNIFICANCE AFTER MITIGATION |
|---|---|---|---|
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.1 Biological Resources (cont.)** | | 3.0 acres of non-native grassland supporting Quino will be mitigated through preservation of 1.5 acres of the Paragon open space parcel on Lonestar Ridge site and 1.5 acres at the Martz parcel. | |
| **Direct Impacts (cont.)** | BI-12. The project would impact habitat occupied by the coastal western whiptail, California horned lark, loggerhead shrike, grasshopper sparrow, and northern harrier, which are MSCP covered species. A majority of the site could be used for raptor foraging, including all of the grassland, Diegan coastal sage scrub and disturbed areas that would be impacted by the project. | BM-12. Direct impacts to the coastal western whiptail, California horned lark, northern harrier and raptor foraging habitat shall be mitigated through coastal sage scrub and grassland mitigation requirements outlined in BM-1 through BM-3. Potential direct impacts to bird species covered under the Migratory Bird Treaty Act (MBTA) , including State Fully Protected Species (golden eagle and white-tailed kite), shall be avoided by restricting brushing and grading to outside of the breeding season of most bird species (general breeding season is February 15 to September 15). Grubbing, grading, or clearing during the breeding season of MBTA covered species could occur if it is determined via a pre-construction survey that no nesting birds (or birds displaying breeding or nesting behavior) are present immediately prior to grubbing, grading, or clearing, and would require approval of the USFWS, CDFG, and County that no breeding or nesting avian species are present in the vicinity of the grubbing, grading, or clearing. | Less than significant |
| | **Construction Noise**<br><br>BI-13. Noise from such sources as grading, grubbing, and vehicular traffic would be an impact to local wildlife. Noise-related impacts would be considered significant if sensitive species (such as coastal California gnatcatchers or raptors) were displaced from their nests and failed to breed. Birds and other species may be temporarily displaced from the vicinity of the project areas. If grading or construction would occur within 300 feet of nesting coastal California gnatcatchers or tree-nesting raptors, or within 800 feet of ground-nesting raptors and construction equipment has the potential to exceed 60 dB $L_{eq}$ in the coastal | BM-13. All brushing, grading, and clearing of vegetation shall take place outside of the bird-breeding season (February 15 through August 31). If construction activities are proposed to occur during the breeding season within 300 feet of burrowing owl burrows or gnatcatcher nest, within 500 feet for tree-dwelling raptor nests, or within 900 feet of ground dwelling raptor nests, a pre-construction survey shall be conducted to determine if nesting birds (or birds displaying breeding or nesting behavior) are present. No construction activities shall occur within 300 feet of burrowing owl burrows or gnatcatcher nests, or within 500 feet of tree-dwelling raptor nests, or within 900 feet of ground-dwelling raptor nests. No construction activities shall occur within those distances until a qualified biologist determines that they are no longer active or it is determined that noise levels would not exceed 60 (A-weighted decibels) dBA noise equivalent level ($L_{eq}$) at the nest site. | Less than significant |

| Table S-1 (cont.)<br>SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS | | | |
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| SUBCHAPTER/ ISSUE | **IMPACT** | **MITIGATION** | **SIGNIFICANCE AFTER MITIGATION** |
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.1 Biological Resources (cont.)** | sage scrub habitat adjacent to Lots 16 through 18 and Lots 24, indirect effects would be significant. | Alternatively, noise minimization measures developed by a County certified noise consultant (such as noise barriers) could be constructed to bring noise levels to below 60 dBA $L_{eq}$ | |
| **Direct Impacts (cont.)** | **Operational Noise**<br><br>BI-14. Noise generated by future industrial development on Lots 16, 17, 18 and 24 has the potential to exceed 60 dB during daytime hours and 50 dB during nighttime hours in the sensitive habitat located on those lots. | BM-14. A Noise Protection Easement shall be dedicated and enforced on Lots 16 through 18 and 24. The Noise Protection Easement shall require future noise analysis within subsequent discretionary permits for the lots to ensure that noise levels would not exceed an hourly 60 dBA $L_{eq}$ during the daytime and 50 dBA $L_{eq}$ during the nighttime. Noise protection measures that could be integrated into future industrial site plans could include proper building orientation, selection of quieter equipment, or placement of noise-producing equipment behind buffer zones, noise enclosures or parapet walls. | Less than significant |
| | BI-15. Breeding birds and mammals may temporarily or permanently leave their nests and territories to avoid construction activity, which could reduce reproductive success and increase mortality. | BM-15. Impacts to animal behavior would be mitigated through implementation of BM-13. | Less than significant |
| | BI-16. The loss of non-native grassland in the project study area would contribute to a cumulative loss of habitat for raptors and, more specifically, the burrowing owl. | BM-16. The project's contribution to cumulative impacts to non-native grassland and burrowing owl habitat would be mitigated through implementation of BM-2. | Less than significant |

**Table S-1 (cont.)**
**SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS**

| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | SIGNIFICANCE AFTER MITIGATION |
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| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.2 Cultural Resources**<br><br>**Direct Impacts** | CI-1. The proposed project would grade sites CA-SDI-11,799H and CA-SDI-12,888H. This direct impact could significantly affect buried resources associated with these sites. | CM-1a. To mitigate for direct impacts to CA-SDI-11,799H and CA-SDI-12,888H, the applicant shall implement a data recovery program prior to the approval of any grading permits or improvement plans, or prior to the recordation of the final map, whichever occurs first. The data recovery program shall include the following requirements:<br><br>Implement, to the satisfaction of the Director of the Department of Planning and Land Use, the research design detailed in the archaeological extended study, Archaeological Resources Evaluation (ARE), prepared by Affinis for the proposed project and dated August 2008. The research design shall include, but is not limited to, the following performance standards:<br><br>a. The presence of a Native American monitor shall be required for the duration of the excavation portion of the data recovery program.<br><br>b. Phase I data recovery shall include mechanical trenching of sites CA-SDI-11,799H and CA-SDI-12,888H to identify cultural features such as privy pits, root cellars, building foundations, and trash deposits. All trench sidewalls shall be examined, as well as trench spoils as they are removed. Soil shall be screened through 1/8-inch mesh screen. Any features encountered shall require the expansion of the trench to uncover the feature. The feature shall be documented, drawn, and photographed.<br><br>c. At the completion of Phase I, a letter report shall be submitted to the Director of the Department of Planning and Land Use. The letter report will evaluate the issues of site integrity, data redundancy, spatial and temporal patterning, features, and other relevant topics, in order to assess the adequacy of the initial mechanical trenching. Based on this assessment, the letter report shall recommend the need for and scope of a second phase of field investigations. | Less than significant |

**Table S-1 (cont.)**
**SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS**

| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | SIGNIFICANCE AFTER MITIGATION |
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| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.2 Cultural Resources (cont.)**<br><br>**Direct Impacts (cont.)** | | d. At the completion of Phase I, a letter report shall be submitted to the Director of the Department of Planning and Land Use. The letter report will evaluate the issues of site integrity, data redundancy, spatial and temporal patterning, features, and other relevant topics, in order to assess the adequacy of the initial mechanical trenching. Based on this assessment, the letter report shall recommend the need for and scope of a second phase of field investigations.<br><br>e. Implement Phase II of fieldwork, as necessary.<br><br>f. Conduct artifact analysis, using historical archaeological analytical techniques such as artifact function patterning, bottled products pattern analysis and ceramic economic indexing. Additional historic research shall be conducted as necessary to aid in analyzing and explaining the significance of patterns.<br><br>Prior to recordation of the final map, the applicant shall:<br><br>g. Complete and submit the Final Technical Report from the Principal Investigator to the satisfaction of the Director of Planning and Land Use.<br><br>CM-1b. Provide evidence to the satisfaction of the Director of Planning and Land Use that all archaeological materials recovered during significance testing, data recovery phases, and grading monitoring have been curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. | |

**Table S-1 (cont.)**
**SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS**

| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | SIGNIFICANCE AFTER MITIGATION |
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| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.2 Cultural Resources (cont.)**<br><br>**Direct Impacts (cont.)** | CI-2. The project would directly impact site CA-SDI-11,802H during grading, which could significantly affect buried resources associated with this site. | CM-2. To mitigate for direct impacts to CA-SDI-11,802H and to mitigate for the possible uncovering of buried archaeological and historical resources during the extensive grading of the on-site and off-site project areas, prior to approval of grading or improvement plans, the subdivider shall take the following action related to the archaeological grading monitoring program to mitigate potential impacts to undiscovered buried archaeological resources to the satisfaction of the Director of the Department of Planning and Land Use:<br><br>Provide evidence to the satisfaction of the Director of the Department of Planning and Land Use that a County certified archaeologist has been contracted to implement an archaeological grading monitoring program. A letter from the Principal Investigator shall be submitted to the Director of Planning and Land Use. The letter shall include the following guidelines:<br><br>a. The project archaeologist shall contract with a Native American monitor to be involved with the grading monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).<br><br>b. The County certified archaeologist/historian and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program as outlined in the County of San Diego Report Format and Content Guidelines (2006).<br><br>c. The project archaeologist shall monitor all areas identified for development including off-site improvements.<br><br>d. An adequate number of monitors (archaeological/historical/Native American) shall be present to ensure that all earth-moving activities are observed and shall be on site during all grading activities for areas to be monitored. | Less than significant |

| Table S-1 (cont.)<br>SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS | | | |
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| **SUBCHAPTER/ ISSUE** | **IMPACT** | **MITIGATION** | **SIGNIFICANCE AFTER MITIGATION** |
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.2 Cultural Resources (cont.)**<br><br>**Direct Impacts (cont.)** | | e. During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be on site full time to perform full-time monitoring. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Principal Investigator.<br><br>f. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.<br><br>g. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Principal Investigator shall contact the County Archaeologist at the time of discovery. The Principal Investigator, in consultation with County staff archaeologist, shall determine the significance of the discovered resources.<br><br>The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Principal Investigator and approved by the County Archaeologist, then carried out using professional archaeological methods. | |

**Table S-1 (cont.)**
**SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS**

| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | SIGNIFICANCE AFTER MITIGATION |
|---|---|---|---|
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.2 Cultural Resources (cont.)**<br><br>**Direct Impacts (cont.)** | | h. If any human bones are discovered, the Principal Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native America origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission, shall be contacted by the Principal Investigator in order to determine proper treatment and disposition of the remains.<br><br>i. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principal Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis.<br><br>j. In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated at a San Diego facility that meets federal standards per 36 CFR Part 79 and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.<br><br>k. Monthly status reports shall be submitted to the Director of Planning and Land Use starting from the data of notice to proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction. | |

**Table S-1 (cont.)**
**SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS**

| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | SIGNIFICANCE AFTER MITIGATION |
|---|---|---|---|
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.2 Cultural Resources (cont.)**<br><br>**Direct Impacts (cont.)** | | l. In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Director of Planning and Land Use prior to the issuance of any building permits. The report shall include Department of Parks and Recreation Primary and Archaeological Site forms.<br><br>m. In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of the Department of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed. | |
| **3.3 Paleontological Resources**<br><br>**Direct Impacts** | PI-1. Grading for the proposed project would involve approximately 1,882,000 cubic yards of cut. The cuts would likely impact strata below the soil horizons and impact the fanglomerate, the Otay Formation and the Santiago Peak Volcanics. On-site cut depths would range from 0 to 39 feet deep. The off-site sewer line would be placed at a depth of 15 to 41 feet. Off-site road improvements would require nominal cuts. | PM-1. The applicant is required to retain a Project Paleontologist who will implement a mitigation program for the proposed project. The program shall include monitoring for paleontological resources during excavation, salvaging potentially unique paleontological resources, cleaning and curating the found specimens and transferring the specimens to an accredited institution, and reporting the results of the mitigation program. The Project Paleontologist will also have responsibility for supervising and directing Paleontological Monitors, attending pre-grading meetings to consult with grading contractors, and writing the Paleontological Resources Mitigation Report.<br><br>Mitigation will be deemed complete when the County's Permit Compliance Coordinator, on behalf of the Director of the Department of Planning and Land Use, approves the final report, and a letter from the accredited institution stating that the collection has been received and approved. | Less than significant |
| **3.4 Public Services and Utilities**<br><br>**Direct and Cumulative Impacts** | **Police Protection**<br><br>PSUI-1. Although response times are currently adequate to the project area, the Sheriff's office anticipates there will be | PSUM-1. In order to provide adequate law enforcement services in compliance with the County General Plan and the Public Facilities Element (Section 2.4.7) of the East Otay Mesa Specific Plan, a | Less than significant |

**Table S-1 (cont.)**
**SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS**

| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | SIGNIFICANCE AFTER MITIGATION |
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| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.4 Public Services and Utilities (cont.)**<br><br>**Direct and Cumulative Impacts (cont.)** | **Police Protection (cont.)**<br><br>increasing difficulty meeting the future police protection needs in the project area without a new substation. | Sheriff's Substation facility shall be established.<br><br>**Description of Requirement:** Annex into CFD #09-01 (East Otay Mesa) to fund the formation of the CFD and the construction of both the interim Sherriff's Substation and the permanent Sheriff's Substation, including, but not limited to, the land acquisition costs associated with the permanent Substation, development costs associated with both Substations, and land rental costs associated with the interim Substation, as described below:<br><br>a. Permanent Sheriff Substation. Either alone or in conjunction with other developers similarly conditioned,<br>(1) Acquire and dedicate to the County of San Diego, or obtain an irrevocable commitment for conveyance to the County, at no cost to the County, a parcel of land suitable in size, location and configuration for a Sheriff's Substation to satisfaction of the County of San Diego Sheriff's Department.<br>(2) At such time as the Sheriff's Department determines that the Permanent Sheriff Substation is needed, obtain all required discretionary and ministerial permits for and construct or provide a permanent building of approximately 6,000 s.f. and associated improvements determined to be necessary and adequate by the County of San Diego Sheriff's Department for a "turn key" Sheriff's Substation facility. The associated improvements include, but are not limited to, building and building fixtures, tenant improvements suitable for a Sheriff substation, signage, office furniture, security systems, parking, landscaping, lighting, fencing, and all utility and service connections. The associated improvements shall not include office equipment such as computers, printers, telephones, or radio equipment. Program requirements for the substation facility shall be provided by the County. Developer shall obtain County's approval of the design and specifications prior to construction of the substation facility. | |

**Table S-1 (cont.)**
**SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS**

| SUBCHAPTER/ ISSUE | IMPACT | MITIGATION | SIGNIFICANCE AFTER MITIGATION |
|---|---|---|---|
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.4 Public Services and Utilities (cont.)**<br><br>**Direct and Cumulative Impacts (cont.)** | **Police Protection (cont.)** | b. Interim Sheriff Substation. Either alone or in conjunction with other developers similarly conditioned, until such time as a permanent facility, satisfactory to the Sheriff's Department, is ready for occupancy, provide a temporary site and facility (e.g., an office trailer or equivalent with appropriate fixtures and office furniture) suitable to accommodate Sheriff Department personnel, vehicles and equipment. The capital costs of this temporary facility shall be provided at no cost to the County of San Diego.<br><br>**Documentation:** The applicant shall provide documentation to the Department of Planning and Land Use that either alone or in conjunction with other developers similarly conditioned, the applicant has caused: 1) a financing mechanism to be in place and has further committed to pay the applicant's project's fair share of the financing to fund and construct a turn-key, permanent Sheriff's Substation facility, and an interim, temporary Sheriff's Substation facility; 2) a parcel of land to be acquired and dedicated to the County of San Diego as the permanent site for the required Sheriff's Substation or a parcel of land to be under contract for conveyance to the County of San Diego at no cost to the County subject only to the payment of an agreed upon purchase price by the CFD; and 3) a permanent or temporary turn-key Sheriff's Substation facility to be available for use.<br><br>**Timing:** Prior to recordation of the Final Map for Unit 1, the Sheriff's Substation shall be available for use in accordance with the above requirements.<br>**Monitoring:** The DPLU and Sheriff's Department shall review the submitted documentation. If, upon review, DPLU and the Sheriff's Department determine the documentation demonstrates conformance with this condition, the DPLU and Sheriff's Department shall approve the documentation and deem the condition satisfied. | |
| | **Wastewater**<br><br>PSUI-2. Although the EOMSMD has provided a will-serve letter (EIR Appendix | PSUM-2. Prior to recordation of Final Map for Unit 1, the developer shall execute a covenant, to be provided by the City, to | Less than significant |

| Table S-1 (cont.)<br>SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES TO REDUCE THE EFFECTS | | | |
|---|---|---|---|
| **SUBCHAPTER/ ISSUE** | **IMPACT** | **MITIGATION** | **SIGNIFICANCE AFTER MITIGATION** |
| SIGNIFICANT AND MITIGABLE IMPACTS (cont.) | | | |
| **3.4 Public Services and Utilities (cont.)**<br><br>**Direct and Cumulative Impacts (cont.)** | **Wastewater (cont.)**<br><br>G) that indicates that sewer service is expected to be available, it is possible that development occurring before the proposed project would use up the 400-acre allocation. In this event, insufficient capacity would be available in the Otay Mesa Sewer System to serve the proposed project. | participate in and not object to the formation of a CFD, or other financing mechanism, to fund or reimburse the construction of the improvement phases as identified in the Otay Mesa Trunk Sewer Infrastructure Upgrades Cost Estimate and Constructability Review (Brown and Caldwell) dated June 9, 2009. The developer shall secure performance of this obligation by recording the covenant with the County Recorder with a copy to the City. | |
| **3.5 Noise**<br><br>**Direct Impacts** | NI-1. Because the exact noise level generated by future industrial operations at the site cannot be determined at this time, impacts to off-site, future noise sensitive residential areas could exceed limits set in the County Noise Ordinance Section 36.404. | NM-1. Prior to Final Map approval for Unit 2, the applicant o shall dedicate a Noise Protection Easement on Lots 16, 17, and 18. This Noise Protection Easement shall require future noise analysis with subsequent discretionary permits (Site Plan or Major Use Permit) for lot development to verify noise levels do not exceed the one-hour hourly averages of 60 dBA between the hours of 7 AM and 10 PM and 57.5 dBA between the hours of 10 PM and 7 AM pursuant to County Noise Ordinance Section 36.404. Noise protection measures to meet these requirements could include proper building orientation, selection of quieter equipment, or placement of noise-producing equipment behind buffer zones, noise enclosures, or parapet walls. | Less than significant |