



The County of San Diego

Planning Commission Hearing Report

Date:	April 17, 2020	Case/File No.:	Otay Ranch Resort Village 13: PDS2004-3800-04-002 (GPA), PDS2004-3810-04-002 (SP), PDS2004-3600-04-009 (REZ), PDS2019-TM-5361 RPL1 (TM), PDS2019-STP-19-033 and PDS2004-3910-04-19-005 (ER)
Place:	No in Person Attendance Allowed – Teleconference Only - County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Master Planned Community consisting of 1,938 dwelling units; up to 40,000 square feet of ancillary commercial/office uses; 200 guest room resort on 17 acres, joint use Fire Station/Sheriff storefront; K-6 elementary school site; 31-acres of public/private parks; 146-acres of open space and 790-acre Preserve on 1,869 acres
Time:	9:00 a.m.	Location:	North of Otay Lakes Road in the unincorporated County, east of State Route 125 (SR-125) and west of State Route 94 (SR-94)
Agenda Item:	#1	General Plan:	Not applicable; Approval by the Board of Supervisors
Applicant/Owner:	Baldwin & Sons, LLC and Moller Otay Lakes Investments, LLC	Community:	Otay Subregional Plan Area (No Community Planning/Sponsor Group)
Environmental:	Environmental Impact Report	APNs:	598-130-04, 05, & 06, 598-140- 04, 05, & 06, 647-020-14 and 647-030-05

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed Specific Plan (PDS2004-3810-04-002), General Plan Amendment (PDS2004-3800-04-003), Zone Reclassification (PDS2004-3600-04-009), Site Plan (PDS2019-STP-19-033) and

Vesting Tentative Map (PDS2019-TM-5361 RPL1) conditions of approval and findings, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Otay Ranch Resort Village 13 (Project) is a master planned community within Otay Ranch situated on 1,869 acres that consists of up to 1,938 dwelling units, 20,000 square feet of commercial space, a joint use fire station and sheriff storefront, an elementary school, a hotel, public and private parks, an homeowners association (HOA) facility and 790.3 acres conveyance of open space to the Otay Ranch Resource Management Plan Preserve, among other amenities.

During the processing of the applications for the project, the County of San Diego (County) received considerable public comments from residents, stakeholders, the California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife Service (USFWS), and other public interest groups. The County conducted a thorough review of the project for consistency with the County General Plan, the Otay Ranch General Development Plan/Otay Subregional Plan (Otay GDP/SRP), the Multiple Species Conservation Program (MSCP) Subarea Plan, the County Zoning Ordinance and other applicable regulations, policies and ordinances, including CEQA to assess the Project's potential impacts on the environment.

B. STAFF RECOMMENDATIONS

Planning & Development Services (PDS) recommends that the Planning Commission recommend the Board certify the Environmental Impact Report (EIR) and approve the Specific Plan (SP), Vesting Tentative Map (Vesting TM), and Site Plan (STP) with the conditions explained in the report and incorporated in the attached Resolutions and Form of Decisions.

The Planning Commission should evaluate and consider the proposed Project and make the following recommendations that the Board:

- a. Adopt the California Environmental Quality Act (CEQA) Findings, which include the certification and findings regarding significant effects of the Project, the mitigation monitoring and reporting program, the Statement of Overriding Considerations, and certify the Environmental Impact Report (EIR), REF: PDS2004-3910-04-19-005 (Attachment F).
- b. Adopt the Resolution approving General Plan Amendment PDS2004-3800-04-003 for the reasons stated in the resolution and discussed in this report (Attachment H).
- c. Adopt the Resolution approving Specific Plan PDS2004-3810-04-002 for the reasons stated in the resolution and discussed in this report (Attachment I).
- d. Adopt the Ordinance titled, ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE OTAY RANCH GDP/SRP, and REF: PDS2004-3600-04-009 (Attachment J).

- e. Adopt the Resolution of Approval for Vesting Tentative Map PDS2019-TM-5361 RPL¹ which includes those requirements and conditions necessary to ensure that the Project is implemented in a manner consistent with State law and County of San Diego regulations (Attachment K).
- f. Approve Site Plan PDS2019-STP-19-033, which includes the requirements and conditions in the Site Plan Form of Decision (Attachment L).
- g. Adopt the MSCP Conformance Findings for Otay Ranch Resort Village 13 (Attachment G).

C. DEVELOPMENT PROPOSAL

1. Otay Ranch History

On October 28, 1993, the Board and the City Council of Chula Vista (City) adopted the Otay Ranch GDP/SRP and certified the Otay Ranch Final Program EIR (Otay Ranch PEIR). The Otay Ranch GDP/SRP guides the development and preservation of lands within the Otay Ranch properties, consisting of 22,899 acres located in the southwestern San Diego region in the area generally surrounding the Lower Otay Reservoir. The Otay Ranch GDP/SRP, envisioned to be developed over a 50-year period, was grouped into three parcels – the Otay Valley Parcel, the Proctor Valley Parcel and the San Ysidro Mountain Parcel and established 14 villages and seven planning areas. These are governed separately by the County and the City based on geographic location. The Otay Ranch GDP/SRP also established a land conservation program so that as development proceeded in Otay Ranch, lands would be conveyed into the Otay Ranch Preserve (Preserve). The Otay Ranch GDP/SRP required a two-phase Resource Management Plan (RMP) to guide the monitoring and management of sensitive resources within the Preserve. The Phase I RMP was adopted with the Otay Ranch GDP/SRP and comprehensively planned for the long-term protection and management of the sensitive natural, cultural, and scenic resources located within the Preserve. On September 12, 2018, the Phase II RMP was approved by the Board, which modernizes the 1996 RMP 2 to improve resource management in Otay Ranch consistent with the original intent of the Phase I RMP and the Otay Ranch GDP/SRP.

On October 22, 1997, the Board adopted the MSCP County Subarea Plan, which covers the southern portion of the unincorporated County. The USFWS and the CDFW issued the County its Incidental Take Permit on March 17, 1998 in conjunction with the execution of the Implementing Agreement. An Incidental Take Permit is a permit issued under the Endangered Species Act (ESA) for projects that might result in the take of an endangered or threatened species. The majority of Otay Ranch is located within the South County Segment of the County's MSCP Subarea Plan.

On March 10, 2004, applications for a General Plan Amendment, Specific Plan, Zone Reclassification, Tentative Map, and MSCP Boundary Adjustment were submitted by the Applicants of record at that time, which have since changed to Baldwin & Sons, LLC and Moller Otay Ranch Investments, LLC. The proposal included approximately 1,881 single family dwelling units, up to 20,000 square feet of neighborhood commercial uses, a joint use fire station and sheriff storefront, a school site, a mixed-use site with 57 multi-family dwelling units, passive and active recreational

facilities, a 200-room hotel with 20,000 ancillary commercial/office uses and 144 acres of on-site open space and 1,089 acres of open space preserve lands. The MSCP Boundary Adjustment proposed to reconfigure the MSCP Hardline Preserve boundary to locate development along the western and southern Project boundaries.

On March 30, 2017, the County received a letter from CDFW and USFWS indicating that they did not concur with the proposed MSCP Boundary Adjustment due to concerns regarding the Quino checkerspot butterfly.

As a result of the letter from CDFW and USFWS, the MSCP Boundary Adjustment was withdrawn and the Project was redesigned to follow the existing MSCP hardline preserve boundary. The Environmental Impact Report (EIR) was also updated to include the revised Project design as an EIR alternative.

D. Regional Setting and Project Location

1. Regional Location and Surrounding Land Uses

The 1,869-acre project site is located within the unincorporated area of southwestern San Diego county in the Proctor Valley Area of Otay Ranch – approximately 0.25 miles east of the City of Chula Vista and approximately 4.0 miles southwest of the Jamul/Dulzura communities. The project is north of Otay Lakes Road in the unincorporated County and is located to the east of State Route 125 (SR-125) and west of State Route 94 (SR-94). The surrounding area is largely undeveloped; nearby development consists primarily of single-family detached homes on lot sizes ranging from approximately 6,000 to 10,000 square feet within the City of Chula Vista (Eastlake Trails, Eastlake Vistas, Eastlake Woods and Windingwalk) and one to five acre or larger lots within the community of Jamul. The City of Chula Vista's residential communities offer commercial and civic land uses located within a three-mile radius of the project site, including Otay Ranch Town Center, Village Center, Eastern Urban Center and the Olympic Training Center.

The project site is also adjacent to the 5,600-acre Rancho Jamul Ecological Reserve, a component of the MSCP Preserve system in the southwestern portion of San Diego County. The Rancho Jamul Ecological Reserve is owned and managed by the CDFW and abuts the northern and eastern boundaries of the project site. Additional publicly owned lands in the surrounding area include the Bureau of Land Management Otay Mountain Wilderness Area, the USFWS San Diego-Sweetwater National Wildlife Refuge, the CDFW Hollenbeck Canyon Wildlife Area, and various City of San Diego (Cornerstone Lands) and County of San Diego owned lands.

2. Project Site

The project site includes eight parcels in the northern edge of the Otay Subregional Plan. There is a separate parcel located within the eastern portion of the site that is under separate ownership which is not included in the permit application. The parcel is labeled as Not a Part (NAP) in the permit application. The project site consists of a broad mesa sloping to the south, broken by several steep

canyons draining from north to south. Portions of the relatively flat mesa extend north into the steeper slopes of the Jamul Mountains. These areas are traversed by multiple drainages that flow primarily to the south and southwest, which makes up the larger Otay River Watershed. Elevations across the project site range from 1,524 feet above mean sea level (MSL) at the highest to 589 feet above MSL at the lowest. The project site is generally situated at the base of Jamul Mountain, upstream of Savage Dam, which creates the Lower Otay Reservoir.

The project site is approximately 2.5 miles from west to east and 1.5 miles from north to south. Onsite vegetation consists of native coastal sage scrub and grassland habitats that have been disturbed by historic grazing. Some riparian vegetation occurs in drainage areas of the site. There are several different vegetation and habitat types on the project site; however, sensitive native habitats occur primarily along the drainage courses and on the lower terrain of southwestern and southeastern facing slopes of the project area. The primary land uses adjacent to the site are vacant and undeveloped and include conservation lands owned by third party agencies. The Project site continues to be used for various unauthorized uses, including horseback riding, hiking, motorcycling, shooting, and illegal dumping.

Figure 1: Regional Location Map

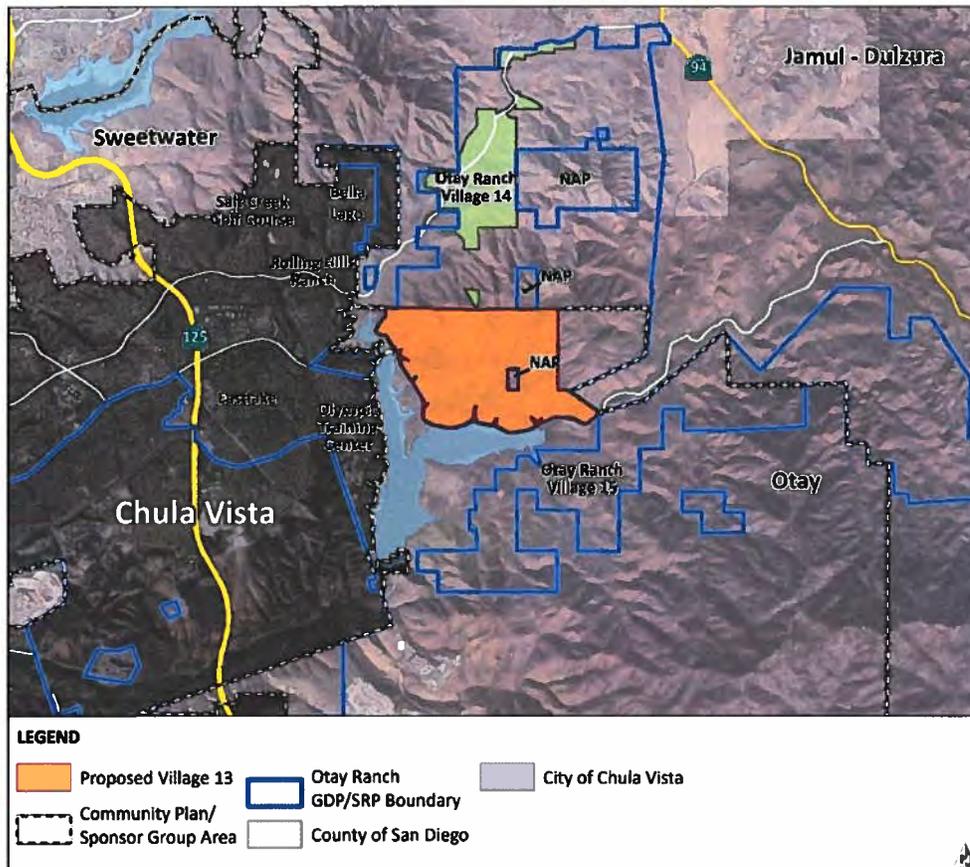


Figure 2: Northeasterly from Otay Lakes Road

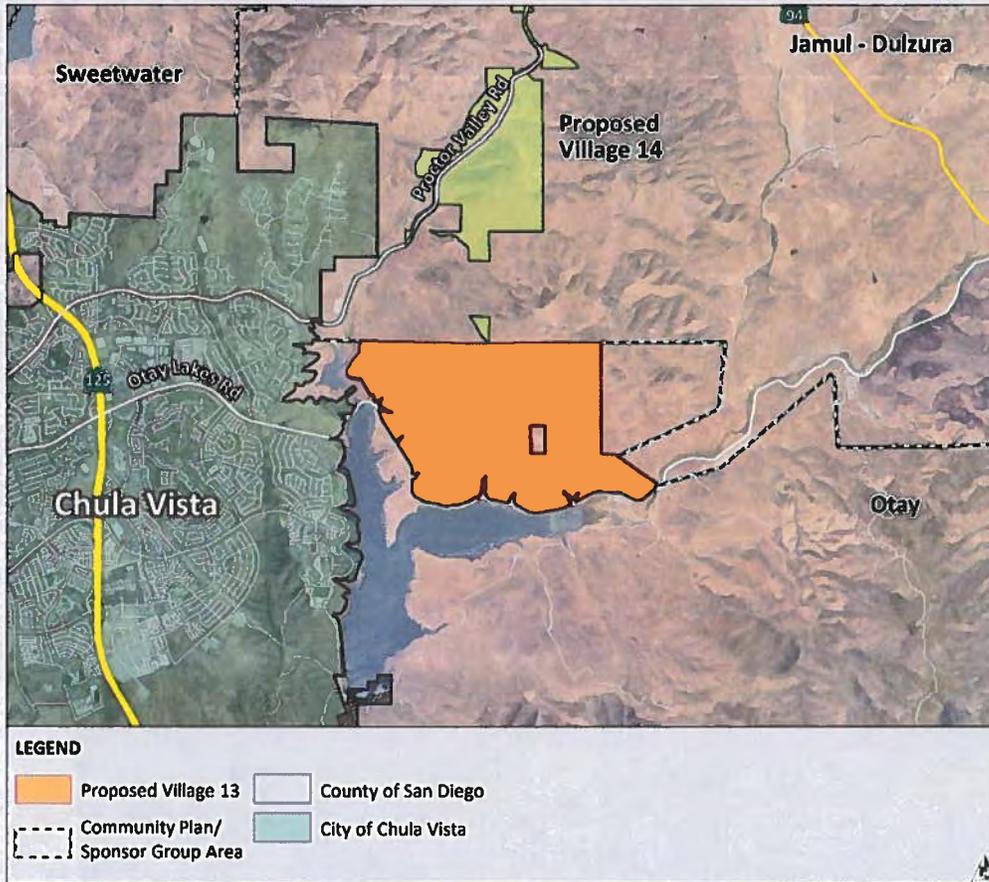


Figure 3: Existing View Looking Northeasterly from Otay Lakes Road

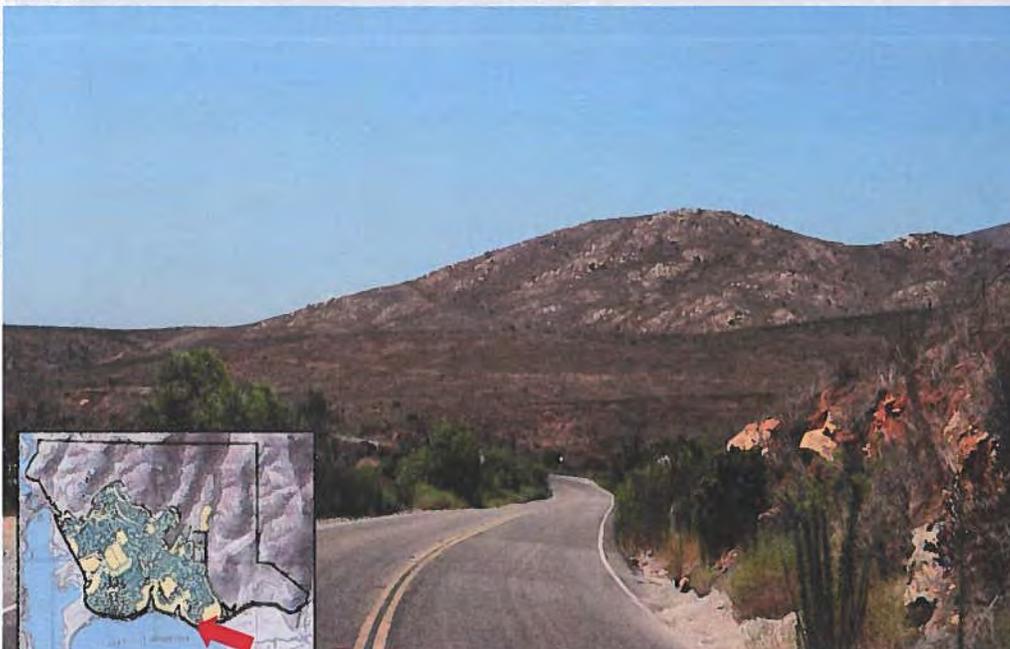
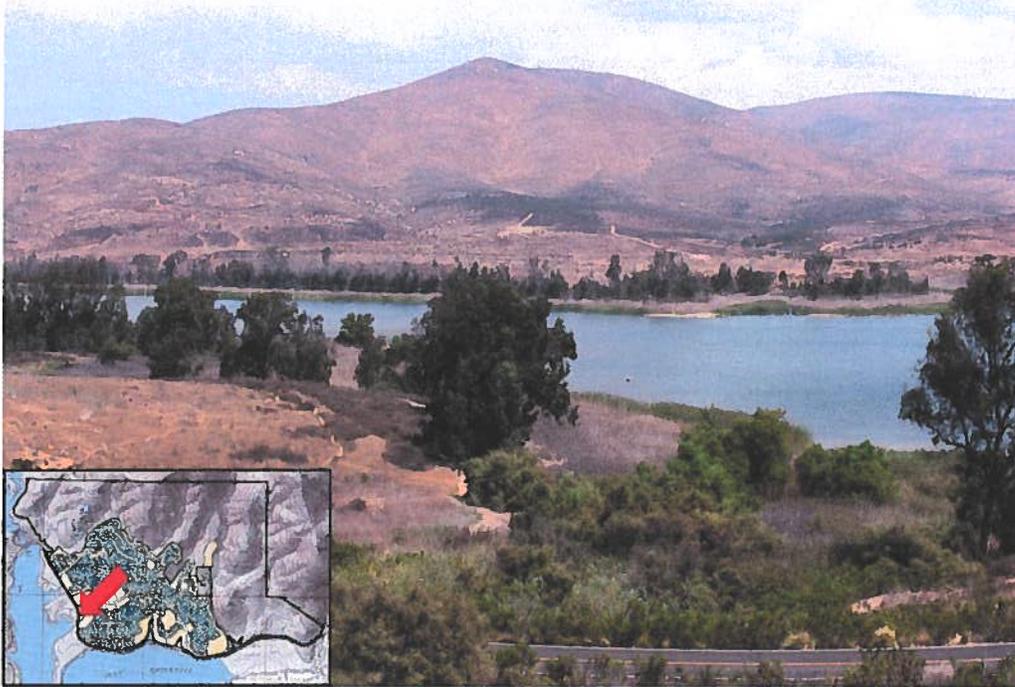


Figure 4: Existing View Onsite Looking East across Lower Reservoir



E. Project Description

The Otay Ranch Resort Village 13 (Project) has been designed to provide a transitional village between the densities of eastern Chula Vista and the more rural unincorporated communities in the County. Specifically, the Project includes the following:

- Up to 1,938 dwelling units:
 - 1,881 single-family detached dwelling units
 - 57 single-family detached condominium units
- 7.0-acre mixed use site, with up to 20,000 square feet of commercial (retail and office);
- 2.3-acre joint use site fire station/sheriff storefront;
- 10.1-acre elementary school site;
- 16.6-acre resort site for a hotel with up to 200 guest rooms and 20,000 square feet with commercial and offices;
- 25.1-acres of public and private parks;
- 6.1-acres for a homeowner's association facility with a pool and fitness center;
- 4.0 miles of multi-use pathways and 5.0 miles of internal community pathways;
- 790.3-acres conveyance of open space to the Otay Ranch Resource Management Plan (RMP) Preserve;
- 69.8-acres of additional biological conserved open space; and
- 76.5- acres of internal open space.

Figure 5: City of Chula Vista and the Project Located to the East



The changes to County's planning and policy documents necessary to implement the project include:

- Amend the Otay Ranch GDP/SRP:
 - Update acreages and type of dwelling units,
 - Transfer school site from Village 15 to Village 13,
 - Remove references to the golf course,
 - Increase the amount of park acreage provided,
 - Revise the roadway classification for Otay Lakes Road, and
 - Add a public safety site.
- Amend the General Plan Land Use Element to fix mapping errors in the Regional Categories and Land Use Designation maps.
- Amend the alignment of Otay Lakes Road from its currently depicted location in the Otay Ranch Subregional Plan through the center of the project site to the current road location along Lower Otay Reservoir.

Amend the General Plan Mobility Element to:

- Reclassify Otay Lakes Road from a six lane Prime Arterial to a four-lane Boulevard with Raised Median beginning at the Chula Vista/County boundary to the second roundabout and then transitioning to a two-lane Community Collector with Intermittent Turn Lanes east of the Project's easterly boundary.

Figure 6: Proposed Land Use Plan

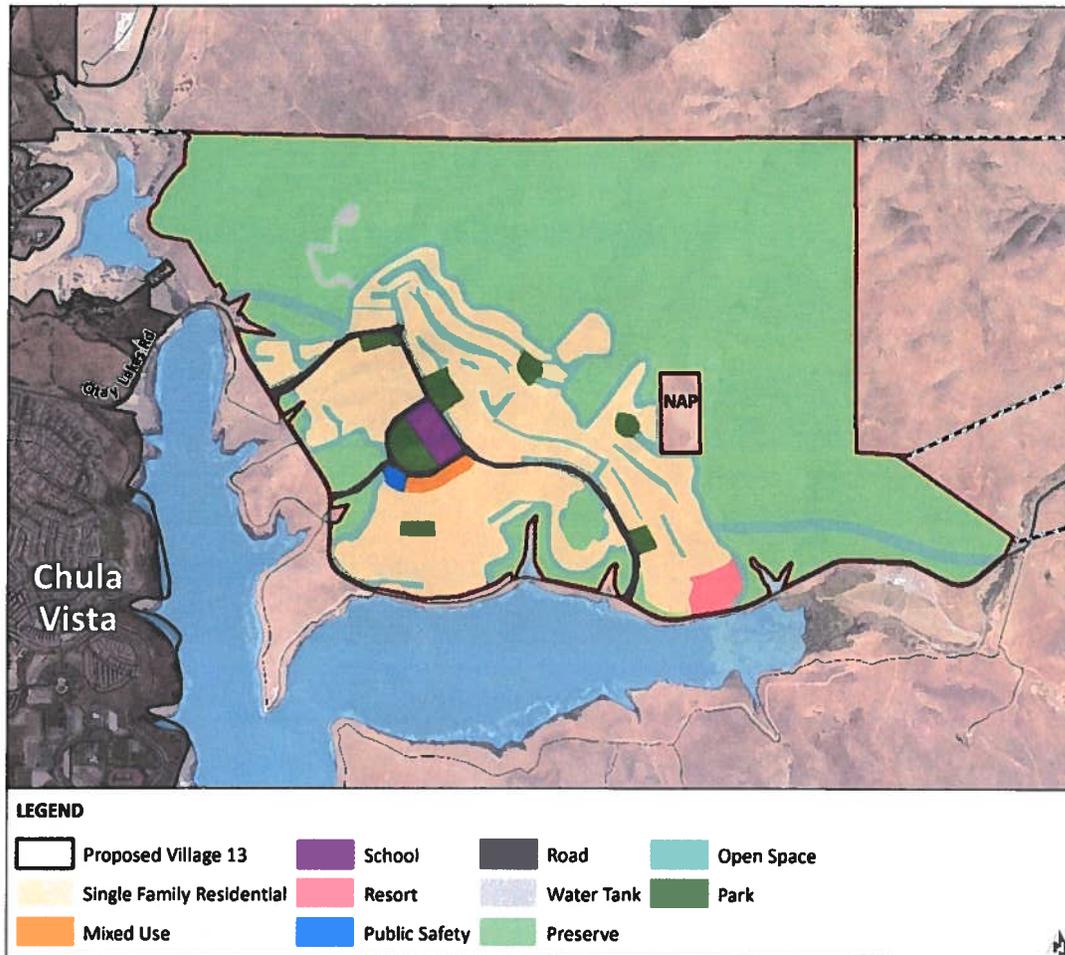


Figure 7: View of Project looking Southeast on Otay Lakes Road

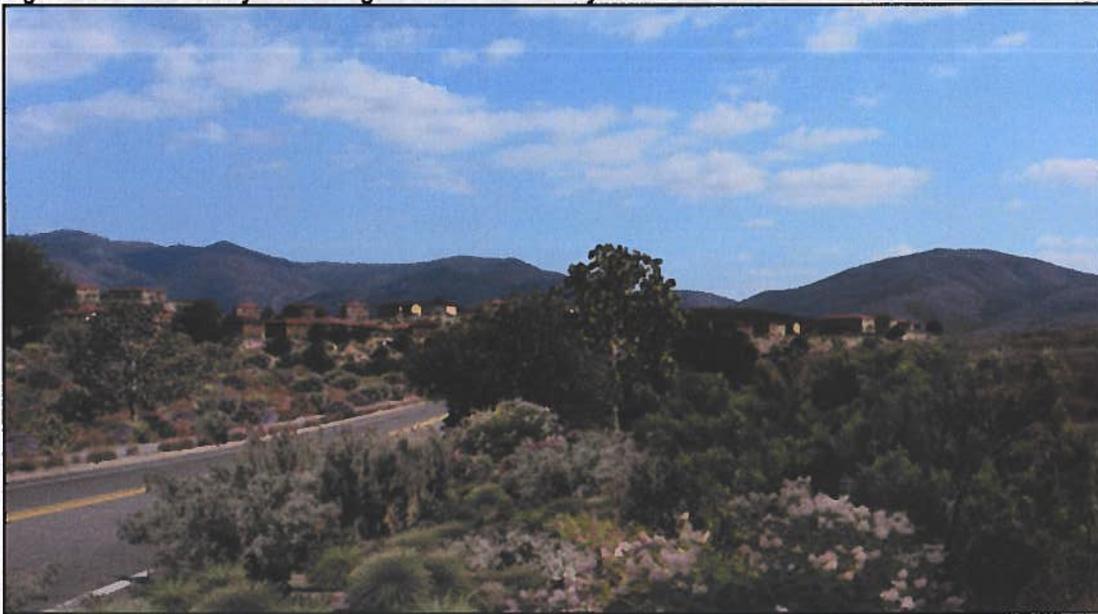


Figure 8: View of Project looking North across Otay Lakes Road



1. Specific Plan

The Specific Plan includes a set of design guidelines, which govern building setbacks, building mass, architectural design, parks, landscape spaces, lot design, signage and lighting. The Specific Plan

incorporates and uses architectural forms, materials and styles found in the historic hill towns of Tuscany, Italy. Site Plans will be required in the future, prior to issuance of building permits for each neighborhood or phase and the resort and components of the village core land uses, which will be consistent with the design guidelines and standards identified with the "D" zoning designator.

2. Circulation and Road Design

Primary access to the site is provided by Otay Lakes Road, which is an existing two-lane road that forms the western and southern boundary of the Project. Otay Lakes Road will be expanded to a four-lane road from the City of Chula Vista to the resort entry (2nd roundabout). The roadway transitions from a four-lane Boulevard to a two-lane Community Collector east of the resort entry. The Project includes an internal system of private and public roads. The Project includes four intersections along Otay Lakes Road that are designed as roundabouts.

3. Lot Design, Neighborhoods, and Phasing

The Specific Plan provides one residential category - single family (SF-1), a mixed use category (MU) and one resort category (R) that establishes the overall site development criteria. The Project Specific Plan identifies a vilage core area for the development of the fire station and sheriff storefront, mixed use/commercial and school sites by establishing design criteria and architectural standards for the type, height, and scale of all proposed buildings. In addition to the development regulations, the Specific Plan identifies one open space category - Open Space/Preserve (OS/P) and Conserved Open Space use area.

Figure 9: Tuscan Architectural Theme

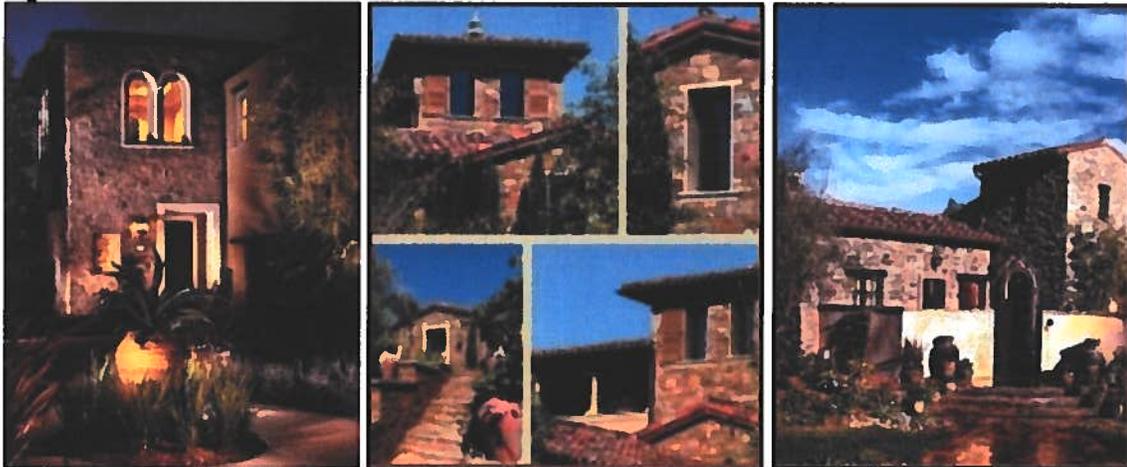


Figure 10: Single Family Architecture

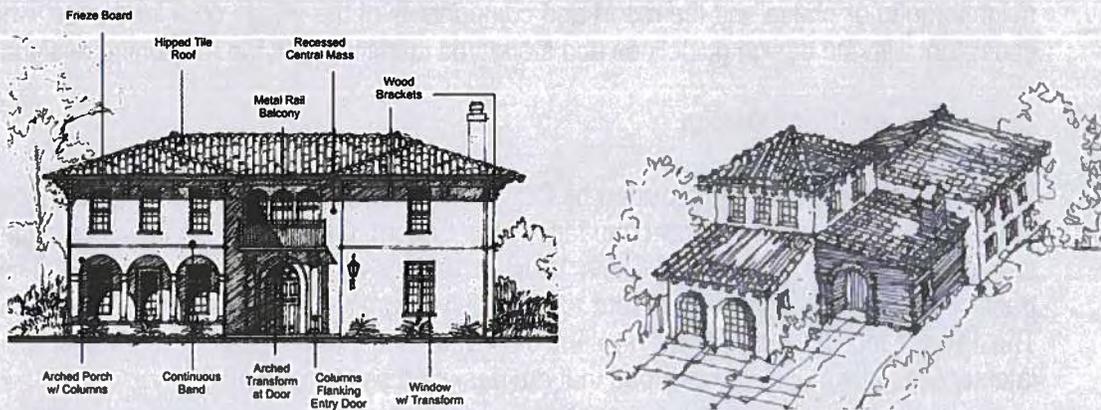
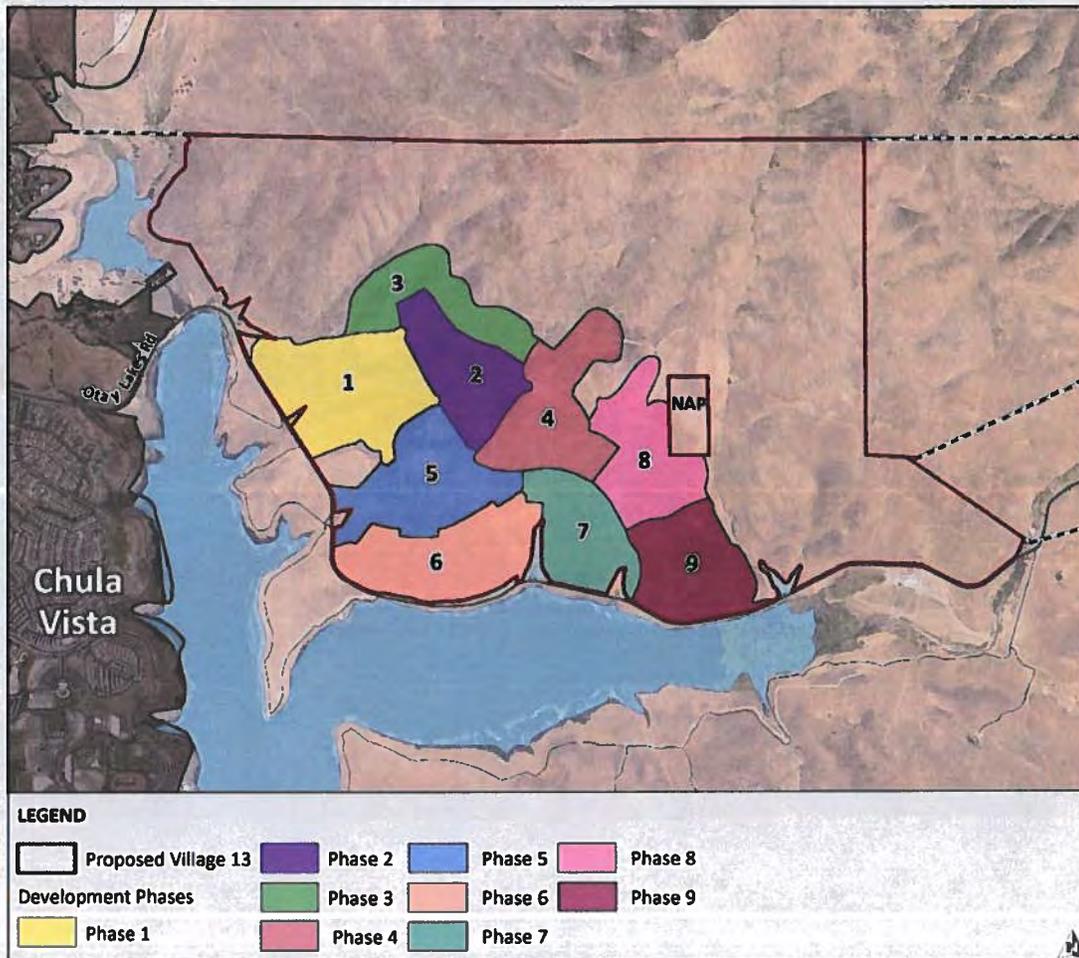


Figure 11: Phasing Plan



The Specific Plan establishes nine phases to develop three development areas (village core, residential neighborhoods and resort). The Specific Plan anticipates that the development will take place over approximately eight to ten years in response to market demands. There is not a specific phasing sequence. However, necessary infrastructure will be constructed to support each phase. Required road improvements and storm drains will be constructed to ensure that improvements are in place as required. Water and wastewater infrastructure, along with utilities would be constructed to serve each individual phase.

The three distinct development areas are described below:

i. Village Core

The approximately 30-acre village core will include a 6.6-acre mixed-use site with up to 20,000-square feet of commercial and retail, 57 residential units, a 10.1-acre elementary school site, a 2.3-acre public safety site, and a 10.5-acre public park.

Figure 12: Village Core Conceptual Site Plan



ii. Residential Neighborhoods

The residential neighborhoods are phased from west (Phase 1) to east (Phase 9) along a proposed private road. These residential neighborhoods will contain 1,881 residential units, 14.6-acres of private parks, and a 6.1-acre homeowners association recreational facility. The Project includes 5 single family lot sizes within 10 neighborhoods, which are anticipated to accommodate approximately 15 varied single-family floorplans. Lot square feet multi-family dwelling units with a density of 14.6 dwelling units peracre. The Tuscan architectural theme for the Project will be implemented throughout the residential neighborhoods, the resort and the mixed-use area, reminiscent of Mediterranean hillside towns.

iii. Resort

The resort site will be accessed directly from Otay Lakes Road. The 16.6-acre resort site is perched on a knoll above the reservoir looking southwesterly toward the ocean and Mexico. The resort will be constructed to accommodate 200 guest rooms, 20,000 square feet of commercial and office uses, conference rooms, and other resort amenities. The resort site will be established through a future Site Plan application that will adhere to the design requirements contained in the Specific Plan.

4. Facilities and Services

The project has demonstrated that all necessary services and facilities will be provided to serve the project as required by the General Plan and Board of Supervisors Policy I-84 (Project Facility Availability and Commitment for Public Sewer, Water, School, and Fire Services). The applicant is responsible for funding all the necessary services and facilities to serve the project. The Applicant has prepared a Public Facilities Financing Plan (PFFP) that identifies all the facilities required to be constructed and the funding mechanism. A Community Facilities District (CFD) or other funding mechanism to fund all the necessary public facilities.

i. **Water Service**

The Otay Water District (OWD) is the water provider for the project. The total projected potable water demand for the project is 1.2 million gallons per day (mgd) or 1,319-acre feet a year. In March 2018, the OWD Board certified the Water Supply Assessment and Verification Report (WSA&V) for the Project indicating its ability to provide potable water service to the project. The WSA&V demonstrates and documents that sufficient water supplies are planned for and are intended to be available over a 20-year planning horizon, under normal conditions and in single and multiple dry years to meet the projected demand of the Project and existing and other planned development projects to be served by the OWD.

Recycled Water

The entire watershed of the Project is a tributary to the Lower Otay Reservoir. To protect the water quality of the Lower Otay Reservoir, a drinking water reservoir for the City of San Diego

(San Diego), OWD's revised 2015 Urban Water Management Plan anticipated that the Project will not use recycled water. Since San Diego has requested all projects to not use recycled water due to concern about runoff entering reservoirs and increasing nutrients and salinity, the project may only use potable water for drinking and landscape irrigation. The Specific Plan includes landscaping that is drought tolerant with native plant species in compliance with the County's Landscape Design Manual.

ii. Sewer Service

Currently, there are no wastewater facilities on the Project site. The Project is not currently located within the boundary of a wastewater service district and will be required to annex into the San Diego County Sanitation District (SDCSD). Sewer capacity for the project will be provided by the SDCSD using the City of Chula Vista's wastewater transportation system to convey flows through the Salt Creek Interceptor.

The Salt Creek Interceptor, owned and operated by the City of Chula Vista, will serve this project from Otay Lakes Road, according to the Sewage Transportation Agreement for the Salt Creek Sewer Interceptor executed by the SDCSD and the City of Chula Vista on July 1, 2016. The sewer lines will be installed in phases along with the construction of Otay Lakes Road and for each neighborhood within the Project. The average sewage generation for the Project is estimated to be approximately 0.51 million gallons per day (mgd) or 507,094 gpd.

iii. Fire and Medical Service

The Project is located within the San Diego County Fire Authority (SDCFA), County Service Area 135 (CSA 135) and fire and emergency medical services will be provided by the SDCFA. The SDCFA has provided a Project Facility Availability Form indicating that the site is located within CSA 135 and fire and emergency services will be adequate to serve the Project.

The Project will be required to construct an on-site fire station (2.3 acres) to meet the County's General Plan travel time requirements of five minutes. A Fire Protection Plan (FPP) was prepared for the Project and accepted by SDCFA. The FPP provides details on the locations and widths of fuel management zones, road widths, secondary access, water supply, landscaping, and fire safety educational programs, all of which will comply with the County Consolidated Fire Code. The Applicant has executed a Fire Protection and Mitigation Term Sheet with the SDCFA for the Project, which provides details regarding timing, funding, staffing, equipment and construction of the fire station.

As outlined in the terms sheet, an interim fire station, capable of providing full-service fire, medical, and other emergency response, will be constructed on the proposed public safety site prior to the first building permit for the first Final Map and will provide fire and emergency medical services within the required five-minute travel time. The new permanent fire station will be constructed prior to the 650th home being constructed within the project area. Funding for the ongoing staffing and maintenance of both the interim and permanent fire stations will be

established through a Community Facilities District (CFD) or other funding mechanism approved by the County.

iv. Parks and Trails

The Parkland Dedication Ordinance (PLDO) (County Code Section 810.101 et seq.) requires a total of 16.3-acres of parkland based on the number of dwelling units proposed by the project. The PLDO provides credit for private parks at a 2:1 ratio and allows private park credit to constitute up to 50% of the required PLDO acreage. The Project will provide a total of 31.3-acres of parks (16.6-acres eligible for PLDO credit) and exceeds the Projects PLDO obligation by 0.02-acres.

The public and private recreation facilities included in the various phases will provide active indoor and outdoor amenities that may include basketball courts, fitness stations, tot lots, active fields, play areas and informal gathering areas. The private homeowner's association facility may include a swimming pool, tennis courts, event lawn areas, a multi-use fitness center and office, and barbeque area. The private park facilities will be privately operated and maintained. The public park facilities will be operated and maintained by the County Department of Parks and Recreation.

The Project is also subject to the County Community Trails Master Plan (CTMP), which identifies a proposed regional trail along Otay Lakes Road (G) and community trail connections to the north (Jamul-Dulzura 70, 71 and 96). The Project includes an interconnected network of sidewalks, pathways and trails that total approximately 5.0 miles which provide connections to the village core, residential neighborhoods, school site, and park facilities. In addition, the project's network will include an approximately 4.0 miles of multi-use pathway along Otay Lakes Road that will provide connections to the City of Chula Vista trail network to the west and other trails planned along the Lower Reservoir.

Figure 13: Parks and Trails Map

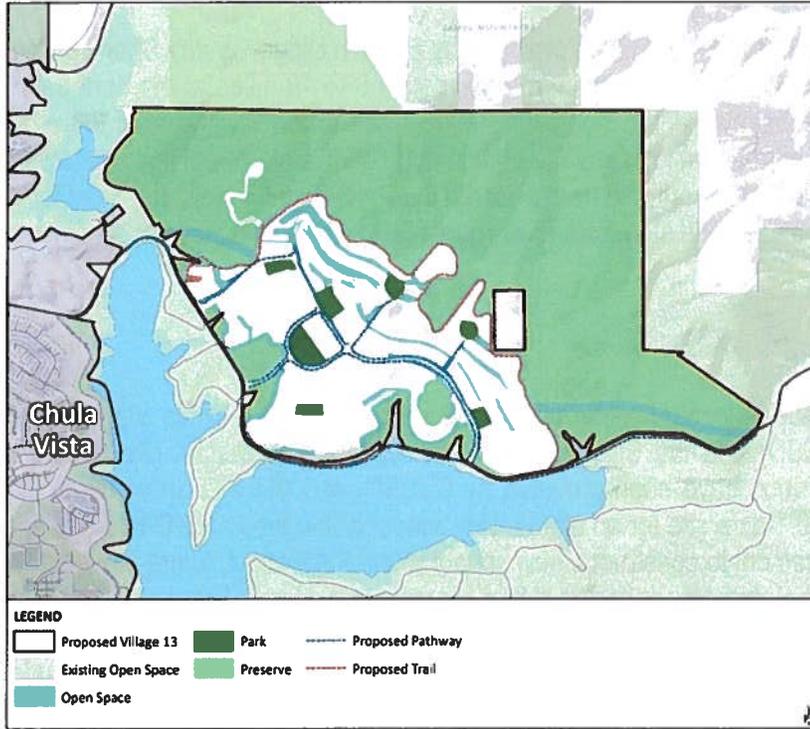
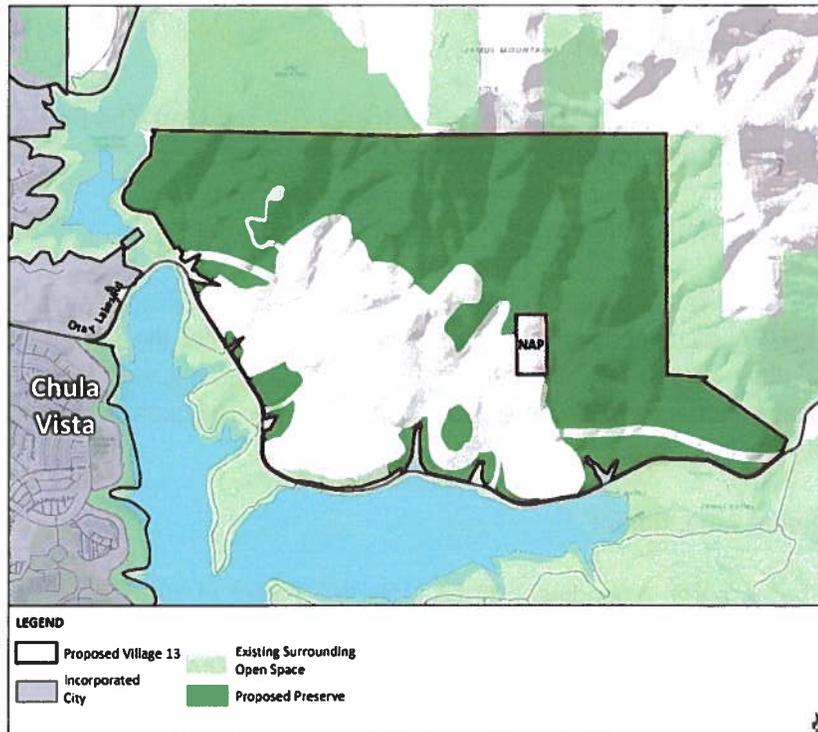


Figure 14: Open Space and Conserved Open Space



v. Law Enforcement Service

Law enforcement services will be provided by the San Diego County Sheriff's Department from the Rancho San Diego Substation, approximately 8 to 10 miles to the northeast and the East Otay Mesa Substation approximately 13 to 15 miles to the southwest of the proposed Project site, until the permanent joint use fire station and sheriff's storefront is constructed in the village core. The Sheriff's Department has reviewed the Project and identified a need for one additional sworn officer and Sheriff storefront (500 square feet) that will be incorporated into the on-site fire station.

vi. Schools

The project site is located within two public school districts - Chula Vista Elementary School District (CVESD) and the Sweetwater Union High School District (SUHSD). Project Facility Availability Forms have been provided by CVESD, and SUHSD. In addition, the Project has reserved a 10.1-acre site for an elementary school within the CVESD boundaries. If the school district chooses not to construct a new school within the Project, future students will be directed to the closest elementary school that has capacity at the time of student registration.

The Project is estimated to generate approximately 794 elementary school students to attend CVESD and 232 middle school students and 437 high school students that would attend SUHSD. Payment of school fees constitutes full and complete mitigation of the project's impacts on school facilities.

5. General Plan Amendments (GPAs)

The Project is consistent with the density allowed under the General Plan. The Project includes the proposed amendments described below.

a. Regional Category Amendment

The project site is currently subject to the No Jurisdiction and Semi-Rural Regional Categories. The proposed GPA will amend the Regional Category Map to match the current MSCP Hardline Preserve boundary. The Semi-Rural Regional Category will be adjusted to match the MSCP Take Authorized boundary and the No Jurisdiction boundary will be expanded to include the area designated as Hardline Preserve.

b. Mobility Element Amendment

The Project proposes an amendment to the Mobility Element of the County General Plan to modify the classification and alignment of Otay Lakes Road. The Applicant is proposing to amend the alignment of Otay Lakes Road from its currently depicted location in the Otay Subregional Plan through the project site to the current existing roadway alignment along Lower Otay Reservoir.

The Project also proposes to reclassify Otay Lakes Road from a six lane Prime Arterial to a four-lane Boulevard with Raised Median beginning at the Chula Vista/County boundary to the second roundabout and transitioning to a two-lane Community Collector with Intermittent Turn Lanes east of the property boundary.

c. Land Use Designation Amendment

The Applicant is also proposing a GPA to modify the boundaries between the Specific Plan Area designation and the Open Space (Conservation) designation to align with the MSCP Hardline Preserve and Take Authorized boundaries as well as the Otay Ranch Resort Village 13 Specific Plan. The GPA will revise the designation boundaries and will not increase the number of dwelling units that were planned for development within Otay Ranch.

Collectively these changes will ensure none of the units are built in the existing hardline preserve area of the MSCP subarea and that new road improvements align with existing roads. No additional density will be added and the project will be consistent with the County General Plan.

d. Otay Ranch General Development Plan/Subregional Plan (GDP/SRP) Amendments

The Otay Ranch GDP/SRP is an integrated land use policy document that establishes areas intended for development and resource conservation within Otay Ranch, consistent with planning requirements for both the County and the City of Chula Vista (City).

Since approval of the Otay Ranch GDP/SRP, other entities have acquired lands for conservation purposes within the County's unincorporated areas of Otay Ranch, reducing the number of residential units available within the County. For instance, Village 15 (south of the Lower Otay Lakes Reservoir) has been removed from development and acquired by USFWS and CDFW, effectively removing approximately 516 residential units and other amenities from the County.

Under the Otay Ranch GDP/SRP Land Use Designations, the Otay Ranch Resort Village 13 could potentially support a total of 2,066 single-family detached dwelling units, 15.8 acres of parklands, a 7.3-acre community purpose facility (resort) and approximately 389 acres of other/open space uses.

The Project will amend the text of the Otay Ranch GDP/SRP to reflect the proposed Specific Plan land uses, densities and mixture of residential uses, delete references to a golf course, increase the commercial acres, and reconcile open space acreages. The text of the Otay Ranch GDP/SRP will also be amended to reclassify Otay Lakes Road from a six lane Prime Arterial to a four-lane Boulevard with Raised Median beginning at the Chula Vista/County boundary to the second roundabout and transitioning to a two-lane Community Collector with Intermittent Turn Lanes east of the property boundary. These amendments will ensure the Project is consistent with the County General Plan Mobility Element and Otay Subregional Plan.

e. Zone Reclassification

A Zone Reclassification proposes to modify the boundary of the S-88 (Specific Plan) zone to reflect the Otay Ranch Resort Village 13 footprint as well as the boundary of the Preserve area to S-80 (Open Space). All development within the Specific Plan will be regulated through the application of a "D" Special Area Designator, which requires a detailed Site Plan to be submitted for approval.

f. Vesting Tentative Map

The project includes a Vesting Tentative Map (VTM 5361 RPL¹) application for the subdivision of the project into 1,881 single family residential lots, 2 mixed-use lots, 20 open space preserve lots, 6 public and private park lots, 65 open space/conservation lots, a homeowner's association recreation facility, a resort site, a school site, and a public safety lot. The lots created by the Vesting Tentative Map will require additional discretionary permits to be developed in accordance with the Specific Plan. The Vesting Tentative Map also includes a preliminary grading plan, which specifies approximate grading quantities and drainage facilities that serve the entire project. Design waivers are required to modify the street standards for the Vesting Tentative Map and are fully described later in the report.

F. ANALYSIS AND DISCUSSION**1. Key Requirements for Requested Actions**

The Planning Commission should consider the requested actions and determine if the following determinations can be made:

- a. Is the proposed project consistent with the vision, goals, and polices of the General Plan?
- b. Is the proposed project consistent with the vision, goals, and polices of the Otay Ranch GDP/SRP?
- c. Does the project comply with the policies in the Otay Subregional Plan?
- d. Is the proposed project consistent with the County's Zoning Ordinance?
- e. Is the proposed project consistent with the County's Subdivision Ordinance?
- f. Is the project consistent with other applicable County regulations?
- g. Is the project consistent with the MSCP and the County's MSCP County Subarea Plan?
- h. Does the project comply with CEQA?

a. Specific Plan – Conceptual Design & Development

County staff analyzed the design components of the Project related to the General Plan and Otay Ranch GDP/SRP, including the mix of uses, inclusion of amenities, recreational opportunities, such as parks and trails, walkability, bike trails, as well as accessibility, resource protection, and the overall sustainable composition of the project.

As detailed in the DEIR, development to the west is single-family residential/commercial uses (Chula Vista) and to the north/east/south are dedicated open space conservation lands that allows the project to provide a “transitional” development as envisioned by the Otay Ranch Master Plan. The Otay Ranch Resort Village 13 is located nearby the emerging employment areas of Chula Vista (such as the proposed University Site, Eastlake Business Park, Otay Ranch Regional Technology Park, Eastern Urban Center in Chula Vista), and Otay Mesa industrial/cross border commerce.

In terms of existing employment growth, SANDAG estimates that employment within the South County Metropolitan Subregional Plan area is 102,808 jobs, with an estimated 83% percent increase in employment within this Subregion between 2012 and 2050. The South County Metropolitan Subregional Plan area is forecasted to grow at a faster rate than both the County unincorporated areas and the entire County (incorporated and unincorporated).

The Project is located approximately two and a half miles to the east of SR-125, eight miles to the east of I-805, and 12 miles to the east of I-5. SR-94 is located approximately three miles to the east of the project site. These regional highway connections provide access to existing job centers in the City of San Diego and City of Chula Vista. Commuting options for residents of the project are available through the City of Chula Vista – East H Street to SR-125, park-and-ride areas along I-805, and the San Diego Metropolitan Transit bus rapid program to central and north county employment centers within eastern City of Chula Vista. The mix of uses proposed within the Project also includes commercial, educational, multiple recreational amenities including approximately 25-acres of parks (public/private), a 6-acre homeowners association recreational facility, and 9 miles of multi-use trails and a resort, reducing the need to travel outside of the Project.

Based on staff analysis, the project’s land use strategy consists of land use diversity (mixed-use) and supporting design features that encourage residents/employees to walk, bike or ride within the Project.

Figure 15: Jobs

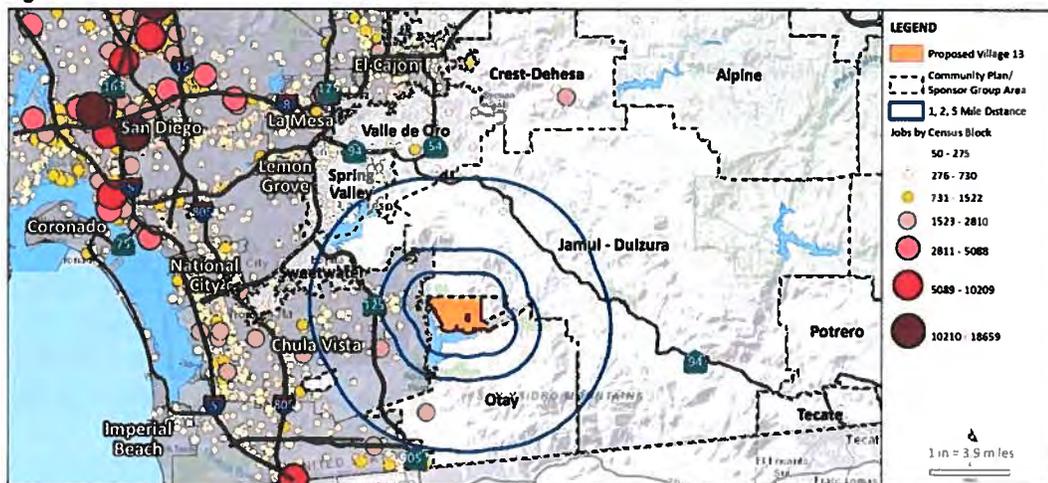
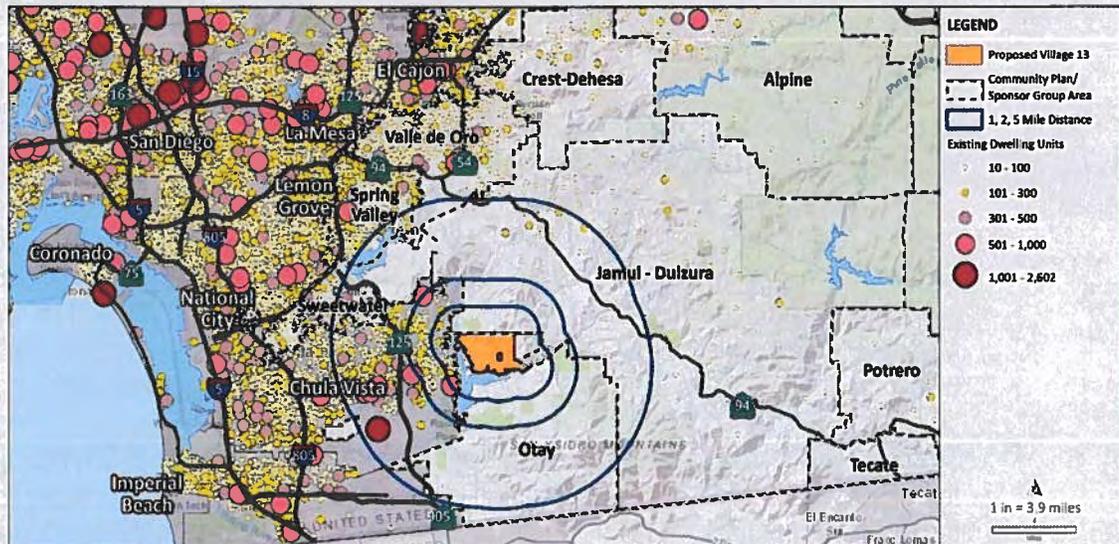


Figure 16: Housing



b. General Plan Amendment

According to State Law, the County can amend the General Plan (Government Code Section 65350) and the General Plan itself establishes the methods and findings for amendment. The General Plan specifically states that, “the General Plan is intended to be a dynamic document and must be periodically updated to respond to changing community needs.”

i. General Plan Conformance

The Otay Ranch Resort Village 13 Specific Plan was reviewed to ensure that the proposed General Plan Amendment is in the public interest and will not be detrimental to public health, safety, and welfare. Staff reviewed the goals and policies in the General Plan to determine those that were applicable to the project and determined them to be consistent, except where revisions have been proposed (Mobility Element, Land Use and Otay Ranch GDP/SRP). Staff reviewed and considered all the public comments received regarding the Otay Ranch Resort Village 13 Specific Plan’s consistency with the General Plan.

ii. Otay Ranch GDP/SRP and Otay Subregional Plan Conformance

The Otay Subregional Plan implements the principles of the County General Plan Land Use Element and guides new development into those areas of the County where urbanization will be least costly, conserves future options for development, and helps meet the housing needs of County residents. The Otay Subregional Plan identifies the Otay Ranch project as a component of the plan and the policies governing the development of Otay Ranch are included in Volume 2 of the Otay Subregional Plan.

c. Zoning Ordinance Consistency

The surrounding lands are generally designated Rural Residential (RR), Open Space (S80), General Agricultural (A72) and Specific Plan Area (S88). The Zone Reclassification will modify the boundaries of the S88 zone to reflect the Otay Ranch Resort Village 13 development footprint, as well as the boundary of the preserve area to S80. The Project is consistent with the S88 Use Regulations.

Table 1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Description
North	(S80) Open Space (Conservation)	S80	Open Space
South	(S80) Open Space (Conservation)	S80	Open Space
East	(RL-80) Rural lands and (S80) Open Space (Conservation)	A72, S80	General Agricultural and Open Space
West	(S80) Open Space (Conservation) and City of Chula Vista	S80	Open Space

d. Project Issues

i. Quino Checkerspot Butterfly and Fairy Shrimp - Incidental Take Authorization

The Project lies within the County's MSCP Subarea Plan and is identified as a take authorized area, however, the County's MSCP does not extend incidental take authority to the Quino checkerspot butterfly (Quino) and San Diego fairy shrimp (Fairy Shrimp). Since take authorization is required for the Quino and Fairy Shrimp, the applicant has been conditioned to either obtain incidental take through an incidental take permit or through the County's MSCP Quino Subarea Plan Amendment and the County's existing Section 10(a) Permit, or to seek their own incidental take authority from the USFWS and CDFW through a separate permitting process prior to any construction on the project site.

ii. Wildlife Surveys and Habitat Assessments

Biological resources on the project site were evaluated through assessment of existing vegetation communities, plant species, and wildlife species. Biologists conducted focused surveys between 1998 to 2017 for various special status wildlife and plant species, including Quino, Hermes copper butterfly, Coastal California gnatcatcher, burrowing owl, golden eagle, western spadefoot, and brachiopods including Fairy Shrimp.

Wildlife surveys recorded a total of 81 bird, 14 reptiles, 15 mammal, and 40 butterfly species in the project area. Of the total species observed, 41 are considered special status and 11 are MSCP Covered Species. Wildlife surveys recorded 29 special-status wildlife species, including three listed (federal, state or both) species: coastal California gnatcatcher, Quino, and Fairy Shrimp. An additional 12 special status wildlife species have potential to occur on site. Species observed within the project were recorded during focused surveys, habitat assessments, vegetation mapping, and sensitive plant surveys.

iii. **Vegetation and Plant Surveys**

The project area is dominated by coastal sage scrub, with substantial amounts of chaparral and grasslands. Various wetland communities also occur in the project area. Portions of the site contain disturbed habitat associated with the prior grazing activities that ceased in 2001.

A total of 189 plant species were observed onsite, including 147 native species and 42 non-native species. Of the total species observed, 21 of these species are considered special status and four are MSCP Covered Species. Focused rare plant surveys recorded 18 special-status plant species (including the state and federally listed San Diego thornmint); and 3 special status plant species have a potential to occur on site.

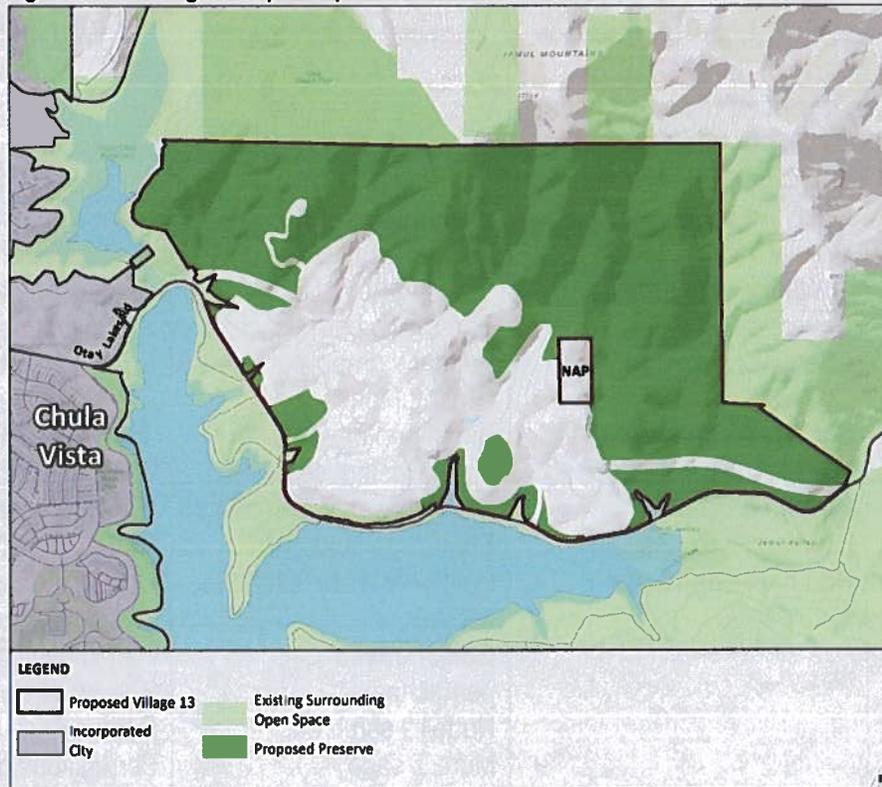
iv. **Potential Impacts to Biological Resources**

Based on the surveys conducted, the Project will result in potential impacts to vegetation communities, special-status plants and wildlife species and their habitats as summarized in the table below.

Table 3. Summary of Potential Significant Impacts

Vegetation Communities (including disturbed forms of the vegetation communities)	Special Status Plants	Wildlife Species and Habitats
Cismontane alkali marsh Open Water Mulefat scrub Southern willow scrub Unvegetated channel Chamise chaparral Southern mixed chaparral Scrub oak chaparral Diegan coastal sage scrub Disturbed Valley needlegrass grassland Non-native grassland	San Diego thornmint California adolphia Western dichondra Variegated dudleya San Diego barrel cactus Palmer's grapplinghook Graceful tarplant San diego marsh-elder Southwestern spiny rush Small-flowered microseris San Diego goldenstar California adder's tongue habitat Golden-rayed pentachaeta Nuttall's scrub oak Munz's sage Ashy spike-moss Woven-spored lichen habitat San Diego County viguiera	Quino checkerspot butterfly Golden eagle Orangethroat whiptail Coastal whiptail San Diego banded gecko San Diego ringneck snake San Diego horned lizard (or coast or Blainville's) Coast patch-nosed snake Two-striped garter snake Red-diamond rattlesnake Cooper's hawk Sharp-shinned hawk Red-shouldered hawk Burrowing owl Barn owl Ferruginous hawk Turkey vulture White-tailed kite Southern California rufous- crowned sparrow California horned lark Prairie falcon Coastal California Gnatcatcher Northern harrier Bell's sparrow Grasshopper sparrow Loggerhead shrike Least Bell's vireo Dulzura pocket mouse Northwestern San Diego pocket mouse San Diego black-tailed jackrabbit San Diego desert woodrat San Diego fairy shrimp Rosy boa

Figure 17: Biological Open Space



Mitigation

To mitigate for impacts of the project on biological resources, the mitigation measures below and as detailed in the Final EIR, will become conditions of approval:

- i. **Habitat Conveyance and Preservation:** The applicant shall transfer a total of 790.3 acres. While the location of the land is anticipated to be within the project boundaries of Otay Ranch Resort Village 13, it is not required to be located within the Project boundaries per the Otay Ranch RMP2. If conveyance is to be met through off-site acquisitions within the Otay Ranch RMP, these lands will then be transferred to the Otay Ranch RMP Preserve. The actual conveyance will be based on the 1.188 mitigation ratio and will be determined prior to Final Map recordation. In addition to the land transferred to the Preserve, 69.3 acres shall be placed in a biological open space easement.
- ii. **Limited Building Zones (LBZ):** LBZ easements will be granted to the County to protect sensitive biological resources adjacent to and along the perimeter of the proposed development footprint.
- iii. **Open Space Fencing and Signage:** The perimeter of the onsite open space will be fenced and contain signage to prevent trespass into these areas.
- iv. **Invasive Species Prohibition:** The County shall require that all final landscape plans shall not have invasive species.

- v. Translocation/Restoration Plans: The County in accordance with the adopted RMP2 will require the translocation and/or restoration of special status plant species, specifically San Diego goldenstar, San Diego thommint, variegated dudleya and San Diego barrel cactus, as well as San Diego marsh-elder (within this plan or as part of the wetland mitigation), and California adolphia.
- vi. Restoration of onsite temporary impacts to sensitive upland and jurisdictional aquatic resources. Prior to grading the project, a Conceptual Upland Restoration Plan for impacts within the County shall be submitted to and receive approval from PDS and the Department of Parks and Recreation (DPR) and the Preserve Owner/Manager (POM).
- vii. Prior to grading, a separate Conceptual Upland Restoration Plan shall be prepared and submitted to PDS, DPR, and the POM for approval. If mitigation for permanent impacts is proposed to occur within the project site or within the additional off-site areas needed for conveyance, then a Wetlands Mitigation and Monitoring Plan shall be prepared. The final determination will be made during the permitting process with the Wildlife Agencies.
- viii. Control of Invasive Species: Weed control treatments shall be applied with the goal of controlling populations before they start producing seeds.
- ix. Biological Monitoring: A biological monitor will be present during all grading activities to ensure inadvertent impacts to onsite wetlands do not occur and will provide a final biological report to ensure that biological monitoring occurred.
- x. Lighting Plan: All artificial outdoor light fixtures shall be installed so they are directed away from open space and shielded.
- xi. Breeding Season Avoidance: Removal of habitat that supports active nests shall occur outside of the nesting season for raptors and/or migratory birds (January 15th through August 31st).
- xii. Fire Protection Plan: To minimize the potential exposure of the project to fire hazards, all features of the fire protection plan (including native plants) shall be implemented in conjunction with development of the project.

With the implementation of the mitigation detailed above, the Project will have a less than significant impact on biological resources.

v. Greenhouse Gas Emissions

Based on the analysis in the DEIR, the proposed project will have the following significant impacts prior to mitigation: 1) the proposed project will generate greenhouse gas (GHG) emissions that may have a significant impact on the environment, and 2) the proposed project will generate greenhouse gas (GHG) emissions that may interfere with the implementation of GHG reduction goals for 2030 and 2050. Because the project will increase GHG emissions above the existing emissions level, the proposed project (without mitigation) will generate GHG emissions during construction and operation that may have a significant impact on the environment.

In this case, the proposed Project feasibly can achieve no net increase in GHG emissions through implementation of mitigation measures M-GCC-1 through M-GCC-8. The Project

will utilize project design features and mitigation measures that reduce GHG emissions through on-site strategies targeted to the Project's built environment and transportation sources, and secure additional, necessary emission reductions through off-site, carbon offsets. The proposed Project also would be consistent with applicable goals and policies of the County's General Plan and would not conflict with SANDAG's San Diego Forward plan, as development on the Project site has been anticipated for more than 20 years by the County and regional planning agencies, like SANDAG, and as the Project incorporates various strategies that serve to capture vehicle trips internal to the Project site and reduce vehicle miles traveled. The Project is consistent with the County's Climate Action Plan (CAP) because the density is consistent with the General Plan. However, the Project does not tier from or rely on the County's CAP, but instead will mitigate all emissions to zero using a combination of on-site and off-site measures. The Project GHG impacts would be less than significant with mitigation.

The project includes project design features that will reduce GHG emissions through the design of the project area's uses, including the transportation network. M-GCC-1 ensures that the design features will be implemented to further reduce potential GHG emissions. Through mitigation, the proposed Project would reduce all potentially significant impacts associated with GHG emissions to less than significant at both the project level and cumulative impact level.

e. Mobility - Streets, Roads, and Circulation

The County received public comments regarding traffic and transportation, specifically rights-of-way, road capacity concerns, existing off-site conditions, bicyclist, pedestrian crossing, emergency event impacts, and overall local traffic patterns. These issues are addressed below.

i. Transportation and Traffic

A Traffic Impact Study (TIS) was prepared to analyze the project's potential direct and cumulative traffic impacts. The TIS estimated the Project will generate a total of 27,191 daily vehicle trips with 2,154 AM peak hour trips (821 inbound/1,332 outbound) and 2,650 PM peak hour trips (1,691 inbound/959 outbound) at buildout.

Direct and cumulative traffic impacts were determined based on criteria in the County Transportation and Traffic Guidelines dated August 24, 2011 and the SANTEC and ITE Guidelines. A vehicle miles traveled (VMT) analysis is not required under CEQA.

The TIS identified direct impacts in the City of Chula Vista (City): The segments of Otay Lakes Road between Lake Crest Drive and Wueste Road and from Wueste Road to the City/County Boundary, and at the intersection of Wueste Road and Otay Lakes Road.

The TIS identified cumulative traffic impacts to intersections and segments within the County, the City, and CALTRANS. Cumulative traffic impacts within the unincorporated

County include the road segments of Otay Lakes Road between the City/County boundary to Roundabout #1, and between Roundabout #1 and Roundabout #2. Cumulative impacts in the City include the intersection of Otay Lakes Road/Wueste Road and road segments of Otay Lakes Road, from Lake Crest Drive to the City/County boundary. The Project results in a cumulative traffic impact at the intersection of SR-94/Otay Lakes Road, which is under the jurisdiction of CALTRANS.

Direct and cumulative impacts to County roadway facilities will be mitigated via payment into the County Transportation Impact Fee (TIF) program and/or through physical road improvements. Cumulative impact mitigation outside of the County is addressed by physical road improvements or agreements between the Applicant and the City of Chula Vista. The TIS also includes an analysis comparing the existing General Plan Mobility Element to the project's proposed Mobility Element amendment. Specifically, the Project will reclassify Otay Lakes Road from a six lane Prime Arterial to a four-lane Boulevard with Raised Median beginning at the Chula Vista and County boundary to Driveway #2 and transitioning to a two-lane Community Collector with Intermittent Turn Lanes east to the project's easterly boundary.

Off-Site Improvements

The Project includes off-site traffic impacts that will require road segments and/or intersection improvements. The off-site improvements include the following:

1. Within the City of San Diego Water Utility Department ownership (also known as the "Cornerstone Lands"), realign portions of existing Otay Lakes Road along the Project site to minimize grading impacts and modify the roadway geometry to construct two and four-lanes. The Applicant is required to obtain a Site Development Permit from the City of San Diego for these improvements to Otay Lakes Road as a project condition. Any conditions required by the City of San Diego will be identified through the City of San Diego's permit process and be the responsibility of the Applicant.
2. Improve the intersection of Otay Lakes Road/Wueste Road by installing a traffic signal by the construction of the 1,234th home. The segments of Otay Lakes Road between Lake Crest Drive and Wueste Road and from Wueste Road to the City and County Boundary will be widened from 2 to 4 lanes. The Applicant is required to obtain a Site Development Permit from the City of Chula Vista for the portions of Otay Lakes Road within the City boundaries. Any conditions required by the City will be identified during the permit process and be the responsibility of the applicant.
3. The Project is conditioned to install or make a fair share payment to a plan or program for the signalization of the impacted intersection of Otay Lakes Road and SR-94 prior to recordation of the first Final Map.

The Project is conditioned to obtain all applicable permits from the cities of Chula Vista and San Diego, as well as Caltrans. The environmental effects of realigning and improving Otay Lakes Road, as well as the project's traffic impacts on surrounding roadways were analyzed pursuant to CEQA. Where mitigation requires improvements to facilities not within the County's jurisdiction, the impacts were determined to be significant and unavoidable in the EIR. However, the Applicant has an agreement with the City of Chula Vista to make the required improvements, which will mitigate the Projects traffic impacts.

i. Otay Lakes Road

Otay Lakes Road is an existing two-lane improved County public road. The project is required to improve Otay Lakes Road between the City of Chula Vista and the easterly property boundary. A Title Report was submitted and reviewed by PDS that identifies an existing 60-foot public road easement for Otay Lakes Road. Additional right-of-way for Otay Lakes Road will be addressed through the City of San Diego Site Development Permit process.

ii. Design Modifications

The public and private road standards allow for design modifications (modifications) to the standards. An applicant may request a modification by completing a "Request for a Modification of a Road Standard" form which details the location of the requested exception, alternatives considered, hardship of compliance with the standard, and cost estimates. The Project includes public street modification requests for Otay Lakes Road and internal private street standards.

Staff analyzed the design modifications to determine if they are appropriate based on the physical setting and to ensure they will not negatively impact traffic safety. Full descriptions of the requested design modifications can be found in the Design Exception Requests dated May 17, 2018. Attachment E includes the Design Exception Acceptance Letters for Private (October 25, 2019) and Public (December 9, 2019) Modifications to Road Standards. These letters detail staff's recommendations on the requested design modifications.

f. Facilities and Services

i. Fire Service and Evacuation

Public comments to the DEIR identified concerns that the Project will increase the number of people that will need to be evacuated during a wildland fire event and will increase the overall evacuation time. Additional concerns were raised about the project's fire protection plan and issues related to on-site fire measure implementations.

The Project is located within a portion of the San Diego County Fire Authority's (SDCFA) jurisdictional area that is adjacent to the Chula Vista Fire Department response area. SDCFA

currently operates one fire station (Jamul FS No. 36) within the area. Jamul FS No. 36 travel time to Otay Ranch Resort Village 13 is calculated to be less than twenty minutes, which exceeds the 5-minute travel time required by the General Plan. In order to meet the General Plan travel time requirement, the project is conditioned to construct an on-site fire station, which will ensure the Project will be served within the five-minute travel time.

The Project is located within a very high Fire Hazard Severity Zone (FHSZ). The area has a history of wildland fires which have burned portions of the project site, including the October 2007 Harris Fire. The Fire Protection Plan (FPP) identified measures necessary to adequately mitigate potential wildfire impacts. Additional project design features are incorporated into the Project, including the creation of a 100-foot Fuel Modification Zone (FMZ), the use of ignition resistant building materials, fire and building code requirements for the protection of residential and non-residential structures, the provision of secondary emergency access roads, and adequate water supply for fire hydrants.

The Project has prepared a detailed FPP, which evaluates and identifies the potential fire risk associated with the Project's land uses and identifies requirements for water supply, fuel modification and defensible space, access, building ignition and fire resistance, fire protection systems, and wildfire emergency pre-planning, among other pertinent fire protection criteria. Based on the results of the FPP's analysis and findings, the following implementing measures for the project are required:

- (a) Preparation of a Construction Fire Prevention Plan, which details construction phase restrictions and fire safety requirements that will be implemented to reduce the risk of ignitions, and method of responding in the event of an ignition.
- (b) Project buildings will be constructed of ignition-resistant construction materials based on the latest Building and Fire Codes.
- (c) All structures over 500 square feet will include interior fire sprinklers.
- (d) A FMZ up to 100 feet wide around the development perimeter, based on the type of fuel in the area, will be provided, including the rear yard areas as part of the modified zone. Maintenance will occur as needed, and the HOA will annually hire a third party, SDCFA-approved, FMZ inspector to provide annual certification that it meets the requirements of this FPP.
- (e) Roadside FMZs will be consistent with the fire code and will be a minimum of 20 feet on either side of all road within the Project.
- (f) Non-combustible walls will be provided for 22 lots around the perimeter of the Vernal Pool Preserve Open Space Area (OS Lot E) to provide additional fire protection from open space area and will be constructed of a combination of concrete block and dual pane or one pane glass with tempered glazing.

- (g) Roads will be built to Fire Code requirements and provided throughout the community and will vary in width and configurations and will provide at least the minimum required unobstructed travel lanes, lengths, turnouts, turnarounds, and clearances required by the applicable code.
- (h) Firefighting staging areas and temporary refuge areas (such as the school, resort or HOA facility) will be available within the developed areas, as decided by the on-scene first responders or emergency response teams.
- (i) Water capacity and delivery provide for a reliable water source for operations and during emergencies requiring extended fire flow.
- (j) The Community HOA will have an outreach and educational role to coordinate with SDCFA and the local Fire Safe Council; oversee landscape committee enforcement of fire safe landscaping, ensure fire safety measures detailed in this FPP are implemented, and educate residents on and prepare facility-wide "Ready, Set, Go!" plans.
- (k) Trails include ongoing maintenance of flammable vegetation, not including alongside trails.

ii. Community Evacuation

The public and interested groups have expressed concerns that the Project will increase the number of people that will need to be evacuated during a wildland fire event and will increase the overall evacuation time. At a community level, Community Wildfire Protection Plans (CWPP) can be developed by local communities through Fire Safe Councils to protect their homes, neighborhoods and environments from wildfires. These types of grassroots efforts help residents implement such projects as hazardous fuel reduction programs, local wildfire protection planning, and homeowner training.

In this community, the HOA will be active in its outreach to residents regarding fire safety and general evacuation procedures. The HOA will engage residents and coordinate with local fire agencies for fire safety awareness through a variety of methods, including establishing a preparedness checklist with procedures for early relocation, identifying a resort site emergency refuge and developing a contact list to keep future residents and employees informed about what to do in the event of an emergency. This evacuation plan will be provided to each homeowner/HOA member as well as being accessible on the HOA website. The HOA will coordinate with local fire agencies to hold an annual fire safety and evacuation preparedness informational meeting to review important fire and evacuation information. The HOA will actively participate as a partner with the SDCFA to assist with the coordination and distribution of fire safety information.

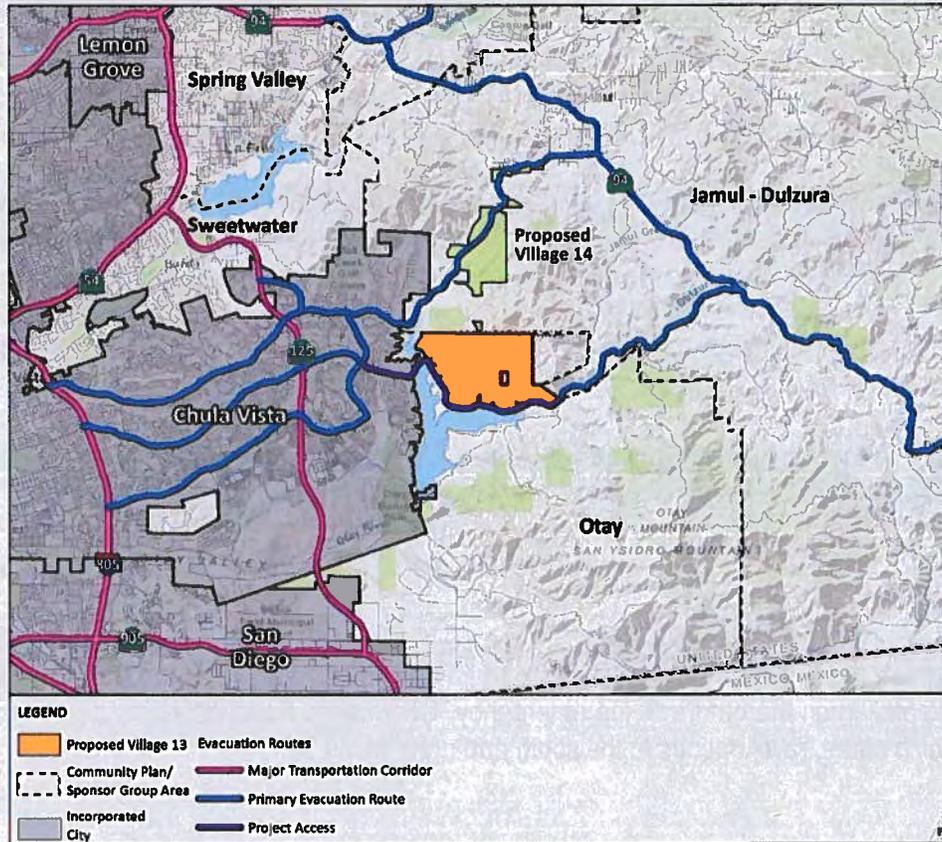
Fire evacuations in San Diego County are managed by law enforcement and fire agencies with assistance from a myriad of supporting agencies. These agencies rely on their own

internal pre-fire emergency plans and do not use a project specific evacuation plan. SDCFA has indicated that the County, through the Office of Emergency Services, is in the process of updating pre-fire plans county-wide. These plans focus on operational approach and strategies for fire attack and resident evacuation since evacuation events are very fluid and require ongoing, real-time situation awareness and adaptive decision making.

The project's primary evacuation route is Otay Lakes Road. Based on the proposed road network, project residents can evacuate using Otay Lakes Road to the west or east towards SR-94, depending on the nature of the emergency. In addition, the Project will improve Otay Lakes Road and the intersections of Lake Crest Drive and Wueste Road to provide an improved evacuation route for future residents. The primary evacuation routes for project residents are:

- g. Egress to the west by Otay Lakes Road** -This segment serves as the primary Project access, depending on the nature of the emergency. This segment will connect to the City of Chula Vista, which offers travel options to the west onto SR-125 (toll road), the I-805 and I-15. Once in the City of Chula Vista, drivers will be able to disperse onto several arterials going south, west and north.
- h. Egress to the east by Otay Lakes Road** - This segment serves as the secondary road access, depending on the nature of the emergency. Otay Lakes Road connects directly to the SR-94, which offers travel options to the south and north along SR-94.

Figure 18: Fire Evacuation Map



Based on these factors and assumptions regarding neighborhood evacuation routes, the Project could be evacuated either easterly or westerly or both ways depending on the nature of the emergency. Traffic evacuation scenarios have been modeled, and it is anticipated that in either direction the project could be evacuated conservatively within 2.5 to 3.0 hours. However, the Incident Command would monitor the wildfire and evacuation efforts and make decisions on which areas to evacuate, and in which direction, in real time. The Sheriff's department has reviewed the Project and confirmed that given the Project location and design, the proposed fuel modification, and type of vegetation surrounding the project, they can evacuate the Project safely without endangering lives.

i. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed in compliance with CEQA. A Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR) was circulated for public review between October 14, 2004 and November 15, 2004. The County held a NOP scoping meeting on November 3, 2004. The DEIR was circulated for a 45-day public review period from April 3, 2015 to May 22, 2015. During public review of the 2015 DEIR, the County received 68 comment letters.

In 2019, the County recirculated portions of the DEIR which included the Global Climate Change analysis (Section 2.10 and associated appendices), Chapter 4 Project Alternatives, and technical appendices for Alternative H. The Global Climate Change analysis was revised based on the Newhall Ranch Supreme Court case decision regarding greenhouse gas emissions. The Project Alternatives analysis was revised to include a new alternative (Alternative H) which was not analyzed in the 2015 DEIR. Technical appendices were also recirculated which provide a project specific level of analysis for Alternative H.

The 2019 recirculated DEIR was released for a 45-day public review period between April 11, 2019 and May 28, 2019. The County held a public meeting regarding the recirculated DEIR on May 16, 2019. The County received 13 comment letters on the recirculated Draft EIR.

The Final EIR contains minor revisions including clarifications and changes to the project. Staff's responses to the public comments (DEIR and Recirculation) are included in the Draft Final EIR, which is on file with PDS under PDS2004-3910-04-19-005 (Attachment G).

The Draft Final EIR contains responses to comments on the 2015 DEIR and the 2019 recirculated portions, and minor revisions including clarifications and changes to the project. The Draft Final EIR identified significant and unavoidable environmental impacts to the categories listed below that will require the adoption of a Statement of Overriding of Considerations, which is included in Attachment G – Environmental Documentation.

- a. Aesthetics
- b. Air Quality
- c. Transportation and Traffic (impact will be mitigated through agreement with the City)
- d. Solid Waste

The Draft Final EIR also identified significant and mitigated environmental impacts to the categories listed below.

- a. Biological Resources
- b. Cultural Resources
- c. Geology and Soils
- d. Greenhouse Gas Emissions
- e. Paleontological Resources
- f. Tribal Cultural Resources

Significant and Unavoidable Impacts

The County has considered the analysis and evaluation provided within the Draft Final EIR and determined that the following are still significant and unavoidable impacts.

a. Aesthetics

Visual Character or Quality (direct): The visual change associated with removal of existing vegetation, alteration of existing terrain, and the introduction of project elements will result in an adverse change to the primarily undisturbed hill and valley terrain visual character of the project site. Mitigation measures have been identified in the Draft Final EIR; however, the impacts would not be reduced to a level below significant.

Visual Character or Quality (cumulative): The cumulative projects will combine with the proposed Project to change the existing composition of the visual environment. With implementation of the identified projects, considered in the CEQA analysis, the area will transition from primarily undeveloped open space and a rural residential land use development pattern to a more urban pattern of development. Physical changes associated with vegetation removal, grading, and the addition of project development will adversely affect the viewshed. Mitigation measures have been identified in the Draft Final EIR; however, the impacts would not be reduced to a level below significant.

b. Air Quality

Conformance to Regional Air Quality Strategy (direct): Implementation of mitigation would reduce site grading fugitive PM₁₀ and PM_{2.5} dust emissions during construction activities. However, construction-related emissions of VOCs, NO_x, CO, PM₁₀, and PM_{2.5} would continue to exceed the County's screening level threshold with implementation of mitigation. Therefore, construction emissions would remain a significant and unavoidable direct impact to regional air quality.

Net Increase of Nonattainment Pollutants —Construction (cumulative): Net increases of emissions during construction of the proposed project would be considered cumulatively considerable. Implementation of mitigation would reduce construction-related dust and exhaust; however, because construction dust and exhaust would not be fully mitigated, this cumulative impact would remain significant and unavoidable.

Conformance to Air Quality Standards—Operation (direct): Implementation of the mitigation measures and design considerations would be expected to reduce air pollutant emissions associated with the proposed project; however, the emissions would not be reduced to a level less than significant. Therefore, the proposed project's operational emissions would continue to exceed the County's screening level thresholds after implementation of mitigation and would remain a significant and unavoidable direct impact to regional air quality.

Net Increase of Non-Attainment Pollutants —Operation (cumulative): Implementation of the mitigation measures and design considerations would be expected to reduce air pollutant emissions associated with the proposed project and therefore reduce cumulatively considerable impacts. Because the measures proposed in the mitigation are not quantifiable,

the proposed Project's cumulative operational emissions would be cumulatively considerable and would remain a significant and unavoidable cumulative impact to regional air quality.

c. Transportation and Traffic (County and City of Chula Vista (City))

Intersection Level of Service (LOS) (direct): The project would result in a significant direct impact to two intersections, one located within the City of Chula Vista and at a Caltrans facility at Otay Lakes Road/SR-94. Although mitigation measures were identified at each intersection, the impacts would remain significant and unavoidable since both intersections are located outside of the County's jurisdiction. However, the Applicant has an agreement with the City of Chula Vista to make the required improvements, so the impact will be mitigated.

Street Segment LOS (direct): The project would result in a significant direct impact to three road segments, one within the City of Chula Vista and two in the County. Although a mitigation measure was identified for the road segment within the City of Chula Vista, the impacts would remain significant and unavoidable since this road segment is located outside of the County's jurisdiction. However, the Applicant has an agreement with the City of Chula Vista to make the required improvements, so the impact will be mitigated.

Street Segment LOS (cumulative): The project would result in a significant cumulative impact to six intersections located within the City of Chula Vista and two intersection within the County's jurisdiction. Although mitigation measures were identified at each intersection, the impacts at the intersections within the City of Chula Vista would remain significant and unavoidable since these intersections are located outside of the County's jurisdiction. However, the Applicant has an agreement with the City of Chula Vista to make the required improvements, so the impact will be mitigated.

d. Solid Waste

Solid Waste (cumulative): Implementation of the Project is not anticipated to result in significant direct impacts related to solid waste disposal. However, the cumulative impact for increased regional landfill capacity would be significant. No known project-level mitigation measures are available to avoid this significant cumulative impact. Therefore, the cumulative impact remains significant and unavoidable.

G. COUNTY REGULATIONS

1. Subdivision Ordinance Consistency

The Project has been reviewed for compliance with the Subdivision Ordinance (County Code section 81.101 et seq.). The Project is consistent with the requirements for major subdivisions in terms of design (section 81.401), dedication and access (section 81.402), and improvements (sections

81.403 and 81.404). However, because the Project proposes a Specific Plan, the subdivision design requirements of the Specific Plan take precedence over the requirements in Subdivision Ordinance subsections 81.401 (b), (d), (e), (h), and (i) (Section 81.401 (o)). Furthermore, the Specific Plan also specifies the street standards necessary to implement the development density design and objectives of the Specific Plan for all on-site and off-site access pursuant to subsection 81.402 (d). The project also includes requirements and conditions of approval necessary to ensure that the project is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

2. Other Applicable County Regulations

Table 5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
1. Watershed Protection Ordinance (WPO)	Stormwater Management Plans have been prepared for the project that comply with the WPO.
2. Light Pollution Code	Project lighting will conform to the lamp type and shielding requirements as well as the hours of operation in the Light Pollution Code.
3. San Diego County Consolidated Fire Code	<p>A Fire Protection Plan (FPP) was prepared for the project and was approved by the San Diego County Fire Authority. The FPP will ensure that the project will implement design measures to ensure compliance with the San Diego County Consolidated Fire Code, including but not limited to the following:</p> <ul style="list-style-type: none"> • Fuel Modification Zones • Ignition-resistance construction • Fire sprinklers in all structures • Access roads constructed to Fire Code Standards • Water supply and fire hydrants • Community HOA outreach and educational coordination with the San Diego County Fire Authority
4. Resource Protection Ordinance (RPO)	The Otay Ranch RMP is intended to be the functional equivalent of the County of San Diego Resource Protection Ordinance (RPO) (County of San Diego 2007) for Otay Ranch. As such, Otay Ranch projects are exempted from the provisions of the RPO if determined to be consistent with a comprehensive resource management and protection program, such as the Otay Ranch RMP. Therefore, the County's Biology Guidelines 4.5A, 4.5C, 4.5F and 4.5H are not applicable.

County Regulation Policy	Explanation of Project Conformance
5. Noise Ordinance	<p>A Noise Study has been prepared for the project and identified mitigation including dedication of noise easements (that require berms, sound walls, etc. required before building permit), building construction requirements (dual pane windows or weather stripping), shielding (enclosures, barriers, or building orientation), construction measures (setback restrictions and noise barriers), and implementation of a Blasting Plan. With the incorporation of mitigation measures, the project will comply with the requirements of the Noise Ordinance.</p>
6. Board of Supervisors Policies	<p>The project complies with all applicable Board of Supervisors policies, including I-84.</p> <p>Policy I-84 requires adequate facilities to be available concurrent with need before approving a project. The policy requires Project Facility Availability forms to be submitted. The project has provided Project Facility Availability forms from the following:</p> <ul style="list-style-type: none"> ● Otay Water District - water ● SDCSD - sewer ● SDCFA - fire ● CVESD and SUHSD - schools <p>Therefore, the project complies with the policy.</p>
7. MSCP/Biological Mitigation Ordinance	<p>The Project conforms to the Hardline Preserve boundary in the MSCP as well as the overall goals and requirements of the MSCP County Subarea Plan. The proposed development is therefore exempt from the BMO.</p>

County Regulation Policy	Explanation of Project Conformance
<p>8. MSCP/Biological Mitigation Ordinance</p>	<p>The proposed open space preserve footprint is consistent with the Hardline Preserve in the MSCP County Subarea Plan and Implementing Agreement, which required the County to contribute to the 11,375-acre Otay Ranch Preserve as mitigation (USFWS et al. 1998, pp. 29–30). The functionality of the existing MSCP Preserve design would be maintained.</p> <p>Additional mitigation required for impacts to sensitive plants would be provided through on-site preservation or restoration/translocation. The Project would be required to obtain Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), United States Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) permits, as necessary.</p> <p>The Project is consistent with the Otay Ranch RMP Preserve footprint established by the Otay Ranch GDP/SRP.</p>

H. PUBLIC INPUT

Throughout the processing of this project, there has been interest by the public and correspondence was received from members of the public and other stakeholders.

1. DEIR Public Review

During the public review period of the Draft EIR, a total of 68 comment letters (51 individuals, 6 agencies, 2 tribal groups and 9 organizations) containing approximately 760 comments were received. Please see Attachment G for the Draft Final EIR and responses to comments. Additional public comments are provided in Attachment G. Responses to comments received during the public review period can be found in the Draft Final EIR on file under PDS2004-3910-04-19-005.

Recirculation

During recirculation of portions of the Draft EIR, PDS received a total of 13 comment letters (4 agencies and 9 organizations) containing approximately 400 comments. Please see Attachment G for the Draft Final EIR and responses to comments. Additional public comments are provided in Attachment G. Responses to comments received during the public review period can be found in the Draft Final EIR on file under PDS2004-3910-04-19-005.

2. Other Public Correspondence

In addition to the comment letters received during the public review period of the Draft EIR, the County received a number of additional comment letters and emails during the processing of the project and outside of the public review period of the Draft EIR. Copies of these comments are

provided in Attachment G. These comment letters range from general comments on the merits of the project to detailed comment letters on specific issues. The County has reviewed each of these comment letters and has determined that they do not raise any new issues that have not been considered in the evaluation of the project or as part of the CEQA analysis.

I. COMMUNITY PLANNING GROUPS

Otay Ranch Resort Village 13 is located within the County's Otay Subregional Plan Area. Since this Subregional Plan area has no established community planning group, there is no community recommendation for the proposed Project.

J. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors.

- a. Adopt the California Environmental Quality Act (CEQA) Findings, which include the certification and findings regarding significant effects of the project, the mitigation and monitoring program, the Statement of Overriding Considerations, and certify the Environmental Impact Report (EIR), REF: PDS2004-3910-04-19-005 (Attachment F).
- b. Adopt the Resolution approving General Plan Amendment PDS2004-3800-04-002 (Attachment H) for the reasons stated therein and discussed in this report.
- c. Adopt the Resolution approving Specific Plan PDS2004-3810-04-002 (Attachment I) for the reasons stated therein and discussed in this report.
- d. Adopt the Ordinance titled, ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE OTAY RANCH GDP/SRP AND OTAY SUBREGIONAL PLAN, REF: PDS2004-3600-04-009 (Attachment J).
- e. Adopt the Resolution of Approval for Vesting Tentative Map PDS2019-TM-5361 RPL¹ which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego regulations (Attachment K).
- f. Grant the Site Plan PDS2019-STP-19-033, which includes the requirements and conditions set forth in the Site Plan Form of Decision (Attachment L).
- g. Adopt the MSCP Conformance Findings for Otay Ranch Resort Village 13 (Attachment G).

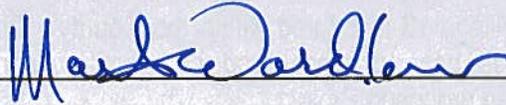
Report Prepared By:

Mark Slovick, Deputy Director
858-495-5172
mark.slovick@sdcounty.ca.gov

Report Approved By:

Mark Wardlaw, Director
858-694-2962
mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS

- Attachment A – Specific Plan
- Attachment B – Environmental Impact Report
- Attachment C – General Plan Consistency Table
- Attachment D – Public Documentation
- Attachment E – Planning Documentation
- Attachment F – Environmental Findings and Biological Mitigation Ordinance (BMO) Findings
- Attachment G – Environmental Documentation
- Attachment H - Resolution Approving General Plan Amendment PDS2004-3800-04-003
- Attachment I – Resolution Approving Specific Plan PDS2004-3810-04-002
- Attachment J – ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE OTAY RANCH GDP/SRP and PDS2004-3600-04-009
- Attachment K – Resolution Approving Vesting Replacement Tentative Map PDS2019-TM-5361 RPL1
- Attachment L – Grant Site Plan Form of Decision PDS2019-STP-19-033
- Attachment M – Ownership Disclosure
- Attachment N – Mitigation and Monitoring Reporting Program (MMRP)

**Attachment A –
SPECIFIC PLAN**

**The Specific Plan with Appendices
for Otay Ranch Resort Village 13
is available at**

[https://www.sandiegocounty.gov/content/sdc/
pds/ceqa /OtayRanchVillage13.html](https://www.sandiegocounty.gov/content/sdc/pds/ceqa/OtayRanchVillage13.html)

**Attachment B –
FINAL ENVIRONMENTAL IMPACT REPORT**

The Final Environmental Impact
Report and all Technical
Appendices for
Otay Ranch Resort Village 13
are available at

<https://www.sandiegocounty.gov/content/sdc/pds/ceqa/OtayRanchVillage13.html>

**Attachment C –
GENERAL PLAN CONSISTENCY
FINDINGS TABLE**

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<i>Guiding Principles</i>		
1. Support a reasonable share of the projected regional population growth.	<p>The proposed Resort Village 13 Alternative H (herein after referred to as "Project" or "Alternative H") would provide an executive style community to balance the higher density and multi-family housing developed throughout the villages of Otay Ranch located in the City of Chula Vista. The Project would support San Diego County's projected regional population growth and assist the County of San Diego (County) in meeting its required Regional Housing Goals by complying with the underlying County General Plan Land Use, Regional Category and Zoning designations. The Project's residential component includes up to 1,938 residential units, including up to 1,881 single-family homes on large lots and 57 multi-family units in the Village Core. This will allow the Project to provide housing opportunities to balance of housing types as anticipated in the County General Plan and SANDAG regional planning documents.</p>	Consistent
2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.	<p>The Project would promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs within the Otay Ranch. Please see Figure 1.0-12, Regional Location and Project Vicinity Map, and Figure 1.0-13, Aerial Overview of Project Vicinity and Surrounding Uses in Chapter 1 of the Final EIR.</p> <p>Facilities Implementation Plans for infrastructure and services were approved for the entire Otay Ranch concurrent with the 1993 Otay Ranch General Development Plan and Subregional Plan (Otay Ranch GDP/SRP). Consistent with sustainable development principles, the Project implements the Otay Ranch GDP/SRP vision for Village 13. The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model.</p> <p>The Otay Ranch GDP/SRP Land Use Plan provides for a balance of residential, employment and open space/recreation land uses sensitive to environmental conditions, regional influences and adjacent communities. Development in the Project complies with the County General Plan, Otay Ranch GDP/SRP, Otay Ranch RMP, and the MSCP County Subarea Plan and Implementing Agreement. Otay Lakes Road is a county Mobility Element roadway. Sewer and water services would be extended within Otay Lakes Road as anticipated by existing facilities plans.</p> <p>As defined by the Otay Ranch GDP/SRP, Village 13 is a "Specialty Village" located in close proximity to the more urban developed neighborhoods in Chula Vista. Village 13 is designed around an active Village Core that includes an elementary school, 10.5-acre public park, homeowners' facility, a public safety site planned to accommodate a fire station and Sheriff's storefront facility and up to 20,000 square feet of neighborhood serving commercial and retail uses with ½ mile of the majority of residential neighborhoods. The various residential neighborhoods include parks a majority of which are within a ¼ mile of all homes.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<i>Guiding Principles</i>		
	<p>The 4.1-mile Community Pathway planned along Otay Lakes Road and the 3.4-mile perimeter trail provide connectivity to open space and the Otay River Valley.</p> <p>The Otay Ranch GDP/SRP designates the Project as a "Specialty Village". As such, a component of the project includes a resort hotel with ancillary retail to serve patrons of the resort. The resort concept was developed as an alternative to the original vision of a golf course community upon determination the golf course was not sustainable land use from environmental and financial perspectives.</p> <p>The Project as designed includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project also includes over 69 acres of conserved open space which will be protected by a biological open space easement. In accordance with the Otay Ranch RMP, preserve lands are to be conveyed to the POM for permanent protection and management in conjunction with the approval of each final map within Otay Ranch.</p> <p>An Energy Conservation Plan was prepared for the Project that provides that solar panels and other features would be installed on all single-family homes to achieve Net Zero Energy. In addition, all buildings would be designed, at a minimum to meet the California 2016 Title 24 Building Energy Efficiency Standards. Water conservation is maximized through implementation of strategies and measures in the Water Conservation Plan and Energy Conservation Plan prepared for the Project. The Project also incorporates Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units and the installation of an additional ten (10) Level 2 EV charging stations within the non-residential parking areas located on the Project site, as well as an additional ten (10) Level 2 EV charging stations for vehicles utilizing public street parking spaces on street blocks located adjacent to non-residential development areas.</p> <p>A Fire Protection Plan was prepared for the Project that establishes a 100' Fuel Modification Zone (FMZ) at the perimeter of the Project, outside of the RMP Preserve. The FMZ will be planned and managed to reduce fire intensity, slow fire spread and minimize the spread of flames into/from the Project. The Fire Protection Plan includes restrictions on plant palette, plant height and spacing within the FMZ and requires ongoing maintenance and management.</p> <p>The Project would also include a Transportation Demand Management (TDM) Program focused on promoting mobility alternatives to private vehicle trips (e.g., single occupancy trips).</p>	

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<i>Guiding Principles</i>		
	<p>The Project would provide improvements such as bicycle racks within public parks and the mixed-use site. In addition, the Project Applicant would coordinate with SANDAG/MTS to provide homeowners with educational materials regarding commute programs (carpool, rideshare, etc.) and encourage SANDAG to provide transit services to the Project. The Project's TDM Program would result in reduction in both internal vehicle trips (trips that stay within the Project) and external vehicle trips (trips that leave and return to the Project) resulting in a 4.97% reduction in vehicle miles travelled.</p> <p>The Project is proximate to employment centers within the South San Diego County Subregion. In addition, the Project has convenient access to existing freeways, arterials and local roads connecting to several neighboring cities. The Project is less than one mile from the City of Chula Vista, and approximately five miles from the Cities of National City, San Diego, Lemon Grove and La Mesa.</p> <p>The number of dwelling units on the Project Site would increase tax revenues from residential and commercial uses, support employment of construction workers, and reduce per capita costs for provision of public services. Additionally, permanent jobs would be created by the build-out of the Village Core (commercial/retail, school site and public parks) and Resort components of the Project. <u>General employment statistics include the following:</u></p> <ul style="list-style-type: none"> ▪ The Project Site is well situated to place a range of housing opportunities close to existing employment centers. Specifically, the Project Area is within the Otay Ranch master-planned community and adjacent to the Eastlake Business Park, which are planned for approximately 962 acres of commercial/retail/office/industrial/business/technology/innovation land representing approximately 19.5 million square feet. ▪ The Project is located approximately 3 miles from direct access to SR-125 and 8 miles from I-805, providing regional access to existing job centers in the neighboring cities. There are an estimated 80,438 jobs within the Chula Vista and Otay Mesa areas.^[1] ▪ The Project will generate approximately 150-200 construction jobs per year during build-out. ▪ The Project will generate approximately 400 permanent jobs per year at buildout and beyond. 	

[1] The Census Bureau Longitudinal Employer-Household Dynamics program, <https://lehd.ces.census.gov/>, 2015

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<i>Guiding Principles</i>		
	<ul style="list-style-type: none"> ▪ In terms of existing employment growth, SANDAG estimates that employment within the South County Metropolitan Subregional Plan area is 102,808 jobs. SANDAG estimates an 83% percent increase in employment within this Subregional plan area from 2012 through 2050. The South County Metropolitan Subregional Plan area is forecasted to grow at a faster rate than both the County unincorporated areas and the entire County (incorporated and unincorporated). <p>To promote the state's goals for sustainable communities and GHG reduction, the project's development plan complies with the critical objectives and mandates of Assembly Bill (AB) 32 and Senate Bill (SB) 375 by providing: (a) a mix of housing types and choices in neighborhoods that support a wide range of mobility options with parks, a school site, and commercial/retail uses near housing; (b) a variety of recreational opportunities including active and passive parks with a multi-purpose community pathway and pedestrian trails that connect the residential neighborhoods; and (c) mobility alternatives for residents that reduce energy consumption, air pollution, noise and greenhouse gas emissions.</p> <p>In summary, the arrangement of land uses, including public and private parks, commercial/retail uses, and the school site combined with the mix of housing types, walkable and bicycle-friendly neighborhoods, a multi-use pathway and pedestrian trails, preserved native habitat and open space, promote the health and sustainability of residents, guests and employees. The Project is also well situated to provide a wide variety of housing opportunities close to existing and planned regional employment centers. Finally, the Project is well served by existing and planned infrastructure and services and would provide alternatives to driving both within and to/from its neighborhoods and to nearby off-site transit routes including the MTS South Bay Rapid.</p>	

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<i>Guiding Principles</i>		
<p>3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.</p>	<p>The Project is near the incorporated cities of Chula Vista, National City, Lemon Grove, La Mesa and San Diego. Access to the Project is provided via Otay Lakes Road which connects to Olympic Parkway, Hunte Parkway, Lake Crest Drive, SR-125 and SR-94.</p> <p>The City of Chula Vista is the second largest city in San Diego County with a population of over 270,000 (2018 estimate). Several large established master planned communities comprised of single-family homes, RMP Preserve open space, parks and a completed transportation network are located west of the Project within the City of Chula Vista. The Project includes improvements to Otay Lakes Road and the extension of a regional trail (Community Pathway) along Otay Lakes Road which connects to the existing pedestrian trail system within the City of Chula Vista.</p> <p>To reinforce the vitality, local economy and individual character of existing neighborhoods, communities and surrounding land uses, the Project incorporates a variety of land uses. The provides high-end specialty housing to meet the demand for business owners and executives employed by the emerging South Bay economy and future university in the City of Chula Vista. The Specialty Village proposes a resort concept as a destination facility with ancillary retail and services for patrons. The Village Core would provide employment opportunities and the mix of uses and reinforce and enhance the vitality and local economy of the existing communities and land uses around the Project.</p> <p>The Project will support over 7,000 residents at build-out as well as local jobs. In addition, residents, employees, and parents will shop in local stores and markets. The Otay Ranch GDP/SRP community character was based on the agrarian theming of the Otay Ranch history. Community character will be reinforced through implementation of the Specific Plan which includes a Village Design Plan and Design Guidelines. The unique location defined by topography, expansive views, and natural beauty support the creation of a residential enclave desired by entrepreneurs, business owners and executives. This vision is articulated by the architecture, landscaping, signage and lighting implemented throughout the Village Core, public/private parks and residential neighborhoods.</p> <p>The Project includes large blocks of open space preserve, which would become part of the Otay Ranch RMP Preserve/MSCP Preserve, connecting natural open space preserve areas within existing communities near the Project. These RMP Preserve open space areas are amenities for both the Project and existing communities. An extensive network of public and private parks, pedestrian trails and a regional trail with connections to RMP open space areas would be a connective thread between the Project's neighborhoods and surrounding communities. In addition, creating pedestrian and bicycle-friendly streets throughout the Project would benefit both the Project and existing communities by providing important regional links.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<i>Guiding Principles</i>		
<p>4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.</p>	<p>The Project is consistent with the MSCP County Subarea Plan and Implementing Agreement as well as the Otay Ranch RMP. The Project would preserve and permanently protect a wide-range of natural resources and sensitive native habitats that support wildlife habitat and movement and provide connectivity between the on-site Otay Ranch RMP Preserve areas and existing, surrounding off-site open space areas with the same and similar habitat types. The Project's open space preserve areas would connect to open space located to the north, east and south.</p> <p>The Project implements environmental stewardship through the conveyance of 790.3 acres of Preserve land to the Otay Ranch Preserve Owner/Management (POM), consistent with the Otay Ranch RMP Preserve conveyance obligation. POM Preserve management responsibilities include preserve maintenance and monitoring including fencing, signage, trash removal, prevention of runoff, weed and non-native vegetation abatement and biological monitoring of sensitive species and habitat types found within RMP Preserve areas.</p> <p>It is anticipated the Project would convey 790.3 acres of on-site Otay Ranch RMP Preserve land. In addition, approximately 69.3 acres of conserved open space will be protected by a biological open space easement and are planned to become part of the Otay Ranch Preserve. In addition to supporting native plant and wildlife species and their habitats, the Otay Ranch RMP Preserve areas within the Project Area would include a range of environmental features, including drainages, ridgetops and coastal sage scrub covered hills. The majority of the Otay Ranch RMP Preserve would consist of coastal sage scrub, dense chaparral and non-native grasslands, as well as some riparian vegetation communities. For more details on the RMP Preserve land within the Project, refer to Final EIR Section 2.4, Biological Resources and Appendices C-3 and D-3 of the Biological Resources Technical Report.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<i>Guiding Principles</i>		
<p>5. Ensure that development accounts for physical constraints and the natural hazards of the land.</p>	<p>Key natural features and constraints with the Project Site influenced the design of neighborhoods and the road network, including hills, ridgetops, drainages and sensitive native habitat areas. Consistent with the Otay Ranch GDP/SRP and the General Plan which analyzed the physical constraints and natural hazards of the land, the Project has been designed to preserve many of the hills, ridgetops, drainages and, large contiguous blocks of native habitat by concentrating development into the less sensitive areas and designing internal roads to preserve as many key natural features as possible. See Guiding Principle 4 above.</p> <p>A Fire Protection Plan (FPP) (Final EIR, Specific Plan Appendix II) has been prepared for the Project. In addition, a Wildland Urban Interface (WUI) Plan has been prepared by the County for the Project. The Project will be conditioned to comply with the requirements in the FPP and WUI Plan.</p> <p>The Project has designed to comply with the County's Fire Code, the County Subdivision Ordinance and the County's Wildland Fire and Fire Protection Guidelines. Buildings will include automatic fire sprinkler systems and will comply with the California Building Code, Chapter 7A. Buildings along the perimeter of the Project will be protected by a minimum of 100 feet of defensible space (100' Fuel Modification Zone) and fire-rated perimeter walls. The Fuel Modification Zones would be maintained by the homeowner's association. The plant palette permitted within the Fuel Modification Zone has been reviewed and approved by a wildfire specialist. The FPP includes restrictions on plant height and spacing to further minimize the spread of flames. The Project includes a public safety site which is anticipated to house a future onsite fire station and Sheriff's storefront facility.</p> <p>A Phase 1 Environmental Site Assessment (Final EIR, Appendices C-9 and C-10) was prepared for the Project which did not identify natural hazards risks within the Project Area. A Geotechnical Review of the Preliminary Tentative Map and Grading Plan identifies potential natural and man-made hazards related to site development, assesses the relative risk of such hazards and provides mitigation recommendations, as necessary. Based on the conclusions presented in the Geotechnical Review of the Preliminary Tentative Map and Grading Plan, no hazards have been identified at the Project Area whose risk cannot be mitigated to less than significant. The development is located and designed to protect property and residents from the risks of natural and man-made hazards.</p> <p>The Project would also be required to address any geologic conditions or hazards that exist or would arise through grading and development of the Project Site and with any off-site improvements. In addition, all roads, improvements, structures, and walls must be constructed in accordance with the requirements contained in the final geotechnical report or reports generated for these improvements.</p>	<p>Consistent.</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<i>Guiding Principles</i>		
	<p>These grading and development-level reports, which are generated for the Project during the construction phases, contain detailed specifications and requirements for grading, road, utility, storm drain improvements, structures, and walls. The grading plans to reference the geotechnical report to ensure compliance with said report. The Geotechnical Engineer of Record must sign grading plans verifying compliance with the detailed requirements in such reports. Such reports address issues such as Site-specific soil conditions, remediation of any on-site geologic hazards or constraints in areas planned for development, and any seismic standards unique to the Project Site.</p> <p>The CEQA Drainage Study (Final EIR, Appendix D-13) was prepared for the Project which included detailed hydrological analysis associated with on- and off-site improvements and to address any changes in impervious surface and natural drainage patterns that would result from the Project. During the construction phases of the Project, additional analysis and design of the project's various improvements will be required to ensure consistency with the design of grading and improvements shown on the Tentative Map and consistency with the drainage study prepared for the project.</p> <p>In summary, the Project would fully mitigate geologic, fire, flooding, and other natural hazards and constraints. See Final EIR Section 2.5, Geology, Soils, and Seismology, and Section 2.6 Hazards and Hazardous Materials.</p>	
6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation	<p>The Project would provide and support a multi-modal transportation network by providing a mix of housing types , commercial/retail uses, parks and recreation facilities, and a school site supported by a TDM Program including an internal pedestrian network comprised of the multi-purpose Community Pathway and pedestrian trails, bicycle lanes and bicycle-friendly streets, and multi-use trails In addition, the Project would provide educational services to homebuyers, residents and employees regarding the various mobility alternatives options available near the Project. The Project would be required to implement its TDM Program measures as conditions of development.</p> <p>The Project's TDM Program would focus on available transit services within and near the City of Chula Vista which provide MTS transit services between the Mexico International Border, downtown San Diego and points into north County employment centers. The Project would support and reinforce the provision of public transportation in the South County Metropolitan Subregional Planning Area. With incorporation of these multimodal features and a commitment to support and coordinate with public transportation agencies, the Project would support a range of mobility alternatives to single occupancy vehicle trips.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<i>Guiding Principles</i>		
<p>7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.</p>	<p>An Air Quality Impact Report (Final EIR Appendix C-1) and an Air Quality and Global Climate Change Supplemental Analysis (Final EIR, Appendix D-1) was prepared for the Project. In addition, an Energy Conservation Plan (Final EIR, Specific Plan Appendix III) and a Water Conservation Plan (Final EIR, Specific Plan Appendix VI) were prepared for the Project.</p> <p>The Project would implement an environmentally sustainable community and reduce greenhouse gas (GHG) emissions that contribute to climate change through a variety of project planning and design features and mitigation measures. The Project has committed to offset its greenhouse gas emissions to achieve and maintain carbon neutrality (i.e. net zero emissions) for the Project.</p> <p>The Energy Conservation Plan identifies Environmental Design Considerations that reduce energy demands of, and corresponding emissions from energy, (i.e. the built environment); mobile (i.e. light-duty cars and trucks); water and wastewater; solid waste; and construction. The Project includes Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units, and installation of an additional ten (10) Level 2 EV charging stations within the non-residential parking areas located on the Project site, as well as an additional ten (10) Level 2 EV charging stations for vehicles utilizing public street parking spaces on street blocks located adjacent to non-residential development areas.</p> <p>The Water Conservation Plan requires a complementary reduction in outdoor water usage through compliance with the County's Model Landscape Ordinance and grey water and rain-water harvesting measures. In addition, the Project includes a water wise landscape palette.</p> <p>In terms of planning and design, the Project would feature walkable and bicycle-friendly neighborhoods and streets; a balance of housing types and other land uses including a school site and commercial/retail uses centrally located to encourage walking and biking; pocket, private and neighborhood parks distributed to place recreation facilities within ¼ mile of a majority of residences in the Project, and a network of trails and pedestrian pathways that would interconnect the residential neighborhoods.</p> <p>The Project would comply with California Title 24 building and energy efficiency standards (e.g., the CalGreen Building Code and the California Energy Code); and will off-set 100% of the electrical energy usage on all single-family residences through the inclusion of solar panels. See Final EIR Section 2.10, Global Climate Change.</p> <p>The Project would locate new residents near existing and planned infrastructure, services, and employment and regional shopping centers in an environmentally sensitive, balanced development pattern while preserving large blocks of natural open space on site that connect to open space off site. For more information on the Project's connectivity and proximity to employment and regional shopping centers as well as how it fits within and benefits the neighborhoods, communities, and land uses that surround the Project, see Guiding Principles 2, 3, 4 and 6 above.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<i>Guiding Principles</i>		
8. Preserve agriculture as an integral component of the region's economy, character, and open space network.	<p>The Project Site does not presently support any agricultural or grazing uses.</p> <p>Consistent with the Otay Ranch GDP/SRP, the Project includes Community Gardens Guidelines (see Village 13 Specific Plan, Design Plan, Appendix V) which guide implementation of community gardens within individual neighborhoods to promote sustainable community-based agriculture. As provided in the Community Garden Guidelines, a Community Garden Committee would be formed to determine the level of interest and commitment of participants (residents). The Community Garden Committee would address issues associated with water, maintenance, liability, site coordination, standard enforcement and participation. These productive landscapes would be maintained by the Homeowners' Association and could add to the aesthetic appeal of the individual neighborhoods within the Project.</p> <p>By including Community Gardens in the Project, the availability of locally grown organic food sources would be enhanced, contributing to the preservation of agriculture as an integral component of the region's economy, character and open space network.</p>	Not Applicable.
9. Minimize public costs of infrastructure and services and correlate their timing with new development.	<p>A requirement of the Otay Ranch GDP/SRP is to correlate facilities and services timing with new development by preparing a Public Facilities Finance Plan (PFFP) (Specific Plan, Appendix IV) for each specific plan. A PFFP was prepared for the Project to address the demand, adequacy, cost/funding and construction and maintenance responsibilities associated with planned public facilities and services associated with the Project. The PFFP analyzes respective facilities and services, including drainage, sewerage, transportation systems, urban runoff, water, civic, fire, law enforcement, library, parks and recreation, schools and animal control. The PFFP includes a Fiscal Impact Analysis that projects the Project generates net revenues to the County General Fund.</p> <p>The Project would be conditioned to work with the County and public agencies to provide new and expanded infrastructure, facilities, and public services necessary to serve the Project. New infrastructure, facilities and services would be sized to serve the Project. The Project would be conditioned to deliver, construct and/or fund improvements in conjunction with project development phases. The payment of impact fees or the equivalent would be required at the time of building permit issuance. Refer to Final EIR Sections, 2.9, Transportation and Traffic; 3.6, Public Services; and 3.8, Utilities and Service Systems.</p>	Consistent
10. Recognize community and stakeholder interests while striving for consensus.	<p>Significant outreach has been made to various stakeholders, including agencies, districts, and the public. The County held a public scoping meeting to determine the scope of the environmental document. A CEQA-compliant 45-day public review period for both the draft and recirculated EIR were completed to solicit additional public input as part of the County's environmental review process. Finally, the County will conduct public hearings as part of the approval process of the Project.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<i>Conservation and Open Space Element</i>		
<p>GOAL: COS-1 Inter-Connected Preserve System. A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County.</p>		
Policies		
<p>COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.</p>	<p>The Project as designed includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project also includes over 69 acres of conserved open space which will be protected by a biological open space easement. In accordance with the Otay Ranch RMP, preserve lands are to be conveyed to the POM for permanent protection and management in conjunction with the approval of each final map within Otay Ranch.</p> <p>The easternmost portion of the site adjacent to the Otay National Wildlife Refuge provides a wider wildlife corridor through the Project area to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, the Otay National Wildlife Refuge, and the City of San Diego "Cornerstone properties." RMP Preserve lands are consistent with the County MSCP Subarea Plan.</p>	Consistent
<p>COS-1.2 Minimize Impacts. Prohibit private development within established preserves. Minimize impacts within established preserves when the construction of public infrastructure is unavoidable.</p>	<p>The Project development footprint is consistent with the Otay Ranch GDP/SRP, RMP and County MSCP Subarea Plan. To minimize impacts related to the construction of public infrastructure, an amendment to the Otay SRP to retain Otay Lakes Road in its existing alignment and a GPA to reclassify Otay Lakes Road to a Boulevard with Raised Median is proposed. By maintaining the current alignment of Otay Lakes Road and using the Boulevard-series design standards, impacts to both Preserve in both the County and the City of San Diego MSCP Cornerstone lands are minimized</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>COS-1.3 Management. Monitor, manage, and maintain the regional preserve system facilitating the survival of native species and the preservation of healthy populations of rare, threatened, or endangered species.</p>	<p>The RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista, in their capacity as the Otay Ranch RMP Preserve Owner/Manager (POM). The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. A similar CFD funding mechanism will be formed by the County for the Project. Consistent with the RMP, the Project will convey RMP Preserve land at a ratio of 1.188 acres of RMP Preserve land for one acre of development area. The Preserve Conveyance Obligation will be met in conjunction with the approval of each final map within the Project.</p> <p>To date, all Otay Ranch development has occurred within the City of Chula Vista. POM activities have been fully funded by a Community Facilities District (CFD No. 97-2) formed within the City of Chula Vista, the only such fully-funded and managed regional preserve within the MSCP Preserve system. A similar CFD funding mechanism will be formed by the County for the Project. Consistent with the RMP, the Project will convey RMP Preserve land to the POM at a ratio of 1.188 acres of RMP Preserve land for one acre of development area, less common use areas. The Preserve Conveyance Obligation will be met in conjunction with the approval of each final map within the Project.</p>	Consistent
<p>COS-1.4 Collaboration with Other Jurisdictions. Collaborate with other jurisdictions and trustee agencies to achieve well-defined common resource preservation and management goals.</p>	<p>Otay Ranch, including the Otay Ranch RMP Preserve, was jointly planned by the County of San Diego and City of Chula Vista. The Otay Ranch RMP Preserve was designed to preserve the most sensitive habitat and species and create a regional reserve system connected by wildlife corridors. The Otay Ranch Resource Management Plan preservation standards meet or exceed most of the MSCP County Subarea Plan preservation standards. The Otay Ranch RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista, in their capacity as the POM. The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. The City of San Diego Site Development Permit process facilitates coordination and collaboration of planned MSCP facilities.</p> <p>Both the City of Chula Vista and City of San Diego will process site development permits for planned MSCP facilities, including Otay Lakes Road.</p>	Consistent
<p>COS-1.6 Assemblage of Preserve Systems. Support the proactive assemblage of biological preserve systems to protect biological resources and to facilitate development through mitigation banking opportunities.</p>	<p>The Otay Ranch Phase 2 Resource Management Plan requires that 1.188 acres of land must be conveyed to the Otay Ranch POM for every developable acre concurrent with final map approval. As such, development of Otay Ranch within the County of San Diego and City of Chula Vista, including the Project, ensures dedication of the Otay Ranch RMP Preserve system into public ownership at no cost to the public.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
COS-1.7 Preserve System Funding. Provide adequate funding for assemblage, management, maintenance, and monitoring through coordination with other jurisdictions and agencies.	The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. To date, all Otay Ranch development has occurred within the City of Chula Vista. POM activities have been fully funded by a Community Facilities District (CFD 97-2) formed by the City of Chula Vista, the only such fully-funded and managed regional preserve within the MSCP system. A similar CFD funding mechanism will be formed by the County for the Project. Through the Preserve Conveyance process outlined in the Phase 2 RMP, development of Otay Ranch ensures dedication of land within the Otay Ranch RMP Preserve system into public ownership at no cost.	Consistent.
COS-1.8 Multiple-Resource Preservation Areas. Support the acquisition of large tracts of land that have multiple resource preservation benefits, such as biology, hydrology, cultural, aesthetics, and community character. Establish funding mechanisms to serve as an alternative when mitigation requirements would not result in the acquisition of large tracts of land.	The planning in the early 1990's for the Otay Ranch Master Plan and the creation on the 11,375-acre Otay Ranch Preserve (part of the MSCP South County Subarea) included a preserve owner-manager and the implementation of a dedicated funding mechanism. Thus, this goal was achieved to establish landscape level habitat protection thru the acquisition and funding to protect large tracts of habitat for multiple species.	Consistent
COS-1.9 Invasive Species. Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.	Consistent with RMP requirements, the Preserve Edge Plan evaluates the design, function and intent for the 100' Preserve Edge, the outer-most 100' of development adjacent to the RMP Preserve. The Preserve Edge Plan also provides an Approved Plant List that limits the types of plants permitted adjacent to the RMP Preserve to drought-tolerant, locally sourced non-invasive native plants.	Consistent.
COS-2.1 Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate. The preservation of existing native plants and the planting of a variety of native (genetically locally adapted) or compatible non-native, non-invasive plant species enhance wildlife habitat areas.	The Project Area is within the MSCP County Subarea Plan and is consistent with the limits of development in the MSCP County Subarea Plan and Otay Ranch GDP/SRP. The largest on-site component of open space includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project will also conserve approximately 69.3 acres of on-site high-quality habitat to be protected by a biological open space easement and planned to be added to the RMP Preserve. Consistent with the Otay Ranch RMP Preserve lands are conveyed to the POM for permanent protection and management in conjunction with the approval of each final maps within Otay Ranch. The Project may be required to meet additional mitigation requirements. See Final EIR Chapter 2.3. – Biological Resources, for additional details.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<p>GOAL COS-2 Sustainability of the Natural Environment. Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development.</p>		
<p>Policies</p>		
<p>COS-2.2 Habitat Protection Through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.</p>	<p>The MSCP County Subarea Plan Implementing Agreement identifies mitigation for Otay Ranch to be the 11,375 Otay Ranch RMP Preserve. These habitat preservation plans preserve the most sensitive natural resources within the Project Area. The Specific Plan implements the Otay Ranch RMP, which designates 11,375 acres of RMP Preserve land within Otay Ranch. The development footprint has been designed to avoid impacts to the Quino checkerspot butterfly and its host plant, San Diego fairy shrimp, and high-quality vernal pools. In addition, the easternmost portion of the site adjacent to the Otay National Wildlife Refuge provides a wider wildlife corridor through the site to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, the National Wildlife Refuge, and the City of San Diego "Cornerstone properties."</p>	<p>Consistent</p>
<p>GOAL COS-3 Protection and Enhancement of Wetlands. Wetlands that are restored and enhanced and protected from adverse impacts.</p>		
<p>Policies</p>		
<p>COS-3.1 Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.</p>	<p>The Project preserves the most sensitive wetlands onsite (the K-8 vernal pool complex) and provides a 100-foot wetland buffer. Further, by maintaining the current alignment of Otay Lakes Road, impacts to City of San Diego "Cornerstone" properties including wetlands are minimized. Mitigation for impacts to lower quality vernal pools includes restoration and enhancement of on-site vernal pools.</p>	<p>Consistent</p>
<p>COS-3.2 Minimize Impacts of Development. Require development projects to:</p> <ul style="list-style-type: none"> • Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and • Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species. 	<p>The Project Final EIR includes mitigation for impacts on jurisdictional wetlands and water of the United States, as outlined in the Biological Technical Report and includes a Conceptual Wetlands Restoration Plan to restore and enhance on-site vernal pools as mitigation for impacts to lower quality (K-6) vernal pools.</p> <p>The Project avoids impacts to the higher quality K-8 vernal pools, including any impacts associated with discharges, dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing. The Preserve Edge Plan establishes a plant palette for the 100' Preserve Edge which restricts the types of plants permitted adjacent to the RMP Preserve to drought-tolerant, locally sourced native plants.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<p>GOAL COS-4 Water Management. A balanced and regionally integrated water management approach to achieve the long-term viability of the County's water quality and supply.</p>		
<p>Policies</p>		
<p>COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.</p>	<p>Water conservation is maximized through implementation of strategies identified in the Water Conservation Plan (Final EIR, Specific Plan Appendix III) and the Energy Conservation Plan (Final EIR, Specific Plan Appendix VI), which respond to the long-term need to conserve water in new and future developments. The Project requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. The Project Water Conservation Plan reduces outdoor water usage to by 30% through a combination of weather-wise irrigation systems and water efficient landscaping. Additionally, the Project will comply with the California Green Building Code, which further reduces indoor water usage through low flow fixtures and will install water-wise appliances.</p>	<p>Consistent</p>
<p>COS-4.2 Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.</p>	<p>Water conservation is maximized through the preparation of a Water Conservation Plan a (Final EIR, Specific Plan Appendix III) and the Energy Conservation Plan (Final EIR, Specific Plan Appendix VI), which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of non-invasive drought tolerant, low-water usage plants in both public and private landscaped areas.</p>	<p>Consistent</p>
<p>COS-4.3 Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.</p>	<p>Stormwater filtration and/or infiltration facilities are not proposed within the Project due to low infiltration capacity of the surrounding ground. Biofiltration basins are proposed for pollutant treatment of storm water and will be equipped with impervious liner. There are no septic sewer systems proposed within the Project. Additionally, the City of San Diego Water Utilities Department has requested the project maintain drainage volumes into Lower Otay Reservoir. Thus, this policy does not apply to the site.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<p>GOAL COS-5 Protection and Maintenance of Water Resources. Protection and maintenance of local reservoirs, watersheds, aquifer-recharge areas, and natural drainage systems to maintain high-quality water resources.</p>		
<p>Policies</p>		
<p>COS-5.2 Impervious surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation. Impervious surface area impairs groundwater recharge and contributes to stormwater runoff and heat retention.</p>	<p>Site design, drainage and biofiltration basin source control measures are proposed for the Project to aid in the reduction of pollutants and storm water runoff and intensity/volume. The site is characterized by soil which is not conducive to infiltration. Additionally, the City of San Diego Water Utilities Department has requested the Project maintain drainage volumes into Lower Otay Reservoir.</p> <p>Additionally, the Project proposes modifications to County street design standards to reduce street widths to the maximum extent possible to reduce the amount of impervious surfaces.</p>	<p>Consistent</p>
<p>COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.</p>	<p>The Project retains natural drainages in areas which are not impacted by development to the maximum extent practical to protect downslope areas.</p> <p>Drainage and urban runoff from the developed portions of the site will drain into biofiltration basins to address water quality. These basins will discharge via an internal storm drain system and will outlet below the high-water elevation of Lower Otay Reservoir to avoid erosion. Where the outfalls are not below the high-water elevation of Lower Otay Reservoir, hydromodification practices are employed.</p>	<p>Consistent</p>
<p>COS-5.5 Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.</p> <p>Protecting reservoir water quality requires that the quality of the water entering the reservoirs is maintained or improved. Pollutants of high concern are nutrients and related algae, total organic carbon, and total dissolved solids.</p>	<p>First flush and dry weather runoff from developed areas will be diverted to water quality basins prior to discharge into Lower Otay Reservoir. All runoff conveyed in the storm drain systems will be treated in compliance with RWQCB regulations and federal criteria prior to discharging to natural watercourses, including implementation of all post-construction best management practices. The Project includes a technical analysis of the potential for salt and other nutrient loading on Lower Otay Reservoir which concludes the impacts are negligible.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<p>GOAL COS-7 Protection and Preservation of Archaeological Resources. Protection and preservation of the County's important archeological resources for their cultural importance to local communities, as well as their research and educational potential.</p>		
<p>Policies</p>		
<p>COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources. The importance of archaeological resources must be evaluated from the perspective of the affected community, including local tribes, in addition to the definitions contained in the California Public Resources Code. Input from the affected community on the importance of cultural resources through the consultation process is important in determining what resources should be preserved and what constitutes appropriate mitigation.</p>	<p>A Project-specific Cultural Resources Report included a survey and evaluation program which concluded that no significant archaeological resources lie entirely within the project area. The report identified 37 cultural resources, five of which are significant, within the 692.5-acre development footprint. The Project includes mitigation requiring the presence of a certified/qualified archaeologist/cultural monitor during grading activity which will be implemented to reduce impacts to that resource to a less than significant level.</p>	<p>Consistent</p>
<p>COS-7.2 Open Space Easements. Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources. Avoidance of archaeological resources is normally achieved through the design of the development project in conjunction with the use of open space easements that protect the resources. If complete avoidance is not possible, other forms of mitigation, including data recovery excavations and the incorporation of archaeological features into the project design on a case-by-case basis may be appropriate. The determination of what constitutes adequate mitigation should be based on meaningful consultation with the affected community, including local tribes.</p>	<p>Implementation of the mitigation measures reduces the Project's impacts to cultural resources to a less than significant level.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>COS-7.3 Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner. The determination of what constitutes appropriate treatment and preservation of archaeological collections should be based on existing federal curation standards in combination with consultation with the affected community, such as the tribes. Many collections should be placed in a local collections curation facility that meets federal standards per 36 CFR Part 79. The proper storage and treatment of these collections should also be based on consultation with the affected community, such as the tribes. In addition, existing federal and state law governs the treatment of certain cultural items and human remains, requires consultation, and in some circumstances, repatriation. The County is committed to conduct an inventory of collections it holds or are held by cultural resources consulting firms.</p>	<p>The project-specific Cultural Resources Report includes mitigation requiring the presence of a certified archaeologist during grading activity to ensure any important archaeological resources discovered are not lost or destroyed. Any such artifacts are required to be curated.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>COS-7.4 Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources. Consultation should take place with the affected communities concerning the appropriate treatment of cultural resources, including archaeological sites, sacred places, traditional cultural properties, historical buildings and objects, artifacts, human remains, and other items. The County is required by law, Senate Bill 18 Protection of Traditional Tribal Cultural Places (SB-18), to consult with the appropriate tribes for projects that may result in major land use decisions including General Plans, General Plan Amendments, Specific Plans and Specific Plan Amendment. In addition to these types of permits, it is County policy to consult with the appropriate tribes on all other projects that contain or are likely to contain, archaeological resources.</p> <p>Consultation may also include active participation by the tribes as monitors in the survey, testing, excavation, and grading phases of the project.</p>	<p>The Notice of Preparation for the EIR occurred in 2004, prior to California Assembly Bill (AB) 52, which took effect July 1, 2015. AB 52 establishes a consultation process between California Native American Tribes and lead agencies to address tribal concerns regarding project impacts to "tribal cultural resources" (TCR) and mitigation for such impacts. The Local and Tribal Intergovernmental Consultation process, embodied in Senate Bill (SB) 18, was signed into law in September of 2004 and took effect on March 1, 2005. SB 18 establishes responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native American Tribes.</p> <p>The review of previous studies, as well as the analysis of site components and artifacts, revealed no indication of Native American religious, ritual, or other special activities within the project. No aspect of the project area is located on Native American reservation land. Field testing of most of the prehistoric sites was completed in 2002, at which time the County of San Diego cultural resources guidelines did not require Native American monitoring during fieldwork. When additional fieldwork was conducted in 2008 on sites that were affected by project redesign, Native American monitors were present. Letters were sent to the list of Native American representatives supplied by the NAHC informing them of the project and requesting any information regarding the presence of cultural resources in the project area. Subsequently no response was received from these letters of inquiry.</p> <p>The NAHC indicated that no sacred sites were recorded in their offices for the Project site. The County of San Diego distributed a letter dated February 19, 2015, to all local tribes to initiate the consultation process. In response to the Draft EIR distributed for public review on April 8, 2015, letters were received from the Rincon Band (dated April 14, 2015) and Sobada Band (dated May 26, 2015) of Diegueño Indians indicating the Project was outside their aboriginal and reservation area. These letters expressed the concern to ensure the Project would comply with established mitigation and monitoring procedures.</p> <p>Subsequently a focused recirculation and public review period of sections of the Draft EIR was initiated on April 11, 2019. To date no letters have been received from the local tribes.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>COS-7.5 Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations. Human remains, including ancestral Native American remains, should be left undisturbed and preserved in place whenever possible. For most development permits, this is required by the County's Resource Protection Ordinance. In the event that human remains are discovered during any phase of an archaeological investigation, the requirements of State and local laws and ordinances, including notification of and consultation with appropriate tribal members, must be followed in determining what constitutes appropriate treatment of those remains.</p>	<p>No human remains were found as part of the Archaeological research and site evaluations; however, the study includes a mitigation measure should human remains be discovered during construction of the Project. If any human remains are discovered, the property owner or his/her representative shall contact the County Coroner and the PDS staff archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the property owner or his/her representative to determine proper treatment and disposition of the remains.</p>	<p>Consistent</p>
<p>GOAL COS-9 Educational and Scientific Uses. Paleontological resources and unique geologic features conserved for educational and/or scientific purposes.</p>		
Policies		
<p>COS-9.1 Preservation. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.</p>	<p>A search of paleontological collections and records conducted by the San Diego Natural History Museum indicated one previously recorded fossil locality. The Paleontological Study includes mitigation measures requiring the presence of a certified paleontologist during grading activity to ensure any important paleontological resources discovered are not lost or destroyed.</p>	<p>Consistent</p>
<p>COS-9.2 Impacts of Development. Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.</p>	<p>The Project-specific Cultural Resources Report did not identify any unique geologic features on site.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<p>GOAL COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>		
<p>Policies</p>		
<p>COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>Otay Lakes Road is County-designated Scenic Highway which runs adjacent to Lower Otay Reservoir. To protect this scenic resource, the Project includes design criteria regulating landscaping, building heights, and setbacks of buildings. Otay Lakes Road is proposed to be maintained in its current alignment adjacent to Lower Otay Reservoir. Development adjacent to the road on the east and north is buffered by landscaped slopes.</p> <p>Four roundabouts are located at key Project entries along Otay Lakes Road and create vista points through aesthetically pleasing designs that include landscaping and low walls comprised of natural materials and colors, lighting and community signage. Primary views are generally from existing development west of the Lower Otay Reservoir within the City of Chula Vista.</p> <p>The Project includes an amendment to the Otay SRP which converts the project from predominately multifamily (1,408 MF units) to mostly single family (only 57 MF units). As a result, the site is much more sensitively graded and contoured to existing slopes and ridgelines in the project site, rather than creating larger, flat multifamily pads.</p> <p>Likewise, the size of the resort complex has been reduced from 800 rooms to 200 rooms, while maintaining the rock canyon and outcropping in the eastern portion of the project site.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>COS-11.2 Scenic Resource Connections. Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.</p>	<p>Otay Lakes Road is a County-designated Scenic Roadway. Modifications are proposed to minimize impacts (realignment) to adjacent sensitive resources adjacent to the Lower Otay Reservoir. An 8' to 10' Community Pathway is proposed along Otay Lakes Road, which connects with the regional trail system within the City of Chula Vista and the Otay River Valley to the east.</p>	Consistent
<p>COS-11.3 Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:</p> <ul style="list-style-type: none"> • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character • Creation of contiguous open space networks <p>Potential measures for promoting scenic compatibility may include limiting or avoiding soundwalls, placing utilities underground, minimizing grading, and providing scenic vista points.</p>	<p>The Project includes design criteria regulating landscaping, building heights, and setbacks of buildings. The Development Regulations and Zoning requires Parcel-specific Site Plan review prior to building permit issuance. The Village 13 Design Plan establishes guidelines to create a cohesive vision for the community. Site planning within the Village Core District requires the preparation of Site-specific Site Plans which will establish the development program, facilities, site design, parking, architecture and landscaping for land uses within the Village Core District that require preparation of a Site Plan (the Mixed-Use Site). The Village Core is centrally located within ½ mile of residential neighborhoods.</p> <p>The Project includes an amendment to the Otay SRP which converts the project from predominately multifamily (1,408 MF units) to mostly single family (only 57 MF units). As a result, the project is more sensitively graded and contoured to existing slopes and ridgelines in the site, avoiding larger, flat multifamily pads.</p> <p>The Project development footprint is consistent with the MSCP hardline resulting in a compact development with less visual impacts and edge effects to the Preserve. Otay Lakes Road is proposed to be maintained in its current alignment adjacent to Lower Otay Reservoir. Development adjacent to the road on the east and north is buffered by landscaped slopes.</p> <p>Since the Otay Ranch GDP/SRP was adopted in 1993, ownership within the Otay Ranch has been fragmented; however, the Land Use Plan has remained intact.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>COS 11.7 Underground Utilities. Require new development to place utilities underground and encourage “undergrounding” in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.</p> <p>The concept of “undergrounding” in the initial phases of a project not only increases the aesthetic value of the surrounding viewshed, but can also reduce costs in the long run since less infrastructure is exposed to the elements.</p>	<p>Utilities are planned to be undergrounded within the Project to maintain view-sheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.</p>	<p>Consistent</p>
<p>GOAL COS-12 Preservation of Ridgelines and Hillides. Ridgelines and steep hillsides that are preserved for their character and scenic value.</p>		
Policies		
<p>COS-12.1 Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.</p>	<p>Topography on site ranges from gently sloping terraces to moderately steep existing natural slopes approaching 1:1 (horizontal to vertical) slope inclinations. The steeper portions of the Project Area are in the north and east where development is avoided. Ridgelines are protected as critical habitat for the Quino checkerspot butterfly.</p>	<p>Consistent</p>
<p>COS-12.2 Development Location on Ridges. Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.</p>	<p>The Project is consistent with areas designated for both development and preservation in the Otay Ranch GDP/SRP and RMP. Steep slope resources are preserved consistent with the RMP standard to preserve 83% of steep slopes Otay Ranch-wide.</p>	<p>Consistent</p>
<p>GOAL COS-13 Dark Skies. Preserved dark skies that contribute to rural character and are necessary for the local observatories.</p>		
Policies		
<p>COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.</p>	<p>The Village Design Plan and Design Guidelines require that lighting be shielded downward such that no light is transmitted across a property line and utilize LED lighting. The Preserve Edge Plan further restricts lighting adjacent to the Preserve to reduce indirect lighting impacts and comply with the County of San Diego Code of Regulatory Ordinances, Section 51.201-51.209, and Light Pollution Code.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
GOAL COS-14 Sustainable Land Development. Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs [greenhouse gases] through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment. [See also Goal LU-6].		
Policies		
COS-14.1 Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.	The Project locates school and park uses central to the community in proximity to residential areas to encourage pedestrian and bicycle travel as an alternative to the automobile. The land plan also accommodates walking and cycling by locating a mixed-use commercial/retail area in the central area of the project. Trails, bike lanes and the village pathway provide alternative travel modes to reduce emissions.	Consistent
COS-14.2 Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.	The land plan includes a mix of uses including a centrally located Village Core comprised of an elementary school site, neighborhood park, homeowner facility, neighborhood serving services and a public safety site. Pocket pedestrian parks are distributed through residential neighborhoods to provide convenient access to active and passive recreation facilities. This design accommodates walking and cycling by locating a mixed-use commercial/retail area in the central area of the project. Trails, bike lanes and the village pathway provide alternative travel modes to reduce emissions.	Consistent
COS-14.3 Sustainable Development. Require design of residential subdivisions and nonresidential development through "green" and sustainable land development practices to conserve energy, water, open space, and natural resources.	<p>The Project proposes to construct all single-family homes to Zero Net Energy standards as defined by the California Energy Commission (see Final EIR M-GCC-4). In addition, development will comply with the latest California Green Building Code requirements. The Specific Plan includes both an Energy Conservation Plan (see Appendix III) and a Water Conservation Plan (see Appendix VI). The Energy Conservation Plan identifies the suite of regulatory standards and project design features that reduce the energy demands of, and corresponding emissions from, the following Project-related sources: (a) energy (i.e., the built environment); (b) mobile (i.e., light-duty cars and trucks); (c) water and wastewater; (d) solid waste; and, (e) construction.</p> <p>The Project include Project Design Features that require the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, ten (10) Level 2 EV charging stations will be installed within the non-residential parking areas located on the Project site, as well as an additional ten (10) Level 2 EV charging stations for vehicles utilizing public street parking spaces on street blocks located adjacent to non-residential development areas. All EV charging stations are subject to review and approval by the County.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
	<p>The Water Conservation Plan requires a 30% reduction in outdoor water usage through compliance with the Model Landscape Ordinance. In addition, compliance with the California Green Building Code will further reduce indoor water usage by 12%. The Project also includes a plant palette which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.</p> <p>The Water Conservation Plan, among other things, separately requires a complementary reduction in outdoor water usage through compliance with the Model Landscape Ordinance. The Water Conservation Plan also includes Grey Water and Rain Water Harvesting measures.</p> <p>The Project as designed includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project also includes approximately 69.3 acres of conserved open space planned to become part of the Otay Ranch Preserve which will be protected by a biological open space easement. As development proceeds, the Project will convey RMP Preserve land to the POM, consistent with the Preserve Conveyance Obligation.</p> <p>Together, and when combined with other land use design elements of the Specific Plan, both the Energy Conservation Plan and Water Conservation Plan ensure that the Project will result in sustainable development.</p>	
<p>COS-14.5 Building Siting and Orientation in Subdivisions. Require that buildings be located and oriented in new subdivisions and multi-structure non-residential projects to maximize passive solar heating during cool seasons, minimize heat gains during hot periods, enhance natural ventilation, and promote the effective use of daylight.</p>	<p>As provided in the Energy Conservation Plan (see Specific Plan, Appendix III), the Project has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer, to the extent practicable or where feasible.</p>	Consistent
<p>COS-14.7 Alternative Energy Sources for Development projects. Encourage development projects that use energy recovery, photovoltaic, and wind energy.</p>	<p>As provided in the Energy Conservation Plan (see Specific Plan, Appendix III), the Project will incorporate solar panels on single-family residences to achieve Zero Net Energy (ZNE) by offset 100% of the electrical energy usage of those residences (see Final EIR M-GCC-4). Additionally, in accordance with the California Energy Commission's 2016 Title 24 standards or the standards in effect at the time of building permit issuance.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>COS-14.9 Significant Producers of Air Pollutants. Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.</p> <p>The recovered methane from landfills can be pumped through turbines to generate power. This provides a mutual benefit by generating energy and reducing the amount of CO2 and methane being released from landfills. Other uses for closed facilities include photovoltaic (solar) panels, wind, and microturbines, as appropriate for the area they would be located in.</p>	<p>Please see discussion of COS-14.7 above for a discussion of the Project's renewable energy commitments. Additionally, the Energy Conservation Plan (see Specific Plan, Appendix III) sets forth relevant regulatory standards and Environment Design Considerations that equate to best available control technologies (BACTs) and practices for purposes of reducing the emissions of GHGs and air pollutants.</p> <p>Section 2.2, Air Quality, of the Project's Final EIR also sets forth numerous mitigation measures that are consistent with industry accepted best practices for the control of air pollutants, including BACTs for construction equipment and electrically powered equipment (M-AQ-1) and project design features including Zero Net Energy residences, Energy Star and Water Sense Appliances, EV Charging Stations and a TDM Program.</p>	Consistent
<p>COS-14.10 Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.</p>	<p>The Specific Plan's Energy Conservation Plan (see Appendix III) identifies, as relevant project design features, the use of alternative fuels and electric and hybrid equipment during the Project's construction phase where feasible. Additionally, Section 2.2, Air Quality, of the Project's Final EIR sets forth numerous mitigation measures to minimize the emissions of air pollutants and GHGs associated with construction equipment. For example, the Project is required to utilize best available control technology (BACT) certified by the California Air Resources Board in the construction fleet; construction diesel fuel shall be comprised of at least 25% biodiesel; catalytic reduction for gasoline-powered equipment, and on-site electrical hook-ups to reduce the need for electric generators and fuel-powered equipment.</p>	Consistent
<p>COS-14.11 Native Vegetation. Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control. Plants use photosynthesis to remove carbon from the atmosphere by incorporating it into biomass and releasing oxygen into the atmosphere.</p>	<p>The Fire Protection Plan (FPP) establishes a 100' Fuel Modification Zone around the perimeter of the Project. See the Approved Plant List, (FPP Appendix I) for this FMZ includes drought tolerant, locally sourced native vegetation.</p>	Consistent
<p>COS-14.12 Heat Island Effect. Require that development be located and designed to minimize the "heat island" effect as appropriate to the location and density of development,</p>	<p>The Project includes street-adjacent parkways landscaped with canopy trees adjacent to all streets to minimize heat gain and reduce the urban heat island effect. In addition, site-specific plans for the Mixed-Use and Resort sites will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
incorporating such elements as cool roofs, cool pavements, and strategically placed shade trees. Heat islands formed as urbanized areas replace natural land cover with pavement, buildings, and other infrastructure, resulting in significantly higher average temperatures than the rural areas surrounding them.		
GOAL COS-15 Sustainable Architecture and Buildings. Building design and construction techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment.		
Policies		
COS-15.1 Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with green building programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants. Green building programs include the Leadership in Energy and Environmental Design (LEED) standards set by the U.S. Green Building Council, the Green Point Rated system standards set by Builditgreen.org, or equivalent programs.	Final EIR Section 2.2, Air Quality, and Section 2.10, Global Climate Change, contain multiple Environmental Design Considerations and mitigation measures developed to minimize impacts to air quality resulting from project design and construction. For example, mitigation measures M-AQ-1a through M-AQ-1e set forth requirements that would serve to reduce project-related emissions of criteria air pollutants during the construction period. Additionally, mitigation measures M-AQ-2a through M-AQ-2b, as well as M-GCC-1 through M-GCC-6 address the project's operational emissions and would reduce such emissions through strategies related to building design and energy consumption, vehicle operation and water use The Specific Plan's Energy Conservation Plan (see Appendix III) identifies the regulatory standards that will govern development of the Project's built environment, including the California Building Code's Title 24 Building Energy Efficiency Standards and California Green Building Standards. The Project also would exceed existing code requirements through the installation of energy-efficient residential appliances, exterior electric outlets, and on-site renewable energy that achieves zero net energy (ZNE) which offsets 100% of the electrical energy usage of single-family residences.	Consistent
COS-15.4 Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.	Please see discussion of COS-15.1 above. As discussed therein, the Specific Plan's Energy Conservation Plan (see Appendix III) includes project design features that exceed the requirements of the now-applicable 2016 Title 24 energy standards. Additionally, high-efficiency lighting and EnergyStar appliances shall be used in multi-family homes and non-residential buildings (see Final EIR M-GCC-2 and M-GCC-3). Multi-family homes and non-residential buildings also shall be designed to improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards set forth in Part 6 of the Building Code (see Final EIR M-GCC-5).	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
COS-15.6 Design and Construction Methods. Require development design and construction methods to minimize impacts to air quality.	The Specific Plan's Energy Conservation Plan (see Appendix III) and Section 2.2, Air Quality, of the Final EIR identify the regulatory standards and project design features that will minimize the Project's impacts to air quality. Additionally, Section 2.2, Air Quality, of the Final EIR identifies numerous mitigation measures applicable to the Project's construction and operational phases that reduce the Project's impacts to air quality to the extent feasible. For example, mitigation measure M-AQ-1a requires that construction equipment be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. The same mitigation measure also requires that construction diesel fuel be composed of at least 25 percent biodiesel and use of electrical construction equipment and catalytic reduction for gasoline-powered equipment.	Consistent
GOAL COS-17 Sustainable Solid Waste Management. Perform solid waste management in a manner that protects natural resources from pollutants while providing sufficient, long term capacity through vigorous reduction, reuse, recycling, and composting programs.		
Policies		
COS-17.1 Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.	The Project will comply with the County's Solid Waste Recycling Ordinance. Accordingly, refuse collection service to the Project's residential and non-residential uses will include separate collection of recyclable and non-recyclable solid waste, and green waste.	Consistent
COS-17.2 Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.	No demolition is planned as part of the Project as no structures currently exist on the site. The Project will comply with the County's Construction and Demolition Waste Recycling Ordinance ensuring that excess/waste construction materials are recycled in accordance with the County's minimum diversion requirements as contained in their ordinance.	Consistent
COS-17.6 Recycling Containers. Require that all new land development projects include space for recycling containers.	The Project will include space within garages or in side-yard setbacks for recycling containers.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<p>GOAL COS-19 Sustainable Water Supply. Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.</p>		
<p>Policies</p>		
<p>COS-19.1 Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.</p>	<p>The Specific Plan's Water Conservation Plan (see Appendix VI) requires a 30% reduction in outdoor water usage through compliance with the County's Water Conservation in Landscaping Ordinance No. 10032 and the Water Efficient Landscape Design Manual. In addition, compliance with the California Green Building Code will further reduce indoor water usage. The Project also includes a drought-tolerant and water-efficient plant palette to minimize irrigation needs along landscaped parkways and manufactured slopes. (Please also see the related discussion in the Specific Plan's Energy Conservation Plan (see Appendix III).) The HOA will be responsible for implementation of required water conservation measures in common landscaped areas, include private parks and swim clubs.</p>	<p>Consistent</p>
<p>COS-19.2 Recycled Water in New Development. Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs. A permit is required from the County Department of Environmental Health for the use of recycled water.</p>	<p>The Project site is situated above the Lower Otay Reservoir and therefore, is not proposing to use recycled water. The City of San Diego has not allowed the use of recycled water on properties that are tributary to its drinking water storage reservoirs.</p>	<p>Consistent</p>
<p>GOAL COS-20 Governance and Administration. Reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions contributing to climate change that meet or exceed requirements of the Global Warming Solutions Act of 2006, as amended by Senate Bill 32 (as amended, Pavley, California Global Warming Solutions Act of 2006: emissions limit). (As amended in 2018.)</p>		
	<p>The Otay Ranch Resort Village would reduce GHG emissions contributing to global climate change, thereby helping the County to help the state to meet the statewide reduction targets established by AB 32 and SB 32, neither of which apply directly to the project. Consistent with the recommendations in the 2017 Scoping Plan, which is the blueprint for how the state will meet its SB 32 targets, proposed community has committed to offset all of its GHG emissions to achieve and maintain carbon neutrality (i.e. net zero emissions) for the 30-year life of the project through: (i) implementation of a suite of on-site reduction strategies, and (ii) the purchase of off-site carbon offsets.</p> <p>Notably, the County did not intend for and does not interpret this Goal as requiring that projects achieve all identified GHG reductions locally, i.e., within the boundaries of the County of San Diego. To the contrary, the Goal imposes no restriction on the use of all available measures to reduce GHG emissions.</p> <p>Because of the scientific basis for global climate change, which recognizes that a metric ton of carbon dioxide equivalents is not directly linked to localized effects, the County – like many other agencies with expertise in the field – has determined that the reduction of GHG emissions in off-site locations (including those outside the County boundary) serves to effectively reduce,</p>	<p>Consistent</p>

	minimize and avoid the effects of global climate change.	
County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
	<p>Indeed, the County has permitted land use development projects to offset their GHG emissions by purchasing out-of- County offsets since 2013. Under CEQA, the County has a duty to impose all feasible mitigation measures to address a significant impact. Requiring applicants of projects that potentially result in a cumulatively considerable contribution to climate change, even after implementing all feasible on-site mitigation, to purchase offsets from within and outside the County to reduce such impacts is consistent with and implements this CEQA requirement.</p> <p>The County's use of offsets as a recognized GHG reduction tool is consistent with numerous State laws and policies that also recognize carbon offsets as a GHG reduction tool, including: (i) CEQA Guidelines Section 15126.4(c); (ii) the California Air Resources Board's 2017 Scoping Plan, including Appendix B thereto; (iii) the California Air Resources Board's approval of AB 900 projects, which are designated "environmental leadership development projects" following a determination that such projects achieve a no net increase level in GHG emissions and meet other requirements; and, (iv) AB 32 and SB 32, as codified in the California Health & Safety Code, which authorize the use of market-based compliance mechanisms, such as offset transactions.</p> <p>The County's interpretation of this Goal as not limiting the use of all available GHG reduction tools allows the County to meet its GHG reduction objectives while also satisfying those policies in the General Plan which require the County to plan for the anticipated housing demand within its jurisdictional boundaries. It is well recognized that the San Diego region is experiencing a housing crisis and a shortage of attainable, workforce housing. The proposed community furthers implementation of the Otay Ranch GDP/SRP, providing a needed mix of housing product types to serve the County's residents. In this regard, the proposed community provides residential housing opportunities that have been planned for and expected since approval of the Otay Ranch GDP/SRP in 1993 – to halt delivery of those units would conflict with the County's planning framework for the creation of the requisite housing opportunities.</p>	
COS-20.1 Climate Change Action Plan. Prepare, maintain, and implement a Climate Action Plan for the reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15183.5.	<p>This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Otay Ranch Resort Village. The County's Climate Action Plan, adopted in February 2018, currently is the subject of pending judicial proceedings.</p> <p>CEQA Guidelines Section 15064.4 does not require a lead agency to have an adopted climate action plan to evaluate and determine the impacts of a proposed project on climate change under CEQA. In this case, the proposed community's EIR provides a stand-alone, project-specific assessment of potential impacts to global climate change.</p>	Not Applicable

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
COS-20.2 GHG Monitoring and Implementation. Establish and maintain a program to monitor GHG emissions attributable to development, transportation, infrastructure, and municipal operations and periodically review the effectiveness of and revise existing programs as necessary to achieve GHG emission reduction objectives.	This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Project. It is noted that the Project construction and operational emissions were estimated and disclosed in Final EIR Section 2.10, Global Climate Change, in furtherance of the County's CEQA compliance obligations. The Project's compliance with its GHG reduction measures would be monitored through the Mitigation Monitoring and Reporting Program required by CEQA.	Not Applicable
COS-20.3 Regional Collaboration. Coordinate air quality planning efforts with federal and State agencies, SANDAG, and other jurisdictions.	This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Otay Ranch Resort Village. It is noted the proposed community is part of the Otay Ranch GDP/SRP and, as such, has long been the subject of regional collaboration between the County of San Diego, City of Chula Vista and SANDAG. For example, the Otay Ranch GDP/SRP planning area has benefited from extensive inter-agency coordination in transit development. The collaboration has resulted in the identification of no less than five transit stops within the planning area as part of the South Bay Bus Rapid Transit (BRT) system, and the development of conceptual plans for a "mobility hub" at the Otay Ranch Station.	Not Applicable
COS-20.4 Public Education. Continue to provide materials and programs that educate and provide technical assistance to the public, development professionals, schools, and other parties regarding the importance and approaches for sustainable development and reduction of GHG emissions.	This policy articulates a jurisdictional responsibility of the County of San Diego and does not apply to individual development projects, such as the Otay Ranch Resort Village. It is noted that the proposed community would benefit from the implementation of multiple, on-site Environmental Design Considerations (see Final EIR Table 2.10-3) and Mitigation Measures (see Final EIR M-GCC-1 through M-GCC-6) with standards and requirements that achieve sustainable development and GHG emission reduction objectives.	Not Applicable
GOAL COS-21 Park and Recreational Facilities. Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately 10 acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.		
Policies		
COS-21.1 Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.	The Specific Plan - Parks, Recreation, Open Space, Preserve and Trails Master Plan includes 25.1 acres for a public and private park lands, including one public park, ranging in size from 2.4 acres to 10.5 acres. Private park facilities include a homeowner recreation facility of 6.1 acres which includes a swimming pool and tennis courts and five pocket parks located within residential neighborhoods. The public and private park system provides a variety of recreational experiences, which may include active sport courts (soccer, basketball, and pickleball), parkour stations, open turf areas, community gathering space, picnic and BBQ facilities, tot lots, dog parks, a yoga pavilion, swim clubs with dining areas, outdoor game areas.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
	In addition, the Project provides the 4.1-mile Community Pathway along Otay Lakes Road, a 1.7-mile internal loop street which provides neighborhood access to the Village Core, and a 3.4-mile perimeter trail which provide connectivity to open space and the Otay River Valley.	
COS-21.2 Location of Parks. Locate new local parks and recreation facilities near other community- oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the “heart” of a community.	The Village Core is centrally located in the “heart” of the Project. The Project is designed around an active Village Core that includes an elementary school, 10.5-acre public park, homeowners’ facility, a public safety site planned to accommodate a fire station and Sheriff’s storefront facility and up to 20,000 square feet of neighborhood serving commercial and retail uses. The various residential neighborhoods include pocket parks, a majority of which are within a ¼ mile of all homes.	Consistent
COS-21.5 Connections to Trails and Networks. Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.	The Project provides a 4.1-mile Community Pathway along Otay Lakes Road and a 1.7-mile internal loop street which provides neighborhood access to the Village Core. A 3.4-mile perimeter trail borders the community along the open space interface. Park facilities are within ¼ mile of residential neighborhoods. In addition, bike lanes are provided on Otay Lakes Road to provide a west-east connection.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<i>Housing Element</i>		
<p>GOAL H-1 Housing Development and Variety. A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.</p>		
Policies		
<p>H-1.6 Land for All Housing Types Provided in Villages. Provide opportunities for small-lot single-family, duplex, triplex, and other multi-family building types in Villages.</p>	<p>The Specific Plan includes a mix of five single-family lot sizes and a mixed-use development of 57 multi-family units. The Project objective to provide an executive-level specialty community balances the higher density and multi-family housing developed throughout the villages of Otay Ranch located in the City of Chula Vista.</p>	Consistent
<p>H-1.7 Mix of Residential Development Types in Villages. Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sizes.</p>	<p>The Project is planned with a greater emphasis on executive level single-family homes to provide a housing choice to business owners and executives not currently available in the higher density development within the existing villages in the City of Chula Vista. This increases the existing diversity of housing stock in Otay Ranch. Higher density housing in more appropriately located in closer proximity to transit and employment centers, with lower density communities planned on the edge of urban development.</p> <p>The ratio of SF to MF units within the Otay Valley Parcel authorized in the 1993 Otay SRP was 49.5:50.5. The current ratio of SF to MF is approximately 33:67, pursuant to Otay SRP amendments already approved by the Chula Vista City Council which include Villages 2, 3, 4, 8, 9, 10, and Planning Area 12. This change reflects the land use policy trend toward more efficient and consistent development patterns necessary to encourage walking and reduce reliance on the automobile as popularized by the phrase “smart growth.”</p> <p>The impact of the conservation agency acquisitions (Village 15), the 2001 Village 13 amendment, and the City of Chula Vista Otay Valley Parcel amendments greatly alters the ratio of SF to MF homes throughout Otay Ranch. The Project plan amendment would serve to bring the ratio closer to that which was originally approved in 1993 when evaluated from the goals of the Otay Ranch Master Plan.</p>	Consistent
<p>H-1.8 Variety of Lot Sizes in Large- Scale Residential Developments. Promote large-scale residential development in Semi-Rural that include a range of lot sizes to improve housing choice.</p>	<p>Refer to H-1.7 for additional details. The variety of large lot sizes and single-family home-styles provide a wide range of choices for homebuyers. Gated communities within the Project create a unique setting for single family neighborhoods. The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles.</p>	Consistent
<p>H-1.9 Affordable Housing through General Plan Amendments. Require developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project when this is legally permissible.</p>	<p>The project does not conflict with this policy. The Otay Ranch Master Plan includes a 10% affordable housing requirement within the City of Chula Vista Higher where higher density housing is more appropriately located in closer proximity to transit, public services, and employment centers.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
	Consistent with other General Plan Amendment projects approved by the County Board of Supervisors since the adoption of the General Plan on August 3, 2011, the project does not include an affordable housing component as the County of San Diego does not have an inclusionary housing ordinance or other legal mechanism to require affordable housing units.	
Land Use Element		
GOAL LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.		
Policies		
LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map. [Refer to Guiding Principle 2 for an explanation of the Community Development Model.]	The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. The Project's Regional Categories are Rural and Semi-Rural. In the General Plan, Table LU-1 (Page 3-11) (Land Use Designations and Compatible Regional Categories) indicates Specific Plan Area compatibility with all Regional Categories. The General Plan states that Regional Categories allow many different land use types to be planned in a more unified, regional manner. As a result, they do not regulate allowed uses or intensities of individual development proposals. Where the Regional Categories represent a broad framework for the form and organization of development, the Land Use Designations are property-specific and identify the type and intensity of land uses that are allowed. Land use designations on the Land Use Map is Specific Plan Area which is compatible with the Rural and Semi-Rural Regional Categories. The Otay Ranch GDP/SRP approved a variety of density and land uses as outlined in Tables 5 and 7, including Low, Medium, Medium High, Mixed Use, Low-Medium Village, School and Parks in the Resort Village 13.	Consistent
LU-1.2 Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]	The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. Consistency was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document. The Otay Ranch GDP/SRP "Land Use Plan provides for a balance of residential, employment and open space/recreation land uses sensitive to environmental condition, regional influences and adjacent communities." (Otay Ranch GDP/SRP, Page 66). The Project is identified as Resort Village 13 in the Otay Ranch GDP/SRP and includes areas suitable for development and a large portion of the 11,375-acre area designated as the Otay Ranch RMP Preserve. Since the Otay Ranch GDP/SRP was adopted in 1993, ownership within the Otay Ranch has been fragmented; however, the Land Use Plan has remained intact. The Project is within the Otay Water District service boundaries and has been planned for sewer service per the Otay Ranch GDP/SRP Facilities Implementation Plan. The Project does not propose any changes to the existing General Plan land use designation or regional category.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.</p>	<p>The Project is defined as a Specialty Village in the Otay Ranch GDP/SRP and serves as a Transitional Village between the more intense uses within Chula Vista (i.e. the Rolling Hills Ranch gross density is 2.0 dwelling units per acre) to the south and the rural communities within Planning Areas 16, 19 and Jamul to the north. The Specific Plan establishes a land use pattern that includes a centrally located Village Core comprised of an elementary school site, a neighborhood park and the Multiple-Use parcel with up to 20,000 sq. ft. of commercial/retail. The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility.</p> <p>The regional trail located along Otay Lakes Road connects the City of Chula Vista to the Otay River Valley with connections to the Project.</p> <p>Consistent with the Otay Ranch RMP and MSCP County Subarea Plan, the Project as designed includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project will also conserve approximately 69.3 acres of high-quality habitat planned to be added to the RMP Preserve.</p>	Consistent
<p>LU-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.</p>	<p>The County of San Diego and City of Chula Vista jointly processed and approved the Otay Ranch GDP/SRP in 1993. The Project is consistent with the adopted Otay Ranch GDP/SRP Land Use Plan. The Applicant is coordinating with the City of Chula Vista regarding the reclassification of Otay Lakes Road to a 4-Lane Boulevard consistent with the County classification as the road transitions across the City/County boundary.</p> <p>The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Project, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Project will be required to annex into the San Diego County Sanitation District and sewer flows from the Project will be conveyed to the San Diego Metro System via the Salt Creek Interceptor.</p>	Consistent
<p>LU-1.7 Maximum Residential Densities. Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units.</p>	<p>The General Plan "Specific Plan Area" Land Use Designation refers to the applicable Specific Plan for density information. The Specific Plan establishes the maximum permitted number of dwelling units within the Project (See Table 1, Otay Ranch Resort Village - Land Use Summary Table) and is also consistent with the Otay Ranch GDP/SRP land uses.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>LU-1.8 Density Allocation on project Sites. Permit changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design only when approved by Major Use Permit or Specific Plan. The policy does not allow a project to receive more units than is established by the Land Use Maps nor to supersede Housing Element requirements related to achieving the County's Regional Housing Needs Allocation. [See applicable community plan for possible relevant policies.]</p>	<p>The Specific Plan, Chapter IV - Implementation, includes provisions for shifting units from one planning area to another so long as the total authorized number of dwelling units is not exceeded.</p>	<p>Consistent</p>
<p>LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site-specific characteristics render such densities infeasible.</p>	<p>The Project has achieved the planned densities shown on the Land Use Map, as well as the densities established in the Otay Ranch GDP/SRP.</p>	<p>Consistent</p>
<p>GOAL LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.</p>		
Policies		
<p>LU-2.1 Community Plans. Maintain updated Community Plans, as part of the General Plan, to guide development to reflect the character and vision for each individual unincorporated community, consistent with the General Plan.</p>	<p>The vision for development within the Project Area is established in the Otay Ranch GDP/SRP. The Resort Village 13 is described a "Specialty Village" that also serves as a Transitional Village on the edge of South County's urban development within the City of Chula Vista.</p> <p>The Project includes Otay Ranch GDP/SRP amendments maintain the existing alignment and reduce the classification of Otay Lakes Road and minimize impacts to sensitive resources and maintain the rural character of the road.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>LU-2.2 Relationship of the Community Plans to the General Plan. Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with the General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.</p>	<p>Due to its size and complexity, the development policies for the Otay Ranch project are contained in Volume 2, of the Otay Subregional Plan Text per GPA 92-04 adopted by the Board of Supervisors on October 28, 1993. The existing zoning identifies the Otay Ranch project as a "Specific Plan Area" within its boundary.</p> <p>The Project includes amendments to the Otay Ranch GDP/SRP to realign and reclassify Otay Lakes Road and update the Resort Village 13 descriptions, land use summary tables and land use maps, consistent with the Specific Plan.</p> <p>With these amendments, the Otay Ranch GDP/SRP will be internally consistent with the General Plan.</p>	Consistent
<p>LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.</p>	<p>There are no adjacent unincorporated rural communities to the Project. Consistent with the General Plan Regional Land Use Category and the Otay Ranch GDP/SRP, the Project is a lower density community comprised primarily of single-family residential land uses that provide a transition between the rural lands surrounding the Project and the edge of South County's urban development within the City of Chula Vista to the south and west.</p>	Consistent
<p>LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.</p>	<p>The Otay Ranch GDP/SRP, a part of the County General Plan, was based on planning principals (Chapter 2; Part II Chapter 1) similar to the Community Development Model. Consistency was established by incorporating the Otay Ranch GDP/SRP into the County General Plan document. The Specific Plan includes a variety of residential and non-residential land uses arranged to meet the County General Plan Guiding Principles, which generally provide for the development of land uses, investment in infrastructure and public services, and conservation of natural resources that enable the County's residents and businesses to enjoy a more sustainable environment, economy, well-being and health.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
	<p>In addition, the Project as designed includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project also includes over 69 acres of conserved open space which will be protected by a biological open space easement. The topography and natural beauty of the Project Area combined with the scenic lake views provide an ideal setting for the architectural forms, materials and architectural styles found in the historic towns of Old California. The Old California design theme will be implemented throughout the Village Core and residential neighborhoods to create a cohesive community character and theme, consistent with the Project rural setting.</p> <p>The land uses are consistent with the Regional Category and Specific Plan Area Land Use designations in the General Plan. The Project includes a Village Core containing village-serving land uses and lower density single family residential land uses, providing a Transitional Village between the urban limits of Chula Vista and the planned residential large lot development in the Project.</p> <p>See Otay Ranch GDP/SRP Consistency Analysis.</p>	
LU-2.5 Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities.	The Project perimeter is comprised of landscaped slopes creating a greenbelt edge surrounding the residential neighborhoods. In addition, the Project Area is located within the Otay Ranch, which includes an 11,375-acre RMP Preserve system.	Consistent
LU-2.6 Development near Neighboring Jurisdictions. Require that development in the proximity of neighboring jurisdictions retain the character of the unincorporated community and use buffers or other techniques where development in the neighboring jurisdiction is incompatible.	<p>The Otay Ranch GDP/SRP describes the Resort Village 13 as a Specialty Village that also serves as a Transitional Village on the edge of South County's urban development within the City of Chula Vista.</p> <p>The Otay Ranch GDP/SRP describes the Project as a rural, low density residential community. The Project implements this vision by planning a variety of large lot singled-family homes.</p>	Consistent
LU-2.7 Commercial Viability. Ensure that new commercial centers maintain or enhance the viability of existing commercial areas.	The Project includes a Multiple-Use Site with up to 20,000 sq. ft. of retail/commercial uses focused on meeting the needs of residents. The closest existing commercial centers are located approximately three and four miles west of the Project within the City of Chula Vista (Rolling Hills Ranch, East Lake, and Otay Ranch communities).	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
LU-2.8 Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.	The Project includes measures to minimize significant impacts related to noise, vibration, dust, odor and aesthetics. These include M-AE-1 and M-AE-2, M-AQ-1 and M-AQ-2, and M-N-1a-e through M-N-6 and are described in detail in Final EIR Sections 2.1, Aesthetics and Visual Resources, Section 2.2, Air Quality and Section 2.7, Noise.	Consistent
GOAL LU-3 Diversity of Residential Neighborhoods. A land use plan that accommodates a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.		
Policies		
LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.	The Project includes 5 single family lot sizes within 10 neighborhoods, which are anticipated to accommodate approximately 15 varied single-family floorplans. Lot sizes range from 4,250 sq. ft. to 27,000 square feet. The Project also includes a location for multi-family homes in a horizontal or vertical multiple-use configuration. The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles.	Consistent
LU-3.2 Mix of Housing Units in Large projects. Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes. [See applicable community plan for possible relevant policies.]	The Project includes 5 single family lot sizes within 10 neighborhoods, which are anticipated to accommodate approximately 15 varied single-family floorplans. Lot sizes range from 4,250 sq. ft. to 27,000 square feet. The Project also includes a location for multi-family homes in a horizontal or vertical multiple-use configuration.	Consistent
LU-3.3 Complete Neighborhoods. Require new development sufficiently large to establish a complete neighborhood (typically more than 1,000 dwelling units) to include a neighborhood center within easy walking distance of surrounding residences. [See applicable community plan for possible relevant policies.]	The Project land plan includes three major activity centers: the multiple-use planning area which includes 57 multi-family residences arranged in a mixed use configuration with up to 20,000 sq. ft. of commercial/retail; a Village Core planning area which includes the elementary school, 10.5-acre neighborhood park, homeowners recreation facility and public safety site; and the Resort planning area which will be home to a 200-room resort hotel with up to 20,000 sq. ft. of commercial/retail uses. The Village Core is located in the geographic center of the community within an easy ½ mile walking distance of the majority of residents. The public safety site is planned to accommodate a fire station and Sheriff's storefront facility.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<p>GOAL LU-5 Climate Change and Land Use. A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.</p> <p><i>[Note: The Otay Ranch Resort Village is part of the Otay Ranch GDP/SRP and, as such, is part of the General Plan's existing land use framework. The Resort Village land plan would not result in residential densities or non-residential intensities that exceed the framework set forth in the Otay Ranch GDP/SRP for the Village 13 area. The GDP/SRP was developed to provide a master framework for the Otay Ranch planned community and captures the environmentally beneficial results of a systematic and comprehensive site design and planning effort for Otay Ranch.]</i></p>		
Policies		
<p>LU-5.1 Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.</p>	<p>The Project land plan has a mix of uses including a centrally located elementary school and neighborhood park, a public safety site, pedestrian parks, a multiple-use commercial/retail area and a resort hotel. Trails, bike lanes and the internal village pathway connect these uses and provide alternative travel modes to reduce emissions.</p>	Consistent
<p>LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.</p>	<p>The Project land plan has a mix of uses including a centrally located elementary school and neighborhood park, a public safety site, pocket pedestrian parks, a community-serving HOA facility/amenity, a multiple-use commercial/retail area and a resort hotel. Trails, bike lanes and the internal village pathway connect these uses and provide alternative travel modes to reduce emissions.</p> <p>The comprehensive park and recreation system places parks within walking distance of all residential neighborhoods. The pedestrian experience is enhanced through the landscaped parkways planned along residential streets, separating pedestrians from vehicles.</p> <p>All residential and non-residential development areas would exceed the requirements of the now-applicable 2016 Title 24 energy standards. More specifically, Alternative H proposes to construct all single-family homes to Zero Net Energy design standards, as defined by the California Energy Commission (see Final EIR M-GCC-4). Additionally, high-efficiency lighting and EnergyStar appliances shall be used in multi-family homes and non-residential buildings (see Final EIR M-GCC-2 and M-GCC-3). Multi-family homes and non-residential buildings also shall be designed to improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards set forth in Part 6 of the Building Code (see Final EIR M-GCC-5). In addition, the project will comply with the latest California Green Building Code requirements.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
	<p>Water conservation is maximized through the implementation of strategies and measures in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. Greywater systems (pursuant to CA Health and Safety Code Section 17922.12) and Rain Water Harvesting systems may also be utilized within the Project, if approved by the City of San Diego.</p> <p>The land plan has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer.</p> <p>The Project incorporates mitigation measure M-GCC-6 that requires the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, ten (10) Level 2 EV charging stations will be installed within the non-residential parking areas located on the Project site, as well as an additional ten (10) Level 2 EV charging stations for vehicles utilizing public street parking spaces on street blocks located adjacent to non-residential development areas. All EV charging stations are subject to review and approval by the County.</p> <p>The Project includes parkways landscaped with canopy trees adjacent to all streets to minimize heat gain and reduce the urban heat island effect. In addition, Site-specific Site plans within the Village Core will ensure sufficient landscaping in and around large parking lot areas to reduce heat gain.</p> <p>Private swim clubs will be designed to include photovoltaic systems.</p>	
<p>LU-5.3 Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.</p>	<p>The Project is located entirely within a village boundary established by the Otay Ranch Subregional Plan. The General Plan Regional Designation for the Project Area is "Semi-Rural." Consistent with this designation, the largest the largest on-site component includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project will also conserve approximately 69.3 acres of on-site high-quality habitat planned to be added to the RMP Preserve. In addition, the Specific Plan is a subset of the Otay Ranch GDP/SRP and over 70% of the Proctor Valley Parcel is designated open space.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>LU-5.5 projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented. Examples include large parking areas that cannot be crossed by non-motorized vehicles, and new developments that block through access on existing or potential bicycle and pedestrian routes.</p>	<p>Street sections within the Project include landscaped parkways separating sidewalks from travel lanes to increase pedestrian safety. The project provides trails and multi-use pathways which connect the project site to regional trails. In addition, bike lanes are proposed on Otay Lakes Road to provide an east-west connection between the City of Chula Vista and the Otay River Valley.</p>	<p>Consistent</p>
<p>GOAL LU-6 Development–Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.</p>		
Policies		
<p>LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.</p>	<p>The MSCP County Subarea Plan Implementing Agreement identifies mitigation for the Otay Ranch to be the 11,375 Otay Ranch RMP Preserve. These habitat preservation plans preserve the most sensitive natural resources within the Project Area. The Specific Plan implements the Otay Ranch RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The Project is consistent with the MSCP “hardline”, maintaining the largest on-site component includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project will convey 1.188 acres of Otay Ranch RMP Preserve for every acre of development plan subject to the Preserve Conveyance Obligation. The total conveyance obligation for the Project is approximate 790.3 acres which will be conveyed to the POM as part of the Otay Ranch RMP Preserve and managed pursuant to the Otay Ranch Resource Management Plan.</p> <p>The easternmost portion of the site adjacent to the Wildlife Refuge provides a wider corridor through the Specific Plan area to establish a valuable habitat connection between the County MSCP Subarea Preserve, Chula Vista Subarea Preserve, the National Wildlife Refuge, and the City of San Diego "Cornerstone" properties. This open space Preserve corridor contains high-quality natural habitats, including vernal pools and Quino Checkerspot Butterfly host plants.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>LU-6.3 Conservation-Oriented project Design. Support conservation-oriented project design when appropriate and consistent with the applicable Community Plan. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character. [See applicable community plan for possible relevant policies.]</p> <p>Approval of Conservation-Oriented projects is not guaranteed by-right but shall be allowed to process if consistent with applicable minimum lot sizes, design guidelines, and regulations.</p>	<p>The Project is designated a Specific Plan Area in the County General Plan. A Specific Plan has been prepared for the Project and consistent with the Otay Ranch RMP Preserve design. The land use plan contained within the Specific Plan was developed to achieve a conservation-oriented project, the Project as designed includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project also includes over 69 acres of conserved open space which will be protected by a biological open space easement. In addition, the Specific Plan is a subset of the Otay Ranch GDP/SRP and over 70% of the Proctor Valley Parcel is designated open space.</p> <p>The Specific Plan is consistent with the development footprint established in the RMP and MSCP County Subarea Plan. These habitat conservation plans preserve the most sensitive resources, while designating areas suitable for development. This open space Preserve contains high-quality natural habitats, including vernal pools and Quino checkerspot butterfly host plants. The proposed Tentative Map includes single family lots smaller than the County's standard lot sizes to achieve greater conservation.</p>	Consistent
<p>LU-6.4 Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities consistent with the applicable community plan. [See applicable community plan for possible relevant policies.]</p>	<p>The Specific Plan land use plan was developed to achieve a conservation-oriented project, the Project as designed includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project also includes over 69 acres of conserved open space which will be protected by a biological open space easement. The Project has a mix of land uses including a centrally located elementary school site, conveniently located neighborhood and private parks, a public safety site, and a multiple-use retail/commercial area within the Project. These land uses are supported by an extensive network of bike lanes and pathways to provide a wide range of alternative travel modes to reduce vehicular trips and reduce emissions. The comprehensive park and recreation system places parks within a ¼ to ½ mile walking distance of all residential neighborhoods.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
	<p>The Project incorporates mitigation measure M-GCC-6 that requires the installation of Level 2 electric vehicle (EV) charging stations in the garages of 50% of the residential units. In addition, ten (10) Level 2 EV charging stations will be installed within the non-residential parking areas located on the Project site, as well as an additional ten (10) Level 2 EV charging stations for vehicles utilizing public street parking spaces on street blocks located adjacent to non-residential development areas. All EV charging stations are subject to review and approval by the County.</p> <p>The Fire Protection Plan (FPP) establishes a 100' Fuel Modification Zone (FMZ) around the perimeter of the project, which coincides with the required 100' Preserve Edge in some areas. Per the Otay Ranch RMP, the 100' FMZ is also proposed within portions of the 100' Preserve Edge, which provides a buffer between development and the RMP Preserve.</p> <p>The FMZ must be planted per the Approved Plant List included in the FPP. The 100' FMZ is comprised of two 50' zones. Zone 1 is 50' measured from the property line outward and must be permanently irrigated. Zone 2, closest to the RMP Preserve, will not be permanently irrigated.</p> <p>Water conservation is maximized through the implementation of strategies and measures in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas. Graywater systems (pursuant to CA Health and Safety Code Section 17922.12) and Rain Water Harvesting systems may also be utilized within the Project, if approved by the City of San Diego.</p> <p>The Project also includes a plant palette (Approved Plant List) which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.</p> <p>The Project has been designed to incorporate passive solar design and building orientation principles to take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer, to the extent practicable or where feasible.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
	<p>The Specific Plan Parks, Recreation, Open Space, Preserve and Trails Master Plan includes 25.1 acres of public and private park land ranging in size from 2.4 to 10.5 acres. Included in the community is a private homeowner's recreation facility of 6.1 acres which includes a swimming pool and tennis courts. The public and private park system provides a variety of recreational experiences, including active sport courts (soccer, basketball, pickleball), parkour stations, open turf areas, community gathering space, picnic and BBQ facilities, tot lots, dog parks, a yoga pavilion, swim clubs with dining areas, and outdoor game areas. In addition, the Project includes a 3.4-mile perimeter trail bordering the community along the open space interface and 1.7 miles of internal pathways. A multi-use pathway of 4.7 miles connects the regional trail along Otay Lakes Road from Lake Crest Drive in Chula Vista to the easternmost project boundary at the trailhead to the Otay River Valley.</p>	
<p>LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.</p>	<p>The Project's storm water facilities have been designed in accordance with the County's Standard Urban Stormwater Mitigation Plan, Hydromodification Plan, and Low Impact Development Design Guidelines. Drainage and urban runoff from the developed portions of the site will drain into biofiltration basins to address water quality (removing trash, debris, and pollutants). These basins will discharge via an internal storm drain system and will outlet below the high-water elevation of Lower Otay Reservoir to avoid erosion. Where the outfalls are not below the high-water elevation of Lower Otay Reservoir, hydromodification practices are employed and then flow into natural detention basins for further treatment and natural infiltration prior to discharge to the downstream natural conveyance channels.</p>	Consistent
<p>LU-6.6 Integration of Natural Features into project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.</p>	<p>The Specific Plan land use plan was developed to achieve a conservation-oriented project, including the Project as designed includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project also includes over 69 acres of conserved open space which will be protected by a biological open space easement.</p> <p>The Project maintains the existing alignment of Otay Lakes Road and reduces the classification to avoid impacts to sensitive habitat to the maximum extent practicable.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>LU-6.7 Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.</p>	<p>The Specific Plan implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of RMP Preserve within Otay Ranch. The largest on-site component includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project also includes over 69 acres of conserved open space which will be protected by a biological open space easement. The POM will be responsible for maintenance and management of all conveyed RMP Preserve land, with funding assured through the establishment of a CFD or similar assessment mechanism.</p> <p>The Otay Ranch RMP Preserve lands to be conveyed to the POM are consistent with the MSCP County Subarea Plan, the Otay Ranch GDP/SRP and RMP.</p> <p>The easternmost portion of the site adjacent to the Wildlife Refuge provides a wider corridor through the Specific Plan area to establish a valuable habitat connection between the County MSCP Subarea Preserve, Chula Vista Subarea Preserve, the National Wildlife Refuge, and the City of San Diego "Cornerstone" properties. This open space Preserve corridor contains high-quality natural habitats, including vernal pools and Quino Checkerspot Butterfly host plants.</p> <p>A connection to the Otay Valley Regional Park is provided by the planned regional trail located along the full length of Otay Lakes Road connecting the City of Chula Vista to the Otay River Valley.</p>	<p>Consistent</p>
<p>LU-6.8 Oversight of Open Space. Require that open space associated with future development that is intended to be preserved in perpetuity either be:</p> <ol style="list-style-type: none"> 1. Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or 2. Transferred into public ownership of an agency that manages preserved open space. 	<p>The Specific Plan implements the Otay Ranch Phase 1 RMP, which designates 11,375 acres of Preserve within Otay Ranch. The largest component of open space includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project also includes over 69 acres of conserved open space which will be protected by a biological open space easement.</p> <p>The POM is responsible for monitoring, management, and maintenance of the Otay Ranch Preserve. The POM will be fully funded by a Community Facilities District, the only such fully-funded and managed regional preserve within the MSCP system. Through the conveyance process outlined in the Phase 2 RMP development of Otay Ranch ensures dedication of the Otay Ranch Preserve system into public ownership at no cost. In 1996, the County adopted the Otay Ranch Preserve Owner/Manager JEPA between the City of Chula Vista and County of San Diego, the Preserve Conveyance Plan and the Preserve Finance Plan which established a conveyance plan requiring that for every developable acre, 1.188 acres of RMP Preserve land must be conveyed to the Otay Ranch POM, concurrent with final map approval. As such, RMP Preserve land is dedicated into public ownership (POM) at no cost.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.	The POM is responsible for monitoring, management, and maintenance of the Otay Ranch RMP Preserve. POM activities have been fully funded within the City of Chula Vista by a Community Facilities District (CFD 97-2), the only fully funded and managed regional preserve within the MSCP system. A similar CFD funding mechanism will be formed by the County for the Project.	
LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	The Project also includes an amendment to the Otay SRP which converts the project from predominately multifamily (1,408 MF units) to mostly single family (only 57 MF units). As a result, the site is much more sensitively graded and contoured to existing slopes and ridgelines in the project site, rather than creating larger, flat multifamily pads. Likewise, the size of the resort complex has been reduced to maintain the rock canyon and outcropping in the eastern portion of the project site.	Consistent
LU-6.10 Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.	Phase 1 Environmental Site Assessments (Final EIR, Appendices C-9 and C-10) were prepared and updated for the Project which did not identify natural hazards risks within the Project Area. A Geotechnical Review of the Preliminary Tentative Map and Grading Plan identifies potential natural and man-made hazards related to site development, assesses the relative risk of such hazards and provides mitigation recommendations, as necessary. Based on the conclusions presented in the Geotechnical Review of the Preliminary Tentative Map and Grading Plan, no hazards have been identified at the Project Area whose risk cannot be mitigated to less than significant. The development is located and designed to protect property and residents from the risks of natural and man-made hazards.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
	<p>The Project would also be required to address any geologic conditions or hazards that exist or would arise through grading and development of the Project Site and with any off-site improvements. In addition, all roads, improvements, structures, and walls must be constructed in accordance with the requirements contained in the final geotechnical report or reports generated for these improvements. These grading and development-level reports, which are generated for the Project during the construction phases, contain detailed specifications and requirements for grading, road, utility, storm drain improvements, structures, and walls. The grading plans to reference the geotechnical report to ensure compliance with said report. The Geotechnical Engineer of Record must sign grading plans verifying compliance with the detailed requirements in such reports. Such reports address issues such as Site-specific soil conditions, remediation of any on-site geologic hazards or constraints in areas planned for development, and any seismic standards unique to the Project Site.</p>	
<p>GOAL LU-9 Distinct Villages and Community Cores. Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers that contribute to a community's identity and character.</p>		
Policies		
<p>LU-9.1 Village and Community Core Planning. Encourage the delineation of and development of more detailed planning direction for the character, design, uses, densities, and amenities of Village areas, Town Centers, and other community cores in Community Plans to assist in the future planning of residences, infrastructure, businesses, and civic uses.</p>	<p>The Project includes a Village Core located in the geographic center of the Project, within ½ mile walking and biking distance from residences. The Village Core includes an elementary school site, a neighborhood park, a homeowners recreation facility and the multiple-use development containing up to 20,000 sq. ft. of commercial/retail. The Village Core also includes a public safety site planned to accommodate a fire station and Sheriff's storefront facility.</p> <p>The Village Core is composed of land uses that form the social, civic and recreational focus of the Project. The Alternative H Resort Village Design Plan (Specific Plan, Appendix V), establishes an "Tuscan Hill Town" theme for the Project through site and land uses, character, pedestrian orientation, grading and landscape design, park design and entryway and identity design. The Design Plan also presents the architectural theme for the Project implemented through a variety of architectural styles influenced hill towns in Tuscany. Per the Design Plan, the Village Core will contain a higher level of architectural and landscape design than the residential neighborhoods within the village. The Village Core will create a sense of place and a highly identifiable character through design of monumentation, streetscape landscaping, roundabout design, consistent with Tuscan architectural style with a strong emphasis on Renaissance style architecture. The use of decorative light fixtures, signage, hardscape and formal landscape concepts will reinforce the rural character of the Village Core. The Project Design Plan provides additional details.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]</p>	<p>The Project is described as a Specialty Village (Resort Village 13) in the Otay Ranch GDP/SRP that also serves as a Transitional Village between the more intense development patterns within the City of Chula Vista and the rural County. The more intense land uses are planned within the Village Core located along central to the community. Residential lot sizes increase as development moves away from the Village Core. Traditional single-family lots sizes range from 4,250 sq. ft. to 27,000 square feet. The Project also includes a location for multi-family homes in a horizontal or vertical mixed-use configuration.</p> <p>The steeper portions of the site are in the north and east where lower density development is proposed and mostly avoided. Steep slopes are also within RMP Preserve areas.</p>	Consistent
<p>LU-9.3 Village and Community Core Guidelines and Regulations. Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.</p>	<p>The Specific Plan includes Development Regulations which establish Zoning Districts within the Project Area. The Development Regulations govern density, zoning, permitted uses, setbacks, signage and parking. The Village 13 Resort Village Design Plan guides development of residential, mixed use, road, parking and lighting. Development patterns planned within the Project are similar to and compatible with development within the existing neighborhoods of East Lake, Rolling Hills Ranch and Otay Ranch within the City of Chula Vista as it relates to density, amenities, site conditions, roadway network, schools, etc.</p>	Consistent
<p>LU-9.5 Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.</p>	<p>The Village Core is comprised of an elementary school site, public neighborhood park, public safety site, homeowners recreational facility, and multiple-use development with up to 20,000 sq. ft. of commercial/retail uses. Residential neighborhoods are defined by entries and monumentation, establishing a distinct neighborhood identity. The Project includes 5 single family lot sizes within 10 neighborhoods, which are anticipated to accommodate approximately 15 varied single-family floorplans. Lot sizes range from 4,250 sq. ft. to 27,000 square feet.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<p>GOAL LU-10 Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.</p>		
<p>Policies</p>		
<p>LU-10.1 Residential Connectivity. Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks.</p>	<p>The Project site is not adjacent to any existing or planned communities. The Otay Ranch GDP/SRP was jointly planned by the City of Chula Vista and the County to integrate project design and compatibility with adjacent existing and planned communities.</p> <p>The Resort Village is part of the Otay SRP; however, because of previous changes to the SRP land use plan, the project includes an Otay SRP amendment to convert the project from predominately multifamily (1,408 MF units) to mostly single family (only 57 MF units) and reducing the number of resort rooms from 800 to 200. The amendment is necessary due to the acquisition of Village 15 for conservation now that the Resort Village is "edge" community and single-family is more appropriate than multifamily development.</p> <p>In addition, the development pattern within the Project is consistent and compatible with existing single-family neighborhoods to the west, including the Rolling Hills Ranch and East Lake Woods neighborhoods within the City of Chula Vista. These communities are integrated along the circulation system through the City of Chula Vista which provides primary access to the Project via Otay Lakes Road. Development within adjacent City of Chula Vista neighborhoods includes the preservation of large, connected Preserve areas as prescribed in the City of Chula MSCP Subarea Plan, providing connectivity with the RMP Preserve areas surrounding and within the Project. The regional trail network connects the surrounding areas along the Otay Lakes Road regional trail, as well as along existing and planned trails traversing Preserve areas.</p>	<p>Consistent</p>
<p>LU-10.2 Development—Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character and avoid sensitive or intact environmental resources and hazard areas.</p>	<p>The site is located entirely within a village boundary established by the Otay Ranch Subregional Plan. The largest component of open space includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project also includes over 69 acres of conserved open space which will be protected by a biological open space easement. The Otay Ranch Preserve lands to be conveyed are consistent with the County MSCP Subarea Plan South County Segment. The Project was designed as a "hardline" project consistent with the existing MSCP boundary.</p> <p>The easternmost portion of the site adjacent to the Wildlife Refuge provides a wider wildlife corridor through the Specific Plan area to establish a valuable habitat connection between the County MSCP Subarea Preserve, Chula Vista Subarea Preserve, the National Wildlife Refuge, and the City of San Diego "Cornerstone" properties. This open space Preserve corridor contains high-quality natural habitats, including vernal pools, coastal sage scrub, and Quino Checkerspot Butterfly host plants.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<p>GOAL LU-12 Infrastructure and Services Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.</p>		
<p>Policies</p>		
<p>LU-12.1 Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.</p> <p>In addition to utilities, roads, bicycle and pedestrian facilities, and education, police, and fire services, transit-oriented infrastructure, such as bus stops, bus benches, turnouts, etc., should be provided, where appropriate.</p>	<p>The Project includes the Public Facilities Finance Plan which identifies public facilities and services thresholds and triggers for provision of those facilities and services. Each phase of development is independently analyzed such that any area may be developed and have services and facilities constructed without relying upon another phase. Project-wide thresholds apply to larger facilities such as the improvements to Otay Lakes Road, the public safety site, elementary school site and 10.5-acre neighborhood park.</p>	<p>Consistent</p>
<p>LU-12.2 Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.</p>	<p>The Project includes the Public Facilities Finance Plan which identifies public facilities and services thresholds and triggers for provision of those facilities and services.</p> <p>Otay Lakes Road is planned to be widened to a 4-lane Boulevard with Raised Median. The Project includes a General Plan Amendment to amend the Mobility Element of the Otay Community Plan Area to reclassify Otay Lakes Road from a 4-Lane Major Road to a Boulevard with Raised Median. With adoption of the General Plan Amendment, and with implementation of the requirements in the project Traffic Impact Analysis, the project will be consistent with the Mobility Element designation and prior to the road falling below a LOS D.</p> <p>Improvements to Otay Lakes Road will include four roundabouts, drainage facilities, specifically, the widening of existing culverts under Otay Lakes Road to accommodate projected runoff from the site. Further, Otay Lakes Road has been designed to accommodate drainage from the roadway.</p> <p>Based on the supplemental analysis in the Traffic Impact Analysis (Final EIR Appendices C-12 and D-12), the cumulative impacts to Otay Lakes Road, between Lake Crest Drive in the City of Chula Vista and the Project's eastern boundary is expected to be reduced to less than significant with the proposed mitigation.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>LU-12.3 Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate. Public services and facilities in Village areas are expected to differ from those in rural lands. Development standards in the Implementation Plan, Zoning Ordinance, and community-specific planning documents may reflect this 'context-sensitive' approach.</p>	<p>Project related public facilities and services have been planned to minimize impacts to sensitive resources to the greatest extent practicable, including implementation of the following measures:</p> <ul style="list-style-type: none"> • The Project will reduce the classification of Otay Lakes Road from the City /County boundary to the second Project entry from a 6-Lane Prime Arterial to a 4-Lane Boulevard with Raised Median in the Otay Ranch GDP/SRP. • Sidewalks have minimized in natural areas and D.G. pathways and walkways are provided for pedestrian travel. • Public infrastructure, including dry utilities, drainage, sewer, potable water facilities and construction of culverts to accommodate runoff from the Project Area will be co-located within the roadway right-of-way to avoid additional impacts. • The "Final Salt Creek Basin Gravity Sewer Analysis" prepared by Dexter Wilson Engineering, Inc. dated November 8, 1994, included sewer service for the County's unincorporated Villages and Planning Areas, including the Project in the analysis. • Otay Lakes Road has been designed to accommodate drainage from the roadway. <p>The public safety site is anticipated to accommodate both a fire station and Sheriff's storefront facility. In addition to the on-site fire station, fire and medical emergencies include mutual aid response from Chula Vista as needed and available. Further wildfire emergencies would include mutual aid from regional fire agencies and beyond, including the full weight response of CAL FIRE.</p>	Consistent
<p>LU-12.4 Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.</p>	<p>All the public facilities and services are planned outside the preserve with the exception of select water quality basins and an OWD water reservoir which are within the preserve but comply with the MSCP sitting criteria. The location of the water reservoir is determined by the required pressure zone to serve the Project.</p> <p>To minimize impacts related to the construction of public infrastructure, the Project includes an amendment to the Otay SRP to improve Otay Lakes Road within the existing alignment, as well as a GPA to reclassify Otay Lakes Road to a Boulevard with Raised Median. By maintaining the current alignment of Otay Lakes Road and following the Boulevard-series design standards, impacts to both the County MSCP Subarea Plan South County Segment and City of San Diego MSCP Cornerstone lands are minimized.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<p>GOAL LU-13 Adequate Water Quality, Supply, and Protection. A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.</p>		
<p>Policies</p>		
<p>LU-13.1 Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high-quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.</p>	<p>The Otay Water District prepared a Water Supply and Assessment Verification (WSAV) Report that was adopted by their Board of Director's on May 2, 2018, which states the district anticipates sufficient water supply in normal, single dry and multiple dry years to serve the Project.</p> <p>Water conservation is maximized through implementation of strategies and measures identified in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.</p> <p>The Project also includes a plant palette which is water-efficient to minimize irrigation needs along landscaped parkways and manufactured slopes.</p>	<p>Consistent</p>
<p>LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p>	<p>The Otay Water District prepared a WSAV Report which states the district anticipates sufficient water supply in normal, single dry and multiple dry years to serve the Project.</p>	<p>Consistent.</p>
<p>GOAL LU-14 Adequate Wastewater Facilities. Adequate wastewater disposal that addresses potential hazards to human health and the environment.</p>		
<p>Policies</p>		
<p>LU-14.2 Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.</p>	<p>Sewer service will be provided to the Project via the Salt Creek Interceptor, which is owned and operated by the City of Chula Vista and has been planned to accommodate flows from the Project since 1994. The County of San Diego and City of Chula Vista have entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Project, to be conveyed through the Salt Creek Interceptor. Under this agreement, the Project will be required to annex into the San Diego County Sanitation District, but sewer flows from the Project will be conveyed to and treated by the San Diego Metro System.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<i>Mobility Element</i>		
<p>GOAL M-2 Responding to Physical Constraints and Preservation Goals. A road network that provides adequate capacity to reasonably accommodate both planned land uses and regional traffic patterns, while supporting other General Plan goals such as providing environmental protections and enhancing community character.</p>		
Policies		
<p>M-2.1 Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of "D" or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.</p> <p>Refer to the Background Material section (Road Segments Where Adding Travel Lanes is Not Justified) at the end of this chapter for list of road segments accepted to operate at LOS E/F.</p>	<p>The Project includes improvements to Otay Lakes Road, a road included in the County Mobility Element. The road will be improved to a 4-lane Boulevard with Raised Median to the second project entry and improved to a 2-lane Community Collector east of the second entry to the Project boundary. The Project includes a General Plan Amendment to amend the Mobility Element of the Otay Community Plan Area to reclassify Otay Lakes Road from a 6-Lane Major Road to a 4-Lane Boulevard with Raised Median. With adoption of the General Plan Amendment, consistent with the Mobility Element Map, Otay Lakes Road will operate at LOS A (on the 4-lane section) and LOS D (east of the second entry) with full build-out of the Project. In addition, traffic control along Otay Lakes Road would include four roundabouts which will provide traffic calming.</p> <p>The Project applicant will pay the appropriate Transportation Impact Fee (TIF).</p>	Consistent
<p>M-2.2 Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.</p>	<p>The Project includes three roundabouts serving as community entries along Otay Lakes Road. A fourth dedicated entry is planned for the Resort Site on the easternmost portion of the project. Driveway #1 is the western most driveway and is approximately 3,500 lineal feet from the nearest offsite intersection, Wueste Road and Otay Lakes Road. The use of roundabouts improves safety and capacity for the functioning of Otay Lakes Road. The separation between the nearest offsite intersection and between the Project entries meets the County road standards for the buildout classification of Otay Lakes Road while also providing the necessary emergency and fire access.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>M-2.3 Environmentally Sensitive Road Design. Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce roadkill and to direct animals to under crossings.</p>	<p>The Project includes an amendment to the Otay Subregional Plan, a component of the County General Plan, to improve Otay Lakes Road in its current alignment, rather than relocating the road north into the Project site where it would disturb significant biological resources. By keeping Otay Lakes Road in its current alignment, the Project minimizes impacts to significant biological and other environmental and visual resources. The Project also includes a GPA to reclassify Otay Lakes Road to a Boulevard with Raised Median. By following the Boulevard-series design standards, impacts to both the County MSCP Subarea Plan South County Segment and City of San Diego MSCP Cornerstone lands are minimized.</p> <p>The circulation network has been designed to minimize grading impacts along the project frontage and when crossing environmentally sensitive areas. A wildlife culvert under Otay Lakes Road is provided in the eastern portion of the project to facilitate movement or animal species present or expected to occur on site. The circulation network has also been designed in accordance with the County's General Plan guiding principles calling for consolidated development footprints and protection of natural resources.</p>	Consistent
<p>M-2.4 Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls. Sensitive noise-receptors are described in the Noise Element.</p>	<p>No noise-sensitive receptors currently exist on the site. The nearest such receptor is approximately 1,700 ft. northwest of the site (City of Chula Vista) and will be buffered by open space and an existing hillside. Where future noise sensitive receptors (residential land uses) are planned, landscaped buffers and noise walls between Otay Lakes Road are planned such that homes are setback from the roadway. Otay Lakes Road has also been designed to a lower design speed (40 mph vs. 45 mph) to further reduce noise levels. The Final EIR includes Mitigation Measures M-N-1a-e which would reduce potential noise impacts to less than significant.</p> <p>The maximum speed limit within residential neighborhoods is anticipated to be 25 mph. Lastly, the Project includes noise reducing sound walls internal to the Project, where necessary to reduce road noise on adjacent homes.</p>	Consistent
<p>M-2.5 Minimize Excess Water Runoff. Require road improvements to be designed and constructed to accommodate stormwater in a manner that minimizes demands upon engineered stormwater systems and to maximize the use of natural detention and infiltration techniques to mitigate environmental impacts.</p>	<p>Storm water facilities for the Project have been designed in accordance with the County's Standard Urban Stormwater Mitigation Plan, Hydromodification Plan, and Low Impact Development Design Guidelines. Drainage and urban runoff from the developed portions of the site, including streets, sidewalks, driveways, and parking areas, will drain into biofiltration basins to address water quality. These basins will discharge via an internal storm drain system and will outlet below the high-water elevation of Lower Otay Reservoir to avoid erosion. Where the outfalls are not below the high-water elevation of Lower Otay Reservoir, hydromodification practices are employed.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<p>GOAL M-3 Transportation Facility Development. New or expanded transportation facilities that are phased with and equitably funded by the development that necessitates their construction.</p>		
<p>Policies</p>		
<p>M-3.1 Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.</p>	<p>The Project's Mobility Element road includes adequate public Right-of-Way to accommodate travel lanes, emergency parking areas/bike lanes, and pedestrian access in accordance with the County's Mobility Element standards.</p> <p>The public roads internal to the project also include non-motorized multi-modal trails, including a village pathway system that connects to the County's Regional Trail System and part of the Otay Valley Regional Park Trails Plan which traverses the southern boundary of the Project along the Reservoir.</p> <p>As mitigation for Project generated traffic impacts, mitigation includes the widening of Otay Lakes Road from Wueste Road to Driveway #2 (Piazza Urbino) from its current 2-lane configuration to a 4-lane Boulevard with Raised Median with bicycle and pedestrian facilities.</p> <p>The Project will also signalize the intersection of Otay Lakes Road and Wueste Road in addition to adding an East-bound and West-bound travel lane. East of Piazza Urbino, the project will improve Otay Lakes Road to a 2-lane Community Collector to accommodate add bicycle lanes and an 8 foot-wide multi-use pathway to connect to a trailhead to the Otay River Valley. Equestrian facilities are not planned in the Project area.</p>	<p>Consistent</p>
<p>M-3.2 Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian, and bicycle facilities, and equestrian.</p>	<p>Mitigation for Project-generated traffic impacts includes the construction of Otay Lakes Road as a 4-lane Boulevard in the City of Chula Vista transitioning to a 2-Lane Community Collector to the existing eastern boundary of the Project. Otay Lakes Road includes a regional trail, as well as bike lanes/emergency lanes along the entire segment.</p> <p>The Project Applicant will also be required to pay the appropriate Transportation Impact Fee.</p> <p>Otay Lakes Road will accommodate the planned build-out traffic volumes. Equestrian facilities are not planned in the Project area.</p>	<p>Consistent</p>
<p>M-3.3 Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law and local regulations.</p>	<p>The Project complies with the County's Subdivision Ordinance, the County Fire Code, and state regulations governing ingress, egress, and circulation. The Project includes four fully improved access points along Otay Lakes Road, as well as a backbone roadway connecting all the residential neighborhoods. There are secondary access points within each neighborhood, via an extensive internal circulation with loop streets and multiple ingress and egress points. The County Fire Marshal and the Fire Authority having jurisdiction over the Project have reviewed the Circulation Plan, including the proposed street sections and fire access.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL M-4 Safe and Compatible Roads. Roads designed to be safe for all users and compatible with their context.		
Policies		
<p>M-4.1 Walkable Village Roads. Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety.</p>	<p>The Project Specific Plan incorporates pedestrian routes, including sidewalks, walking paths, and trails, throughout the project site with connections to onsite parks and school facilities, as well as offsite connections to regional trails, open space, and other recreational opportunities. The internal street system and landscaped parkways are designed to support equally all modes of transportation, including bicycling and walking. Otay Lakes Road, a County circulation element roadway, will remain in its existing alignment along the southern boundary of the Project to maintain high volume traffic outside of the Village Core and residential neighborhoods.</p> <p>Design speeds have been reduced to increase pedestrian safety and traffic calming measures including raised intersections, intersection neckdowns, parallel bay parking and landscaped pop-outs are integrated to further enhance the pedestrian experience.</p>	Consistent
<p>M-4.3 Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character. [See applicable community plan for possible relevant policies.]</p>	<p>The Resort Village Alternative H Design Plan establishes an overall character for the community. The Project road network is designed to comply with the County's Mobility Element Map. Street sections include either separate bike lanes or "sharrows" to accommodate bicyclists. The internal streets include landscaped parkways to separate sidewalks from the streets to create a more semi-rural feel to the neighborhoods. A decomposed granite (DG) Village pathway connects activity centers through the project.</p> <p>Four roundabouts are planned at key intersections with Otay Lakes Road and neighborhood entries slow traffic to 25 mph and include sidewalk connectivity between the bike lanes and sidewalks. Equestrian trails are not planned in the Project area as the residential land uses are at a higher density than allowed in the Semi-Rural and Rural lands which more appropriately accommodate equestrians.</p>	Consistent
<p>M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.</p>	<p>The Project roadways have been designed to provide adequate lane width for fire apparatus and emergency vehicles, while minimizing paved width to increase pedestrian and vehicle safety. Where needed a drivable median designed to accommodate emergency vehicles has been provided. The Project provides additional median breaks along Otay Lakes Road to accommodate emergency access.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>M-4.5 Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.</p>	<p>The Project circulation network has been designed to minimize grading impacts along the project frontage and when crossing environmentally sensitive areas. A wildlife undercrossing in the eastern portion of the project facilitates movement of animal species present or expected to occur on site. The circulation network has also been designed in accordance with the County's General Plan guiding principles calling for consolidated development footprints and protection of natural resources. Where roads cross wildlife corridors, the roads have been designed to follow the natural contour of the landscape to minimize the grading impacts of the road as it crosses the corridor.</p>	Consistent
<p>M-4.6 Interjurisdictional Coordination. Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a consistent cross-section and capacity. To the extent practical, coordinate with adjacent jurisdictions to construct road improvements concurrently or sequentially to optimize and maintain road capacity.</p>	<p>The Project H includes one roadway connection with the neighboring City of Chula Vista via Otay Lakes Road. The existing Otay Lakes Road is constructed as four-lane major collector to Wueste Road and narrows down to two lanes as it leaves the jurisdictional boundary of Chula Vista. The Project includes the widening of Otay Lakes Road to four lanes from Wueste Road to Driveway #2 ensuring Otay Lakes Road is a consistent width of four lanes from the Project into the City of Chula Vista.</p> <p>The Project would also signalize the intersection of Otay Lakes Road and Wueste Road in addition to adding an East-bound and West-bound travel lane. A development Cooperation Agreement between the Project applicants and City of Chula Vista was approved by the City Council of December 10, 2019, which provides for the design and construction of traffic improvements located within the City.</p> <p>The Resort Village 13 Traffic Impact Study identifies an impact to the intersection of Otay Lakes Road and SR-94 which is within the jurisdiction of Caltrans. Improvements to reduce the impact to below a level of significance have been identified and negotiations are on-going with Caltrans.</p>	Consistent
<p>M-8.5 Improved Transit Facilities. Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections.</p>	<p>The San Diego Association of Governments (SANDAG) is responsible for regional transportation and transit planning. The SANDAG Board of Directors adopted the 2050 Regional Transportation Plan (RTP) for the San Diego region in 2011. At this time the Project is not planned to be served by transit. SANDAG confirmed no existing or future transit routes are planned in the vicinity of the project site; however, a potential transit stop may be accommodated in the Multiple-Use planning area in the future.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<p>GOAL M-10 Parking for Community Needs. Parking regulations that serve community needs and enhance community character.</p>		
<p>Policies</p>		
<p>M-10.1 Parking Capacity. Require new development to:</p> <ul style="list-style-type: none"> • Provide sufficient parking capacity for motor vehicles consistent with the project's location, use, and intensity • Provide parking facilities for motorcycles and bicycles • Provide staging areas for regional and community trails 	<p>The Project is predominantly comprised of single-family residential neighborhoods where parking needs will be accommodated with on-site private garages, driveways, and on- street parking. The parking areas for the Multiple-Use site and the Village Resort site will be subject to future Site Plans which include meeting the County's parking standards for these uses. The Traffic Impact Study (Appendix C-12) includes Chapter 10 which analyzes the anticipated parking demand generated by the Project and concludes the Project "would provide adequate parking per the County Zoning Ordinance and would not result in potentially significant impacts."</p> <p>Parking facilities for motorcycles and bicycles will be provided at the Multiple-Use, school and public park sites consistent with the County's parking standards. Private parks and swim clubs will accommodate both motorcycle and bicycle parking on-site.</p> <p>Alternative H includes trail heads to a perimeter trail at the east and west boundaries of the development and connections to the regional trail along the southern boundary of the Project. Potential parking at the trailheads are off-site and not within control of the Project.</p>	<p>Consistent</p>
<p>M-10.6 On-Street Parking. Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for bicycle lanes to retain rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages, require the design to be consistent with the rural character. [See applicable community plan for possible relevant policies.]</p>	<p>On-street parking is minimized outside of the Project area. On-street parking is prohibited along Otay Lakes Road. Bike lanes are planned within the Otay Lakes Road right-of-way through the Project area. On-street parking is provided along all residential streets.</p>	<p>Consistent</p>
<p>M-10.7 Parking Area Design for Stormwater Runoff. Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting.</p>	<p>Parking lot areas for the Multiple-Use site, elementary school, 10.5-acre neighborhood park and the Village Resort site will be subject to future Site Plans which will include storm water runoff requirements. The Otay Ranch Resort Village 13 Master Drainage Study and Storm Water Management Plan anticipate development of parking lots and identified and sized water quality basins to accommodate flows from parking lots.</p> <p>The CEQA Drainage Study and Priority Development Project Storm Water Quality Management Plan anticipates development of parking lots and identified and sized biofiltration basins to accommodate flows from parking lots.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<p>GOAL M-11 Bicycle and Pedestrian Facilities. Bicycle and pedestrian networks and facilities that provide safe, efficient, and attractive mobility options as well as recreational opportunities for County residents. See also Goals and Policies in the Conservation and Open Space Element, Biological Resources section, which address the protection of sensitive biological resources and habitat areas.</p>		
<p>Policies</p>		
<p>M-11.1 Bicycle Facility Design. Support regional and community-scaled planning of pedestrian and bicycle networks.</p>	<p>Otay Lakes Road has been designed to include bike lanes and an 8' -10' regional trail which is part of the Otay Valley Regional Park Trails Plan. Internal to the site, a network of sidewalks connects bicyclists and pedestrians from residential areas to the project park system, Village Core and the Resort Area.</p> <p>Internal streets have been designed at lower design speeds and are planned to have a posted speed limit of 25 mph. Stamped "sharrows" may be utilized where bicyclists share the travel ways with autos.</p>	<p>Consistent</p>
<p>M-11.2 Bicycle and Pedestrian Facilities in Development. Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users, along with areas for transit facilities, where appropriate and coordinated with the transit service provider.</p>	<p>The Project includes a network of sidewalks to connect bicyclists and pedestrians from residential areas to the project park system, Village Core and the Resort Area. Design speeds have been reduced to increase pedestrian safety and traffic calming measures including raised intersections, intersection neckdowns, parallel bay parking and landscaped pop-outs are integrated to further enhance the pedestrian experience.</p> <p>Four roundabouts planned at key intersections with Otay Lakes Road and neighborhood entries slow traffic to 25 mph. Walkability and pedestrian safety to and around the elementary school site will be enhanced through implementation of traffic calming measures including roundabouts and intersection neckdowns. A "Safe routes to School" program may include implementation of additional features such as setback limit lines, non-slip sidewalks, pedestrian ramps, ADA compliant sidewalks and flashing yellow beacons/school warning signs. In addition, a Walking School Bus program may be established, in cooperation with the elementary school.</p>	<p>Consistent</p>
<p>M-11.3 Bicycle Facilities on Roads Designated in the Mobility Element. Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.</p>	<p>Bike lanes are planned on Otay Lakes Road, a County Mobility Element roadway. Further, an 8'-10' regional pathway is also designed on the south side of the road as part of the Otay Valley Regional Park Trails Plan to provide a safe and continuous bicycle network between the City of Chula Vista and the eastern regions within south San Diego County.</p>	<p>Consistent</p>
<p>M-11.8 Coordination with the County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways.</p>	<p>A network of trails was designed to connect to existing community and regional trails, including the Otay Valley Regional Park Trails Plan, and complies with the County's Community Trails Master Plan. This includes a regional trail connect along Otay Lakes Road and a perimeter trail within the private open space adjacent to the designated Preserve.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<p>GOAL M-12 County Trails Program. A safe, scenic, interconnected, and enjoyable non-motorized multi-use trail system developed, managed, and maintained according to the County Trails Program, Regional Trails Plan, and the Community Trails Master Plan.</p>		
<p>Policies</p>		
<p>M-12.1 County Trails System. Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.</p>	<p>The Project includes a pedestrian network, including multi-modal pathways, designed to connect to existing community and regional trails, per the Otay Valley Regional Park Trails Plan, and County's Community Trails Master Plan. An 8'-10' regional pathway which is identified as a trail for the Otay Valley Regional Park is designed within the ROW on the south side of Otay Lakes Road. In addition, the Project includes a Type C perimeter trail within the private open space adjacent to the designated Preserve.</p>	<p>Consistent</p>
<p>M-12.2 Trail Variety. Provide and expand the variety of trail experiences that provide recreational opportunities to all residents of the unincorporated County, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities.</p>	<p>The Project includes a pedestrian trail system comprised of a variety of trail experiences, including: a regional trail connection along Otay Lakes Road and a Type C primitive trail along the perimeter of the project.</p>	<p>Consistent</p>
<p>M-12.3 Trail Planning. Encourage trail planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County.</p>	<p>The Otay Ranch RMP Preserve is jointly managed by the County of San Diego and City of Chula Vista in their capacity as Preserve Owner/Manager (POM). The County, in conjunction with local jurisdictions and agencies, is preparing the "Otay Regional Trail Alignment Study," which will identify sustainable and feasible trail alignments within and adjacent to the Project. The Project includes a regional trail connection along Otay Lakes Road.</p>	<p>Consistent</p>
<p>M-12.4 Land Dedication for Trails. Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.</p>	<p>An 8'-10' regional pathway which is identified as a trail for the Otay Valley Regional Park is designed within the ROW on the south side of Otay Lakes Road. In addition, a Type C primitive trail along the perimeter of the project is also proposed.</p>	<p>Consistent</p>
<p>M-12.5 Future Trails. Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.</p>	<p>The Project as designed includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project also includes over 69 acres of conserved open space which will be protected by a biological open space easement. The Otay Ranch Preserve Owner Manager is responsible for limiting access to these trails as well as developing an overall master plan for trails within the Otay Ranch Preserve to balance the protection of critical environmental habitat and public access.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>M-12.9 Environmental and Agricultural Resources. Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands. Within the MSCP preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.</p>	<p>A Type C perimeter trail is proposed within the fuel management zone to connect to Otay Lakes Road on the west and east limits of the development. Public use trails are not planned within the Preserve due to incompatibilities with the sensitive species and/or habitats.</p> <p>The County of San Diego, in cooperation with the POM and wildlife agencies, is currently preparing an updated Community Trails Master Plan which will determine the feasibility of trails within the RMP Preserve. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Project.</p>	Consistent
<p>M-12.10 Recreational and Educational Resources. Design trail routes that meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.</p>	<p>The County of San Diego, in cooperation with the POM and wildlife agencies, is currently preparing an updated Community Trails Master Plan which will determine the feasibility of trails within the RMP Preserve. The County has initiated the Otay Regional Trail Alignment Study, which will determine the feasibility and alignment of trails within and surrounding the Project.</p>	Consistent
Noise Element		
<p>GOAL N-1 Land Use Compatibility. A noise environment throughout the unincorporated County that is compatible with the land uses.</p>		
Policies		
<p>N-1.1 Noise Compatibility Guidelines. Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.</p>	<p>The Project's Noise Analysis uses the Noise Compatibility Guidelines and Noise Standards to determine the acceptability of exterior and interior noise levels for the proposed land uses. The various land uses have been assembled with careful consideration to avoid noise incompatibilities and to attenuation noise sources such as vehicles and outdoor equipment.</p>	Consistent
<p>N-1.2 Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary:</p> <ul style="list-style-type: none"> • Avoid placement of noise sensitive uses within noisy areas • Increase setbacks between noise generators and noise sensitive uses • Orient buildings such that the noise sensitive portions of a project are shielded from noise sources 	<p>The various land uses, including residential, multiple-use, public, resort, and institutional uses have been planned to avoid noise incompatibilities. Homes along Otay Lakes Road and the Project's backbone road are setback from the roadway to shield homes from road/traffic noise. Buildings exposed to noise levels in excess of 60 dBA CNEL will be insulated to ensure that interior noise levels do not exceed 45 dBA CNEL. See the Acoustical Analysis Report, Final EIR Appendices C-11 and D-11, for noise barrier locations and heights.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<ul style="list-style-type: none"> • Use sound-attenuating architectural design and building features • Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways) 		Consistent
<p>N-1.3 Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.</p>	<p>The Project layout and design considered the relationships between proposed residential, multiple-use, public, and institutional land uses to avoid noise incompatibilities. Homes along Otay Lakes Road and the backbone roads are setback to shield homes from roadway/traffic noise. Where single-family residences are exposed to noise levels in excess of 60 dBA CNEL a minimum 6-foot-high solid noise barrier will be constructed along the exposures. See the Acoustical Analysis Report, Final EIR Appendices C-11 and D-11, for noise barrier locations and heights.</p>	Consistent
<p>N-2 Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.</p>	<p>The Project would provide a noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels. For example, the project includes Noise Abatement Mitigation Measures (M-N-1 through M-N-6) and Environmental Design Considerations (N-ED-1 through N-ED-12) that would reduce potential noise from stationary equipment as well as construction noise through the use of exhaust mufflers, use of electrical equipment when feasible, locating staging areas away from noise-sensitive land uses, and other noise attenuation techniques. Blasting involves drilling a series of bore holes and placing explosives in each hole. By limiting the amount of explosives in each hole, the blasting contractor can limit the fraction of the total energy released at any single time, which in turn can reduce noise and vibration levels. Rock drilling generates impulsive noise from the striking of the hammer with the anvil within the drill body, which drives the drill bit into the rock. Blasting (and the associated drilling that precedes blasting) would only occur between 7 a.m. and 7 p.m. Construction blasting generates a maximum noise level of approximately 94 dBA at 50 feet (FHWA 2006). To conduct blasting, a blasting permit must be obtained from the County Sheriff's Department prior to any blasting activities. The permit is issued in accordance with California Health and Safety Code requirements. The permit ensures that blasting is conducted in a safe manner. As part of the permit conditions, pre-blast notifications, pre-blast structure survey inspections for structures within 300 feet of the blast site, monitoring, and post-blast inspections are necessary. Mitigation measures M-N-4-6 require the preparation of a blast drilling and monitoring plan which would reduce potentially significant impacts to below a level of significance.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>N-2.1 Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.</p>	<p>The Final EIR includes a mitigation measure (M-N-1c) requiring the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of 60 dBA. In order to more accurately determine noise levels, this acoustical study will be conducted after floor plans have been designed and buildings plotted based on horizontal and vertical setbacks from the noise generator. The Final EIR also includes noise mitigation measures for sensitive land uses to reduce noise impacts from other noise sources, including outdoor equipment, traffic, etc.</p>	Consistent
<p>N-2.2 Balconies and Patios. Assure that in developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design of balconies and patios while still maintaining the openness of the patio or balcony.</p>	<p>The Final EIR includes a mitigation measure requiring the preparation of an acoustical study prior to issuance of a building permit when a building or land use would be subject to exterior noise levels in excess of those contained in the County Noise Ordinance. In order to more accurately determine noise levels, this acoustical study will be conducted after floor plans have been designed and buildings plotted based on horizontal and vertical setbacks from the noise generator.</p>	Consistent
<p>N-3 Groundborne Vibration. An environment that minimizes exposure of sensitive land uses to the harmful effects of excessive groundborne vibration.</p>		
Policies		
<p>N-3.1 Groundborne Vibration. Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.</p>	<p>The Final EIR includes noise mitigation measures for ground-borne vibration from construction equipment such that a vibration monitoring plan shall be required prior to beginning construction within 200 feet of an existing or future occupied residence. The roundabouts along Otay Lakes Road are designed for W-40 truck movement, accommodating trucks with a trailer of 35' or shorter. Minimizing large truck circulation has the potential to result in reduced groundborne vibration. All blasting and crushing construction operations are subject to strict implementation of applicable County ordinances.</p>	Consistent
<p>GOAL N-4 Transportation-Related Noise Generators. A noise environment that reduces noise generated from traffic, railroads, and airports to the extent feasible.</p>		
Policies		
<p>N-4.2 Traffic Calming. Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.</p>	<p>The road network has been designed in accordance with the County Public Road and Private Street Standards with approved design exceptions to reduce the posted speed limit to improve safety and reduce noise generation. Mitigation measures to perform acoustic studies are included to mitigation noise impacts that exceed County guidelines.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>N-4.5 Roadway Location. Locate new or expanded roads designated in the Mobility Element in areas where the impact to noise sensitive land uses would be minimized.</p>	<p>The Project includes the widening of Otay Lakes Road to a 4- lane Boulevard. The widened alignment of the road will remain largely the same as the existing alignment, thereby minimizing the potential to create new noise impacts in areas supporting sensitive land uses.</p>	Consistent
<p>N-4.6 Road Improvement Projects. For County road improvement projects, evaluate the proposed project against ambient noise levels to determine whether the project would increase ambient noise levels by more than three decibels. If so, apply the limits in the noise standards listed in Table N-2 for noise sensitive land uses that may be affected by the increased noise levels. For federally- funded roadway construction projects, use the limits in the applicable Federal Highway Administration Standards.</p>	<p>The Project includes widening Otay Lakes Road. While the resulting roadway would result in a greater than three decibels increase due to the increase in traffic volumes, the increase is not cumulatively significant. Further, noise impacts associated with increased traffic on Otay Lakes Road are less than significant because adjacent properties are or would be attenuated by a noise wall.</p>	Consistent
<p>N-4.9 Airport Compatibility. Assure the noise compatibility of any development projects that may be affected by noise from public or private airports and helipads during project review by coordinating, as appropriate, with appropriate agencies such as the San Diego County Regional Airport Authority (SDCRAA) and the Federal Aviation Administration (FAA).</p>	<p>The Acoustical Analysis Report concluded that the Project will not experience significant impacts from airport noise. The nearest private airstrip is the John Nichol's Field Airport, located at 13531 Otay Lakes Road, Jamul, California. The airport is located less than 1/2 mile to the southeast of the project site. Because of the facility size, type of aircraft, and frequency of airport operations, the project would not expose people living or residing in the project area to excessive noise levels from private airstrips or associated activities.</p>	Consistent
<p>GOAL N-5 Non-transportation Related Noise Sources. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.</p>		
Policies		
<p>N-5.1 Truck Access. Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the maximum practical distance from residential zones.</p>	<p>Best design considerations will be implemented in the preparation of Site-Specific Site Plans for commercial uses within the Village Core to shield adjacent land uses (residential, school, etc.) from noise generated by parking lots and deliveries. A Site Development Permit is required for development which will evaluate the specific access for a project.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
GOAL N-6 Temporary and/or Nuisance Noise. Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses.		
Policies		
N-6.3 High-Noise Equipment. Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.	Onsite uses, including landscape maintenance and other noise generating uses, will be governed by the CC&Rs to control noise, hours of operations and impacts on residential uses and sensitive receptors consistent with the County Noise Ordinance.	Consistent
N-6.4 Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.	Construction activities will comply with the County's standard hours of construction. The CC&Rs will restrict and control homeowner landscape and construction activities after the homes are occupied.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Safety Element		
GOAL S-3 Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.		
Policies		
S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	The Project has been designed to comply with the County's Fire Code, the County Subdivision Ordinance, and the County's Wildland Fire & Fire Protection Guidelines. Buildings will include automatic fire sprinklers systems and comply with the California Building Code, Chapter 7A. Buildings along the perimeter of the Project will be protected by a minimum of 100 feet of defensible space (100' Fuel Modification Zone) and fire-rated perimeter walls. In addition to the 100' Fuel Modification Zone, a wet zone between structures and rear property lines is required. The Project also includes an onsite fire station and sheriff's substation, as well as the construction of an on-site Otay Water District 980 Zone water reservoir.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<i>Safety Element</i>		
<p>S-3.2 Development in Hillside and Canyons. Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.</p>	<p>The Fire Protection Plan includes mapping fire environment risk analysis, including fire behavior modeling to assist in estimating the necessary defensible space, including areas where the terrain or topography affect a structure's susceptibility to wildfire. Flame lengths were modeled under worst case conditions; summer fire flame length is estimated to be 21 feet and fall fire with gusty Santa Ana winds flame length is 31 feet. Buildings along the perimeter will be protected by a minimum of 100 feet of defensible space. This 100' fuel modification zone will be planned and managed to reduce fire intensity, slow fire spread, and minimize the spread of flames into/from the Project Area. The plant palette has been reviewed and approved by a wildfire specialist. The Fire Protection Plan includes restrictions on plant height and spacing in the fuel medication zone to further minimize the spread of flames.</p>	Consistent
<p>S-3.3 Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.</p>	<p>The Project has been designed to achieve a careful balance between protecting wildlife corridors and linkages and minimizing the potential for wildland fires to penetrate the developed areas. Development is concentrated around the Village Core which has reduced the overall edge effect with no significant sources of flammable vegetation internal to the community. The HOA-maintained landscaping complies with the approved plant list for urban-wildland areas and the CC&Rs will require private yard landscape to comply with this plant list as well. In addition, the LBZ established on lots bordering open space/conservation areas requires that buildings must be 100' from open space areas. The 100' Preserve Edge requirements will be enforced and managed via the CC&Rs.</p>	Consistent
<p>S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.</p>	<p>The Project includes a public safety site which will house a future onsite fire station and sheriff's station. The Fire Protection Plan calls for interim service to be provided by a temporary onsite fire station to serve the projects' initial phases prior to construction of a permanent fire station within the Village Core. Under interim service, the temporary station, and the permanent station, the General Plan response time threshold of 5-minutes is met.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>S-3.5 Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.</p>	<p>A Fire Protection Plan (FPP) (Final EIR, Specific Plan Appendix II) has been prepared for the Project. The Project includes four fully improved access points along Otay Lakes Road, a backbone roadway through the Project connecting the various neighborhoods. There are secondary access points within each neighborhood, via an extensive internal circulation with loop streets and multiple ingress and egress points. Otay Lakes Road completes the regional connection between the City of Chula Vista and the communities of Jamul and Dulzura. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles. Residential Collector Streets without driveways or homes fronting provide wider travel lanes to accommodate evacuation routes</p> <p>In addition, a Wildland Urban Interface (WUI) Plan has been prepared by the County for the Project. The Project will be conditioned to comply with the requirements in the FPP and WUI Plan.</p>	Consistent
<p>S-3.6 Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.</p> <p>Mitigation measures include, but are not limited to, the use of ignition resistant materials, multiple ingress and egress routes, and fire protection systems.</p>	<p>The Project has been designed to comply with the County's Fire Code, the County Subdivision Ordinance, and the County's Wildland Fire & Fire Protection Guidelines. Buildings will include automatic fire sprinkler systems and comply with California Building Code, Chapter 7A. Buildings along the perimeter of the Project Area will be protected by a minimum of 100 feet of defensible space. This 100-foot fuel modification zone will be landscaped to protect against the spread of flames into the project. The plant palette has been reviewed and approved by a wildfire specialist. The Project also includes an onsite fire station and Sheriff's storefront facility, as well as an Otay Water District 980 Zone 5.0 million-gallon water reservoir and is immediately adjacent to Otay Reservoir with a capacity of almost 50,000-acre feet. The roadways have been designed to ensure adequate travel width for fire apparatus and emergency vehicles. Backbone spine roads without driveways or homes fronting on these roads are widened roads to accommodate evacuation routes.</p> <p>In addition, the landscape buffer zone established on lots bordering open space/conservation areas requires that buildings must be 100' from open space areas. The 100' Preserve Edge requirements will be enforced and managed via the CC&Rs.</p>	Consistent
<p>S-3.7 Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire hazards areas.</p>	<p>Buildings will be designed with automatic fire sprinklers and will comply with California Building Code, Chapter 7A, as well as the County Fire Code.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<p>GOAL S-6 Adequate Fire and Medical Services. Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.</p>		
<p>Policies</p>		
<p>S-6.1 Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires.</p>	<p>The Specific Plan includes the Overview of Water Service facility plan, which addresses fire flow requirements necessary to serve the Project, as discussed further in the FPP. The phasing and financing of water facilities are addressed in the PFFP.</p> <p>The Otay Water District approved an SB610/SB221 water supply assessment/water verification report on May 2, 2018 for the Project. This report, prepared by the Otay Water District, ensures that the Specific Plan's water demand, in conjunction with other existing and future development, can be met by available and reliable water supplies through Otay Water District, the San Diego County Water Authority, and Metropolitan Water District.</p>	<p>Consistent</p>
<p>S-6.3 Funding Fire Protection Services. Require development to contribute its fair share toward funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.</p>	<p>The Project includes a public safety site to house a future onsite fire station. The Applicant will be required to provide the land and construct the fire station which offsets payment of the County Fire Mitigation Fee. The Project will enter into a Fire Services Agreement, which will determine the Project's fair share of maintenance and operations costs necessary to serve the Project.</p>	<p>Consistent</p>
<p>S-6.4 Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).</p>	<p>The Fire Protection Plan calls for interim service to be provided by a temporary onsite fire station to serve the projects' initial phases prior to construction of a permanent fire station within the Village Core. Under interim service, the temporary station, and the permanent station, the General Plan response time threshold of 5-minutes is met. The City of Chula Vista Fire Department has resources that may be available to respond to emergency calls as second or third engine via the existing or an updated automatic or mutual aid agreement.</p>	<p>Consistent</p>
<p>S-6.5 Concurrency of Fire Protection Services. Ensure that fire protection staffing, facilities and equipment required to serve development are operating prior to, or in conjunction with, the development. Allow incremental growth to occur until a new facility can be supported by development.</p>	<p>The Project Applicant will enter into a Fire Services Agreement prior to Project approval. This agreement will address development phasing as well as fire protection services and facilities phasing and financing in conformance with this Policy.</p>	<p>Consistent</p>

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL S-7 Reduced Seismic Hazards. Minimized personal injury and property damage resulting from seismic hazards.		
Policies		
<p>S-7.1 Development Location. Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.</p>	<p>No known earthquake faults are located on the Project site as depicted on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The Rose Canyon and Newport-Inglewood fault zones are located approximately 14 miles to the west are the closest known active fault zones to the Project Area. The La Nacion Fault, a potentially active fault, is located approximately 6 miles west of the Project Area.</p>	Consistent
<p>S-7.2 Engineering Measures to Reduce Risk. Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.</p>	<p>No unusual climatic, geologic, or seismic conditions on or near the Project Area exist to warrant building code, engineering standards, or construction methods in excess of California Building Code requirements, County building codes and land use regulations, and other formally established and conventional engineering and design standards and practices.</p>	Consistent
GOAL S-10 Floodway and Floodplain Capacity. Floodways and floodplains that have acceptable capacity to accommodate flood events.		
Policies		
<p>S-10.4 Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to</p>	<p>The Stormwater Management Plan for the Project has been designed in accordance with the County's Standard Urban Stormwater Mitigation Plan, Hydromodification Plan, and Low Impact Development Design Guidelines. Drainage from paved areas, including streets, sidewalks, driveways, and parking areas, is directed into biofiltration basins to remove trash, debris, and pollutants prior to discharging into the downstream natural conveyance channels.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
Policies		
<p>S-10.5 Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.</p>	<p>The Priority Development Project Stormwater Management Plan for the Project identifies necessary facilities required both on and off-site to drain the Project and avoid impacts due to storm water runoff. This site will include regional-type biofiltration basins at the downstream portions of the developed areas and along Otay Lakes Road, which will act to address both pollution control and flow control measures. The BMPs were selected based on their effectiveness for pollutant removal and ability to also be utilized for flow control.</p>	Consistent
<p>S-10.6 Stormwater Hydrology. Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology. Increases in velocities and peak flow rates can result in flooding, erosion, and other problems downstream. Decreases can deprive biological resources of a needed water source.</p>	<p>The CEQA Drainage Study has been prepared in accordance with the County of San Diego Hydrology and Hydraulic Design Manuals to minimize adverse impacts on the surrounding area. The Project currently and ultimately drains into the Lower Otay Reservoir. Natural runoff from most areas north of the Project will be separated from the developed site runoff via separate storm drain systems. Thus, runoff from natural (undeveloped) areas would continue to drain directly the Lower Otay Reservoir and not comingle with runoff from the development until downstream of the proposed biofiltration basins (after low flows from the development have been treated). The onsite storm drains which convey developed flows will be routed through a biofiltration basin prior to discharging into the Lower Otay Reservoir. Increased peak flows to the Lower Otay Reservoir due to the development will be accepted by the City of San Diego on the condition that the quality of runoff is treated and the Source Protection Guidelines for New Development are used to address water quality.</p>	Consistent
<p>GOAL S-12 Adequate Law Enforcement Facilities. Timely development of law enforcement facilities in locations that serve the unincorporated areas of the County.</p>		
Policies		
<p>S-12.1 New Law Enforcement Facilities. Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County.</p>	<p>The Project includes an onsite public safety site which is anticipated to house a future Sheriff's storefront facility.</p>	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
GOAL S-13 Safe Communities. Law enforcement facilities and services that help maintain safe communities.		
Policies		
S-13.1 Sheriff Facility Locations. Locate Sheriff facilities to best serve existing and planned development and the corresponding demand for services.	The Project includes a public safety site which is anticipated to house a Sheriff's storefront facility. (See S-12.1 above)	Consistent
S-13.2 Sheriff Facilities in Non-Residential Areas. Locate future Sheriff facilities in commercial, industrial, or mixed-use areas; they may also be located within residential areas when other sites are unavailable or unsuitable based on circulation, geography, proximity to demand, and other factors that impact the practical provision of services.	The Project includes a public safety site which is anticipated to house a Sheriff storefront facility. As an alternative, the Sheriff's facility may be located in the commercial/retail Mixed Use Site.	Consistent
GOAL S-14 Crime Prevention. Crime prevention through building and site design.		
Policies		
S-14.1 Vehicular Access to Development. Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible.	Many of the internal streets within the Project have been designed to connect to and through the neighborhoods rather than end in cul-de-sacs. The Project is bisected by a backbone street and includes three fully improved roundabouts along Otay Lakes Road; a fourth roundabout serves the Resort site. Public parks and other facilities are situated along within the community for easy access and visibility from adjacent homes.	Consistent
S-14.2 Development Safety Techniques. Require development within Village areas to utilize planning and design techniques, as appropriate, that deter crime. Examples of design features include the following: <ul style="list-style-type: none"> • Avoiding landscaping that might create blind spots or hiding places Centrally locating open green spaces and recreational uses so that they are visible from nearby homes and streets • Designing streets to discourage cut-through or high-speed traffic 	The street network has been designed in accordance with County Public Road Standards which incorporate public safety and includes separate bicycle and pedestrian access design considerations. Neighborhoods are designed to promote connectivity and interaction with other neighborhoods. Public and private park and recreation facilities are located central to neighborhoods to enhance visibility and deter crime. Monument/signage will mark primary community entries, backbone circulation system, and neighborhood entrances. Landscaping and street lighting will be designed to enhance pedestrian safety and deter crime. The Project includes four gated access points and accommodates a Sheriff's storefront facility within the public safety site or Multiple-Use Site. The Village Design Plan includes building siting guidelines and CPTED design guidelines intended to deter crime. The Project will have an HOA, which generally implements a positive approach to facilitate neighbor communication and cooperation regarding community safety.	Consistent

County General Plan		
Policy	Project Conformance	Conformance Conclusion
<ul style="list-style-type: none"> • Installing paving treatments, plantings, and architectural design features, such as columned gateways, to guide visitors to desired entrances and away from private areas • Installing walkways in locations safe for pedestrians • Designing lots, streets, and homes to encourage interaction between neighbors • Including mixed land uses that increase activities on the street • Siting and designing buildings oriented for occupants to view streets and public spaces 		

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 - VILLAGE CHARACTER POLICIES		
<p>A single SPA Plan should address all Resort Village areas.</p>	<p>The existing Otay SRP includes the Birch Family Estate Parcel, a non- contiguous property located in the City of Chula Vista, as part of the Resort Village. The Project includes text amendments to the Otay SRP to permit the Birch Family Estate Parcel to be planned independently because it falls under separate ownership, is geographically separated from the Project site, and lies within the City of Chula Vista.</p> <p>A similar amendment was approved by the City of Chula Vista in 1996. With approval and adoption of the GPA by the County Board of Supervisors, The Project would be consistent with Resort Village policies and the Chula Vista GDP.</p>	<p>Consistent</p>
<p>To mitigate visual and policy impacts from the realignment of Otay Lakes Road, a scenic roadway visual resource evaluation shall be conducted by the applicant once the actual roadway alignment and surrounding development have been determined to identify key view corridors that would be available to travelers. Significant views of Lower Otay Reservoir and the San Ysidro Mountain and foothills shall be preserved by a combination of the following measures:</p>	<p>Modifications to the circulation plan for the site require amendments to the adopted Otay SRP Circulation Plan, a component of the County General Plan. Proposed amendments would generally maintain Otay Lakes Road in its existing location, immediately adjacent to the southern boundary of the site. The realignment of Otay Lakes Road from the center of the site, as shown in the 1993 Otay SRP, to its current physical location, just north of Lower Otay Reservoir, would conserve the scenic corridor, significant environmental resources onsite and avoid extensive grading through the central portion of the site. With approval and adoption of the GPA by the County Board of Supervisors, the Project would be consistent with Resort Village policies.</p> <p>Modifications to the land use mix to reduce the number of multi-family units and increase the number of single-family units results in an overall reduction in the structure heights of the development. Locating the single-family development along the northern edge of Otay Lakes Road effectively limits structure heights and enables views of the Reservoir and surrounding hillsides from the lots as they</p>	<p>Consistent</p>

<ul style="list-style-type: none"> Heights of buildings adjacent to the southern edge of the roadway shall be limited to heights that enable views of the Reservoir and surrounding hillsides, or site planning adjacent to the southern edge of the roadway shall enable view corridors of the Reservoir and surrounding hillsides <p>Viewing areas shall be established along the roadway corridor to allow travelers to stop and enjoy the view above the Reservoir.</p>	<p>terrace upward from the road. With approval and adoption of the GPA by the County Board of Supervisors, The Project would be consistent with the Resort Village policies.</p> <p>Additionally, the Project seeks to amend Otay SRP policy references and to implement the proposed road realignment. With the adoption of these Otay SRP amendments by the Board of Supervisors, the Project would be consistent with the Resort Village policies.</p>	
<p>Identify an additional point of public access between the two staging areas on Otay Lakes Road and the bike/walk way, at the SPA level. Provide a continuous bike and walkway along the lakefront, in the existing Otay Lakes Road alignment, to encourage public use and access to the Reservoir. This should provide a connection with a visitor-serving commercial use associated with the resort commercial area.</p>	<p>As discussed above, the Project maintains Otay Lakes Road in its existing location adjacent to Lower Otay Reservoir. To implement this proposed amendment the referenced policy is deleted. Otay Lakes Road will be improved with a multi-use pathway and bike lanes, however, due to concerns regarding trespassing and water quality/safety of the reservoir, there are no public access points. With the adoption of these Otay SRP amendments by the Board of Supervisors, the Project would be consistent with the Resort Village policies.</p>	<p>Consistent</p>

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 - VILLAGE CHARACTER POLICIES		
<p>The abandoned Otay Lakes Road alignment shall be rehabilitated and opened for pedestrian and bicycle viewing access. Rest areas and vistas shall be incorporated into the rehabilitated walkway or promenade.</p>	<p>The Project does not abandon the existing Otay Lakes Road alignment. Proposed amendments to the adopted Otay SRP Circulation Plan maintain Otay Lakes Road in its existing alignment, immediately adjacent to the southern boundary of the site. The re-alignment of Otay Lakes Road from the center of the site, as shown in the Otay SRP, to its current physical location, just north of Lower Otay Reservoir, conserves significant environmental resources onsite and avoids extensive grading in the eastern and western portions of the site. Bike lanes and a pathway will be provided along the existing Otay Lakes Road alignment. With the adoption of these Otay SRP amendments by the Board of Supervisors, the Project would be consistent with the Resort Village policies</p>	<p>Consistent</p>
VILLAGE 13 – BIRCH FAMILY ESTATE PARCEL POLICIES		
<p>The Birch Family Estate Parcel will be utilized for a specialty conference center/community center, with low density residential uses and open space on its western edge, consistent with the residential densities of nearby East Lake Vistas and East Lake Woods. The City of Chula Vista's greenbelt would continue to the east of the Ranch House next to the City of</p>	<p>The Project does not include plans for the Birch Family Estate Parcel. Proposed amendments to the Otay SRP call for modifying other policies to permit the Birch Family Estate Parcel (a separate land area owned by separate entities located to the northwest of Lower Otay Reservoir) to be processed independently from the Project. With the adoption of these Otay SRP amendments by the Board of Supervisors, the Project would be consistent with the Resort Village policies.</p>	<p>Consistent</p>

San Diego property.		
Organize land uses based upon the village/town center concept to produce a cohesive, pedestrian-friendly community, encourage non-vehicular trips, and foster interaction amongst residents.	The design of the Project is based upon the village concept with public land uses centrally located, including an elementary school and park and recreation facilities, in proximity and linked through a system of pedestrian pathways and trails to residential areas. The proposed land uses provide opportunities for active and passive recreation and serve as a gathering spot for residents and visitors.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 - VILLAGE CHARACTER POLICIES		
The village character should be guided by the following qualities: <ul style="list-style-type: none"> • Location in proximity to the lake; • Variable topographic conditions; • Views, especially of the lake; • Location adjacent to a scenic corridor; • Location in proximity to large blocks of open space; and • Opportunity for recreational activities. 	The Project incorporates land uses on hillside terraces created within the natural topography to optimize views of Lower Otay Reservoir, the mountains and surrounding open spaces (including two natural north-south corridors) while preserving variable topographic conditions. Recreational opportunities include six parks totaling 25.1 acres, a homeowner's recreation facility of 6.1 acres, and a trail and pathway system traversing the development and open space areas. Thus, the Project Specific Plan is consistent with the Village 13 – Village Character Policies.	Consistent
VILLAGE 13 - VILLAGE POLICIES		
Provide for public access along the Reservoir.	Public access is provided through a pedestrian pathway adjacent to Otay Lakes Road and bike lanes along Otay Lakes Road.	Consistent
Blend day-to-day services intended for permanent residents with visitor-oriented attractions such as art galleries and specialty stores.	Restaurants, recreation, and retail facilities within the Resort complex are planned permitted uses to serve both visitors and residents. Additional commercial uses are permitted in the Multiple-Use (MU) planning area.	Consistent
Provide a transit stop for local bus service.	The Project is not planned to be served by transit. SANDAG confirmed no existing or future transit routes are planned in the vicinity of the Project site; however, a potential transit stop may be accommodated in the Multiple-Use planning area in the future.	Consistent
Provide well-defined linkages to the lakefront pedestrian and bicycle pathways.	The Otay Ranch Resort Village 13 Specific Plan includes a pathway and bike lanes along Otay Lakes Road. Pathways within the Project connect to the pathway on Otay Lakes Road and to existing trails on the development perimeter. The bike lanes are accessible from the four project entries	Consistent

<p>Buffer the Reservoir edge from development through a variable setback and landscaping.</p>	<p>This policy was adopted when the Otay SRP located Otay Lakes Road through the middle of the Project Site. The Resort Village 13 Specific Plan leaves Otay Lakes Road in its existing alignment, along Lower Otay Reservoir, such that the road and landscaped slopes associated with the development area provide a buffer with variable setbacks. The Project Land Use Plan includes Otay Lakes Road and graded, landscaped slopes as buffers between the Reservoir edge and development.</p>	<p>Consistent</p>
---	---	-------------------

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 - VILLAGE POLICIES		
<p>Public recreational uses established along the lakefront should be complementary to existing recreational uses on the Reservoir.</p>	<p>The Resort Village 13 Specific Plan includes a pathway on the south side of Otay Lakes Road. Any potential future recreational amenities will be coordinated with the City of San Diego and be complementary with existing recreational uses on the Reservoir.</p>	<p>Consistent</p>
<p>Establish Resort square footage and floor area ratios at the Major Use Permit of Plot Plan level. The GDP/SRP Land Use Map specifies the number of dwelling units. The number of hotel rooms should be 200 maximum. The final number of rooms will be determined at the SPA level, based upon traffic, resource, visual impacts and conformance to these guidelines.</p>	<p>The maximum number of hotel rooms associated with the Resort hotel would not exceed 200 rooms. The actual square footage and FAR of the Resort site will be established through the Site Plan Permit process.</p>	<p>Consistent</p>
<p>Establish a detailed set of design guidelines for architecture in conjunction with the Resort Village SPA Design Plan. These guidelines should address the following: bulk, scale, intensity, style, and colors, including roofs, which will complement the natural surroundings.</p>	<p>The Design Plan addresses architecture with details given for bulk, scale, style and colors. Unifying elements in a consistent theme will be carried throughout the site. Architectural design for the Resort hotel facilities and Multiple-Use area will be approved as part of a Site Plan Permit.</p>	<p>Consistent</p>
<p>Buildings along the bluff and Otay Lakes Road should be clustered and arranged to ensure that the architecture does not become a Wall, preventing longer views and creating a solid edge atop the bluff. Buildings should have varied orientations, punctuated by pockets of internal open space at key intervals along the bluff edges.</p>	<p>In order to preserve critical habitat and observe the MSCP hardline boundary, the Project consists of a contiguous development footprint with variations in topography and land uses, including single-family neighborhoods, the main project entry to the Village Core, the Thornmint preserve, the resort, and open space.</p> <p>This plan, coupled with site design criteria in the Design Plan, ensures variation and view opportunities.</p>	<p>Consistent</p>

High quality residential uses located in the northern portions of the village should have an average density of three dwelling units per acre in sloping high elevation areas. Geographic isolation and design standards for sloping areas will provide view-oriented lots with a low intensity character.	Development intensity in the Project ranges from residential densities of 2.5 to 6.1 dwelling units per acre. Intensity generally decreases in the higher elevations furthest from the Reservoir. The Otay Ranch Resort Village 13 - Alternative H Specific Plan complies with these standards.	Consistent
Buildings should step-down slopes and/or incorporate slopes into the structure where feasible, especially in areas of steeper slopes.	The grading plan for the site is integrated into the natural topography. Single family lots are generally terraced. Landscaped slopes separate development sites.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 - VILLAGE POLICIES		
Buildings shall be visibly compatible in terms of height, scale, and bulk and shall be set back from the edge of the mesa and composed of low-rise structures no more than three stories in height, with occasional four-story buildings or iconic architectural element within the Resort and Multiple Use land use designations approved pursuant to a Major Use Permit.	Residential development will be one-, two-, and three-story structures. The multiple-use site may include three and four-story buildings. The Resort hotel facilities generally will be low-rise with some three-and four-story buildings with additional height for an architectural element. The Design Plan and Development Regulations provide guidelines for building height, scale and bulk.	Consistent
Buildings shall maximize the use of non-reflective/non-glare surfaces.	The Design Plan and Development Regulations limit the use of reflective surfaces and maximize the use of non-glare surfaces.	Consistent
Buildings and materials that may be hazardous to wildlife shall not be used in proximity to wildlife corridors.	The Design Plan includes guidelines for buildings and materials utilized when developing adjacent to natural open space areas, which restricts the use of materials hazardous to wildlife. In addition, the Preserve Edge Plan provides guidelines to buffer the Preserve.	Consistent
Access to out parcels shall be considered at the SPA level.	The Project is designed to allow future access to the one out parcel (NAP) within the site.	Consistent
A visual analysis shall be performed at the SPA level to assess visual impacts along Otay Lakes Road and identify important view corridors from Otay Lakes Road and prominent natural features. This analysis should illustrate natural and proposed topography, together with methods for protecting key view corridors and shall be consistent with the requirements set forth in the Overall Ranch Design Plan.	A visual analysis was performed as part of the Final EIR to assess visual impacts and identify important view corridors. The Site Utilization and Grading Plans locate development areas to minimize the perception of sprawl along Otay Lakes Road and protect the view of higher elevation features within the open space areas. In addition, the Design Plan includes guidelines for site design to protect view sheds.	Consistent
Buildings adjacent to the northern edge of Otay Lakes Road shall be terraced upward to promote views of the Reservoir and surrounding hillsides.	Development adjacent to the northern edge of Lower Otay Reservoir is predominately single-family homes and natural open spaces. Homes are oriented to promote views of the Reservoir and surrounding hillsides and are limited to two stories. The terraced nature of the development will promote views of the Reservoir.	Consistent

Ensure sufficient setback and building configuration to minimize conflicts with the wildlife corridors and scenic roadways.	The development areas have been defined based on the location of wildlife corridors and scenic roadways. The Design Plan and Development Regulations specify setbacks and building configurations to minimize conflicts. In addition, the Preserve Edge Plan provides guidelines to buffer uses from the Preserve.	Consistent
The resort will be a "Destination Resort" with low-rise buildings, materials, and colors, which blend with the natural environment and special design features to complement the natural terrain.	The Design Plan and Development Regulations include requirements for low-rise buildings (three and four stories, with architecture elements up to 75' possible) and use of materials compatible with the natural environment. The design of the Resort structures will be specifically approved through the Site Plan permit process.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 - CORE POLICIES		
<p>Create a Village Core with sufficient intensity to provide facilities needed to establish a community focus: a viable commercial center, elementary school, multi-family residential uses, parks and a focal point for public assembly. The Village Core will include a variety of housing types. Residential uses up to medium density (6-11 du/acre) are appropriate close to the Village Core. Affordable housing may be accommodated through limited high intensity housing in the Village Core. Affordable housing will be provided in accordance with the provisions of the Otay Ranch GDP/SRP Housing Chapter (Part II, Chapter 3).</p>	<p>The Project includes a synergistic mix of land uses within the Village Core. The Village Core is in the heart of the Project Area and includes:</p> <ul style="list-style-type: none"> • An elementary school site • Neighborhood Park (Public Park P-1) • Multiple-Use Village Square containing up to 20,000 sq. ft. of commercial/retail use • Public Safety Site planned to accommodate a fire station and Sheriff's storefront facility • The Village Core includes a higher density residential use • The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles. 	Consistent
VILLAGE 13 - PARKS AND OPEN SPACE POLICIES		
<p>Preserve the major north-south canyon near the eastern side of the village. Provide an undercrossing beneath Otay Lakes Road where it traverses this major canyon.</p>	<p>Otay Lakes Road will remain in its current alignment consistent with the Otay SRP and County Circulation Element. The plan includes a two-lane roadway crossing the canyon on the eastern side of the village. This roadway includes a wildlife crossing traversing the canyon.</p>	Consistent
<p>Careful design consideration shall be given to areas adjacent to natural vegetation, to include the use of native plant materials, indigenous species, and restoration and/or revegetation of habitat areas.</p>	<p>This area is the subject of the Preserve Edge Plan. The Preserve Edge Plan provides guidelines to buffer uses from the Preserve. Use of invasive plant material will be prohibited.</p>	Consistent

Wildlife corridors should be designated and sized in accordance with the findings of the Wildlife Corridor Study.	<p>The site contains one regional corridor identified in the Wildlife Corridor Study: Jamul Mountains to Dulzura Creek (identified as the R2 linkage). The corridor currently allows animal movement between Dulzura Creek and the Jamul Mountains through the topographically steep drainage in the eastern portion of the site.</p> <p>The site is surrounded by a variety of public lands and provides multiple linkages throughout the project site. In addition, the Project includes design features to facilitate and enhance north- south wildlife movement, including construction of a wildlife movement culvert under the existing Otay Lakes Road, and construction of a bridge over the easternmost canyon on the site. Therefore, the project satisfies the intended function of the R2 linkage and therefore is consistent with this policy.</p>	Consistent
Ensure that the resort development areas comply with the Resource Management Plan.	The development area is in conformance with the Otay Ranch Phase I RMP and the updated Otay Ranch Phase II RMP.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 - PARKS AND OPEN SPACE POLICIES		
The Otay SRP Land Use Map depicts the general location and approximate acreage of a golf course. Final environmental studies and site studies completed at the SPA level may suggest variation in routing, location, and precise acreage. These modifications are permissible, as long as the character of the adjacent development.	The Project does not propose a golf course. Although allowed by the Otay SRP, a golf course is not a required element within the development.	Consistent
If provided, the resort golf course should be a "links" or "modified links" course to preserve sensitive habitat areas and wildlife corridors; incorporate native vegetation; and to visually blend with the surrounding hillsides and natural areas. This type of golf course disrupts less of the natural landscape and uses less water due to reduced or minimal greens and fairways, and by incorporating natural vegetation "roughs" into the course.	Please see above regarding golf course uses on the Project site.	Consistent
VILLAGE 13 – GRADING AND LANDFORM		
Develop landform grading guidelines as part of the Otay Ranch Overall Design Plan.	The Otay Ranch Overall Design Plan includes landform-grading guidelines and was adopted by the Board of Supervisors in 1997.	Consistent
Contour grading (i.e., recontouring, slope variation, etc.) should be utilized to transition graded slopes into the natural topography of the area. Guidelines for landform grading should be incorporated in the SPA plans for the area.	Grading techniques are included in the Otay Ranch Resort Village 13 Specific Plan. Contouring, slope variation, and other techniques will be utilized and result in more natural appearance of graded slopes.	Consistent

Residential and resort buildings should follow the topography. Hillside sites offer opportunities to create outdoor decks, terraces, bridged walkways between buildings, and viewing areas.	The Otay Ranch Resort Village 13 Specific Plan accommodates the hillside topographic features of the site to take advantage of views throughout the site. The Design Plan includes design elements to further incorporate views with decks, terraces, and pathways.	Consistent
Roadways should follow the existing landforms, to the extent possible.	Roadways have been designed to follow landforms to the extent possible along with maintaining a balance site and minimizing street grades as practicable.	Consistent
Natural features should be retained, including natural drainage courses, major canyons, and prominent ridgelines.	The land use plan contained in the Otay Ranch Resort Village 13 Specific Plan retains and accentuates natural features of the site including drainage courses, major ridgelines, and canyons. Of note, the Otay Ranch Resort Village 13 Specific Plan generally conserves the R2 wildlife corridor and drainage.	Consistent
Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
VILLAGE 13 – WATER QUALITY POLICIES		
Protect the water quality of Otay Lakes as part of the environmental planning process. Develop protection measures at the SPA level which ensure that potential impacts on water quality are avoided or mitigated.	The Specific Plan includes a Drainage Study and a Stormwater Management Plan to protect the water quality of Lower Otay Reservoir.	Consistent
VILLAGE 13 – OTHER POLICIES		
The Project plans shall be submitted to the Federal Aviation Administration (FAA) for review as soon as possible to determine whether or not land use incompatibilities exist between the Project and the existing Tactical Air Operations Center. If it is determined by the FAA that such incompatibilities exist, then the SPA plan shall be designed to avoid such interface impacts. The Project Applicant shall then revise the Project's phasing plan to allow for use of the Tactical Air Operations until its option expires.	The Tactical Air Operations center is not regulated by the FAA, rather by the County as the lead agency which is required to utilize the Caltrans Airport Land Use Planning Handbook for a compatibility determination. A compatibility study was prepared and submitted to the County in conjunction with public review of the Project and environmental documents (Final EIR Section 2.6.1.9 and Appendices C-20 and D-20).	Consistent

OTAY RANCH GDP/SRP -- LAND USE GOALS		
Develop comprehensive, well integrated and balanced land uses, which are compatible with the surroundings.	<p>The Specific Plan for the Project integrates the village land uses within the natural setting of the site. The land uses include: a destination Resort hotel site with associated facilities, a mix of single-family and Multiple-Use residential neighborhoods, an elementary school, a public safety site to include a fire station, parks and recreation facilities, and open space. The streets and buildings will be integrated into the natural topography on the hillsides. Neighborhood-serving land uses are located within walking distance of most residential neighborhoods. Landscaping within the site will reference the historic agricultural setting with groves of trees and will sensitively transition between development areas and the natural open space Preserve areas.</p> <p>The project conforms to the MSCP hardline boundary which preserves the R2 wildlife corridor and drainage, establishing a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone" properties. This open space Preserve corridor contains high-quality natural habitats.</p>	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- LAND USE GOALS		
Environmentally sensitive development should preserve and protect significant resources and large open space areas.	<p>The Specific Plan conforms to the MSCP hardline boundary and implements this goal through the which includes over 1,107 acres which is identified as hardline preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. The Project also includes over 69 acres of conserved open space which will be protected by a biological open space easement. As described in the Otay Ranch Phase II RMP, 1.188 acres of Preserve land for every acre of land that is mapped for development (except common areas) within the Project Specific Plan site will be conveyed to the Otay Ranch Preserve Owner Manager. Accordingly, the build out of Otay Ranch will ensure the conveyance of the Preserve lands surrounding the site.</p>	Consistent
Reduce reliance on the automobile and promote alternative modes of transportation.	<p>This policy is more applicable to the more intense development areas with the Otay Valley Parcel of Otay Ranch. The Otay Ranch GDP/SRP established Village 13 as a Specialty Village that also serves as a Transitional Village between the more intensive development with Chula Vista and the rural communities to the east. The site accommodates the alternative mobility program described in the Otay SRP. The Alternative H Specific Plan's land use plan centrally locates school, park, and a public safety site in proximity to residential uses to encourage pedestrian and bicycle travel as an alternative to the automobile. The plan provides for bicycle and pedestrian circulation. Pedestrian pathways and/or sidewalks are provided along all streets in the site.</p>	Consistent

<p>Promote village land uses, which offer a sense of place to residents and promotes social interaction.</p>	<p>The Village Core includes an elementary school, public park and recreation facility, and a public safety site which are linked with the residential areas through a system of pedestrian pathways and trails. These land uses provide opportunities for active and passive recreation and serve as gathering spots for residents and visitors.</p> <p>The Project also includes a Multiple-Use residential/commercial area which includes 57 multi-family residential units and up to 20,000 square feet of commercial uses.</p>	<p>Consistent</p>
<p>Diversify the economic base within Otay Ranch.</p>	<p>The foundation for a diverse economic base within Otay Ranch lies within the Otay Ranch GDP/SRP which identified Planning Area 12 and the EUC (within the City of Chula Vista) as the urban heart of Otay Ranch, Industrial Planning Areas as the Ranch's job generators, a University Area, Urban Villages (Villages 1 through 11), Rural Estate Areas (Planning Areas 16 and 17) and Specialty Villages. Village 13 is planned as a Specialty Village, in the Otay Ranch GDP/SRP.</p> <p>The "specialty" focus of Village 13 is to provide Otay Ranch the opportunity to construct a destination resort and create neighborhoods within which to locate executive-level homes. Higher end homes were deemed necessary to achieve South County's economic development strategies to attract value enhanced manufacturing and research opportunities. The acquisition of Village 15 by conservation entities for conservation purposes effectively eliminated 516 higher-end single family detached homes, making Village 13 an even more important component of the region's economic strategy. The Project is consistent with the policy by creating the resort planning area and a range of single-family neighborhoods.</p>	<p>Consistent</p>

<p>Otay Ranch General Development Plan/Subregional Plan</p>		
<p>Goal, Objective or Policy</p>	<p>Project Conformance</p>	<p>Conformance Conclusion</p>
<p>OTAY RANCH GDP/SRP -- LAND USE GOALS</p>		
<p>Promote synergistic uses between the villages and town centers of the Otay Ranch to provide a balance of activities, services, and facilities.</p>	<p>The Project implements this goal by providing a unique combination of land uses, a mix of single-family neighborhoods and a Multiple-Use Site, an elementary school site, a public safety site planned to accommodate a fire station and Sheriff's storefront facility, and public and private park and recreation facilities.</p>	<p>Consistent</p>
<p>OTAY RANCH GDP/SRP -- MOBILITY GOALS</p>		
<p>Provide a safe and efficient transportation system within Otay Ranch with convenient linkages to regional transportation elements abutting the Otay Ranch.</p>	<p>This policy is more applicable to the more intense development areas within the Otay Valley Parcel of Otay Ranch. The Otay Ranch GDP/SRP established Village 13 as a Specialty Village, that also serves as a Transitional Village between the more intensive development within the City of Chula Vista and the rural communities. To the greatest extent feasible and considering the isolated location, the Specific Plan endeavors to accommodate the alternative mobility program described in the Otay Ranch GDP/SRP.</p> <p>The internal circulation concept provides adequate vehicular access, provides alternate routes to disperse traffic, and avoids "through routes" within the residential neighborhoods. Neighborhood streets within the Project site are proposed for a maximum travel speed of 25 miles per hour. This reduced speed will contribute to traffic calming and allow bicycles to travel on streets without designated travel lanes.</p> <p>Primary local access to the Project site is provided from the west by Otay Lakes Road, which also serves as a continuous link to the west as Telegraph Canyon Road. In the City of Chula Vista, Telegraph Canyon Road is a 6-Lane Prime Arterial. Telegraph Canyon Road</p>	<p>Consistent</p>

	<p>transitions to Otay Lakes Road, a 4-Lane Boulevard with Raised Median. Otay Lakes Road transitions to a 2-Lane Community Collector beyond Piazza Urbino.</p> <p>Regional access is currently provided by I-805, which is located approximately three miles west of the Project site. SR-125 provides additional north-south access for the traffic generated with build-out of the south San Diego County areas, including Otay Ranch and other portions of the Chula Vista Eastern Territories. Secondary north-south access is available on I-5, along the Bay front, approximately nine miles west of the Project site. SR-54 provides regional east-west circulation north of the Project site and is approximately five miles from the Project.</p>	
<p>Achieve a balanced transportation system which emphasizes alternatives to automobile use and is responsive to the needs of residents.</p>	<p>The circulation plan incorporates vehicular and non-vehicular modes of transportation. These facilities are designed to create an integrated system of roadways, bike lanes, trails, and pedestrian pathways. Roads are arranged into a hierarchy, organized by function, to facilitate access within and around the Project. Road classifications are based on the General Plan classifications and have been refined thru the design exception process to reflect the specific opportunities and constraints within the Project. An effort has been made, where feasible, to reduce street paving to slow the flow of traffic and create a pleasant walking environment. Roundabouts and intersection neckdowns are planned to slow traffic and enhance bicycle and pedestrian access.</p>	<p>Consistent</p>
<p>Otay Ranch General Development Plan/Subregional Plan</p>		
<p>Goal, Objective or Policy</p>	<p>Project Conformance</p>	<p>Conformance Conclusion</p>
<p>OTAY RANCH GDP/SRP -- MOBILITY GOALS</p>		
<p>Village entry streets should incorporate medians and be landscaped to reinforce village character and identity.</p>	<p>The Project includes four roundabouts as access points along Otay Lakes Road. Enhanced landscaping and signage within the roundabout create a gateway into the residential neighborhoods and reinforces the Tuscan Hill Town theme for the community. In addition, landscaped parkways along these roadways carry the landscape theme into the residential neighborhoods, which are further reflected in the gated entry elements. See the Village 13 Design Plan for additional details.</p>	<p>Consistent</p>
<p>OTAY RANCH GDP/SRP -- HOUSING GOALS</p>		
<p>Create a balanced community exemplified by the provision of a diverse range of housing styles, tenancy types, and prices.</p>	<p>The Project balances the diversity of housing found throughout Otay Ranch with a greater emphasis on executive level single-family homes. Higher density housing is more appropriately located in closer proximity to transit and employment centers, with lower density communities planned on the edge of urban development.</p> <p>The ratio of SF to MF units within the Otay Valley Parcel authorized in the 1993 Otay SRP was 49.5:50.5. The current ratio of SF to MF is approximately 33:67, pursuant to Otay SRP amendments already approved by the Chula Vista City Council which include Villages 2, 3, 4, 8, 9, 10, and Planning Area 12. This change reflects the land use policy trend toward more efficient and consistent development patterns necessary to encourage walking and reduce reliance on the automobile as popularized by the phrase "smart growth."</p>	<p>Consistent</p>

	<p>The impact of the conservation agency acquisitions, the 2001 Village 13 amendment, and the City of Chula Vista Otay Valley Parcel amendments greatly alters the ratio of SF to MF homes throughout Otay Ranch. The Project plan amendment would serve to bring the ratio closer to that which was originally approved in 1993 when evaluated from the goals of the Otay Ranch Master Plan.</p> <p>The Project includes 5 single family lot sizes within 10 neighborhoods, which are anticipated to accommodate approximately 15 varied single-family floorplans. Lot sizes range from 4,250 sq. ft. to 27,000 square feet. The Project also includes a location for multi-family homes in a horizontal or vertical multiple-use configuration.</p> <p>The Specific Plan includes development regulations and design guidelines that accommodate various building types and styles.</p>	
<p>The provision of sufficient housing opportunities for persons of all economic, ethnic, religious, and age groups, as well as those with special needs such as the handicapped, elderly, single-parent families and the homeless.</p>	<p>An Affirmative Fair Marketing Plan or participation in the San Diego County Building Association's Plan, that describes outreach efforts and lending practices will be undertaken to attract prospective homebuyers and/or tenants in the proposed housing marketing area, regardless of gender, age, race, religion, handicap, or economic status, will be prepared prior to construction and sales of the housing within the Project Area.</p>	Consistent
Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- HOUSING GOALS		
	<p>The Project is consistent with the way the County Housing Element addresses reservations by income level. Pursuant to the implementation measures set forth in the Otay Ranch GDP/SRP, "after 1996, the reservations by income level shall be consistent with the policies and programs contained in the Housing Elements of the appropriate land use jurisdiction." See also the GPAR discussion of the types of residential uses and the Final EIR <i>Chapter 1.0 - Project Description</i>.</p>	
OTAY RANCH GDP/SRP -- PARKS, RECREATION, OPEN SPACE GOALS		
<p>Provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural, and aesthetic needs of project residents of all ages and physical abilities.</p>	<p>The Alternative H Specific Plan implements this goal by providing six parks comprising approximately 25.1 acres consistent with the Otay SRP and County PLDO requirement. The parks range from 2.4 to 10.5 acres. Most homes are within easy walking distance of a planned park.</p> <p>The public and private park system provides a variety of recreational experiences. In addition, the Project provides a pedestrian network which connects the Project to the regional trail along Otay Lakes Road. In addition, about 76.4 acres of internal open space is provided. Further, the Project will satisfy the Preserve Conveyance Obligation requirement that 1.188 acres of Preserve land be conveyed per one acre of developable land. A pathway and trail system are incorporated as mobility and recreation components of the Alternative H Specific Plan.</p>	Consistent

OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS		
<p>Overall Goal Assure the efficient and timely provision of public services and facilities of developable areas of Otay Ranch concurrent with need.</p>	<p>A Public Facility Financing Plan (PFFP) and Fiscal Impact Analysis (FIA) have been prepared in conjunction with the Project in compliance with the Otay Ranch GDP/SRP goal to assure the efficient and timely provision of services and facilities concurrent with need. The PFFP provides descriptions of public infrastructure, thresholds, financing mechanisms, phasing, and construction responsibilities for each facility. The Fiscal Impact Analysis concludes that the Project generates an annual surplus revenue of \$3,305,127 to the County at build-out.</p>	<p>Consistent</p>
<p>Drainage Facilities Provide protection to the Otay Ranch project area and surrounding communities from fire, flooding, and geologic hazards. Ensure that water quality within the Otay Ranch project area is not compromised. Ensure that the City of San Diego's water rights within the Otay River Watershed shall not diminish.</p>	<p>The Specific Plan implements the drainage and runoff goals with the provision of a storm drain system which filters urban runoff from the developed areas before mixing it with natural runoff from the undeveloped portion. Thus, runoff will meet water quality requirements before draining to Lower Otay Reservoir. Drainage and urban runoff from the developed portion of the Project will drain to discharge locations via an internal storm drain system. First flush and dry weather runoff from developed areas will be diverted to biofiltration basins prior to discharge into Lower Otay Reservoir. In addition, a CEQA Drainage Study and a Priority Development Project Storm Water Quality Management Plan have been prepared for the Project to protect the water quality in Upper Otay Reservoir. The phasing and financing of the drainage facilities are addressed in the PFFP.</p>	<p>Consistent</p>

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
<p>OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS</p>		
<p>Sewerage Facilities Provide a healthful and sanitary sewerage collection and disposal system for the residents of Otay Ranch and the region, including a system designed and constructed to accommodate the use of reclaimed water.</p>	<p>The Project includes the Overview of Sewer Service facility plan. This report analyzes that sewer service will be provided through the San Diego County Sanitation District via the Salt Creek Interceptor (City of Chula Vista). The County of San Diego and City of Chula Vista entered into a Sewage Transportation Agreement that allows flows exclusively from the Otay Ranch in the County of San Diego, including the Project, to be conveyed through the Salt Creek Interceptor. The Salt Creek Interceptor has enough capacity to accommodate flows from the Project. The phasing and financing of wastewater facilities are addressed in the PFFP. The Project does not propose utilizing recycled water for irrigation due to the proximity of the site to the Lower Otay Reservoir, which is a drinking water reservoir owned and operated by the City of San Diego.</p>	<p>Consistent</p>
<p>Integrated Solid Waste Management Facilities Provide solid waste facilities and services which emphasize recycling of reusable materials and disposal of remaining solid waste so that the potential adverse impacts to public health are minimized.</p>	<p>The Project implements this goal with a waste management system providing for curbside recycling and landfill capacity. Curbside pickup and recycling will be accomplished through contracting with a local service provider. The recyclables will be collected curbside and disposed at the Otay Landfill. To promote recycling, it is anticipated that a waste service provider will offer different monthly trash service rates depending on the size of each trash container.</p>	<p>Consistent</p>

<p>Urban Runoff Facilities Ensure that water quality within the Otay Ranch Project Area is not compromised.</p>	<p>The Project will be required to comply with the California Regional Water Quality Control Board San Diego Region Tentative Order R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100. All urban runoff will be diverted through state of the art biofiltration basins to clean urban storm flows prior to release to any natural water course to comply with the most recent water quality requirements. These basins will discharge via an internal storm drain system and will outlet below the high-water elevation of Lower Otay Reservoir to avoid erosion. Where the outfalls are not below the high-water elevation of Lower Otay Reservoir, hydromodification practices are employed.</p>	<p>Consistent</p>
<p>Water Quality Ensure that the City of San Diego's water rights within the Otay River watershed shall not diminish.</p>	<p>The City of San Diego Source Water Protection Guidelines for New Development were published in January of 2004. The document set Best Management Practice Standards for new development within any of the watershed's tributary to City of San Diego Reservoirs. Village 13 is tributary to the Lower Otay Reservoir and is therefore required to comply with the City Source Water Protection Guidelines.</p> <p>In the years after the 2004 City of San Diego Ordinance the California Regional Water Quality Control Board have required the urban runoff from all projects be treated to a greater threshold than those contemplated in the City Source Water Protection requirements. the Project will be designed in compliance with both the City of San Diego Source Water Protection Guidelines and the California Regional Water Quality Control Board San Diego Region Tentative Order R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100.</p>	<p>Consistent</p>

<p>Otay Ranch General Development Plan/Subregional Plan</p>		
<p>Goal, Objective or Policy</p>	<p>Project Conformance</p>	<p>Conformance Conclusion</p>
<p>OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS</p>		
	<p>All urban runoff will be diverted through biofiltration basins to clean urban storm flows prior to release to any natural water course. These basins will discharge via an internal storm drain system and will outlet below the high-water elevation of Lower Otay Reservoir to avoid erosion. Where the outfalls are not below the high-water elevation of Lower Otay Reservoir, hydromodification practices are employed to ensure compliance with the Water Quality Ordinance in effect at the time of project approval.</p>	
<p>Water Facilities Ensure an adequate supply of water for build-out of the entire Otay Ranch project area; design the Otay Ranch project area to maximize water conservation.</p>	<p>The Project includes the Overview of Water Service Facility Plan. The phasing and financing of water facilities are addressed in the PFFP.</p> <p>The Otay Water District approved an SB610/SB221 water supply assessment/water verification report on May 2, 2018 for the Project. This report, prepared by the Otay Water District, ensures that the Specific Plan's water demand, in conjunction with other existing and future development, can be met by available and reliable water supplies through Otay Water District, the San Diego County Water Authority, and Metropolitan Water District.</p> <p>The Project proposes to receive water service by expanding the existing 980 and 1296 Zones within the Central Service Area of the Otay Water District. There are several major 980 and 1296 Zone water system improvements within the Project that are identified in the Otay Water District's Capital Improvement Program.</p>	<p>Consistent</p>

	<p>Water conservation is maximized through implementation of the strategies in the Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the Project and establish standards for both indoor and outdoor water conservation that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.</p> <p>The street parkways, parks, and open spaces implemented by the Specific Plan will utilize water conservation landscape practices. Additionally, all non-residential developments will provide water-efficient landscaping and water-efficient irrigation.</p> <p>The Specific Plan, therefore, conforms to the water goals and policies of the Public Facilities Element.</p>	
<p>Water Reclamation Facilities Design a sewerage system which will produce reclaimed water. Ensure a water distribution system will be designed and constructed to use reclaimed water. Construction of a "dual system" of water supply will be required for all development where reclaimed water is used.</p>	<p>The Project does not propose the use of recycled water to reduce potable water usage due to its proximity to Lower Otay Reservoir.</p>	<p>Consistent</p>

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS		
<p>Arts and Cultural Facilities Plan sites for facilities dedicated to the enhancement of the arts at the community level that can contain indoor and outdoor facilities capable of supporting community theater, training and exhibit of art and sculpture, musical training and concerts, film and cultural festivals, public meetings, and other community events.</p>	<p>The Otay Ranch Facility Implementation Plan anticipated a multi-use cultural complex in the Eastern Urban Center of Otay Ranch. In addition, public art and artistic public improvements will be visible in the design of the Alternative H Specific Plan such as landscaping, gateways, signage, streetlights, paving materials, fencing, street and park furniture, and other key focal points. These design issues are addressed in the Village Design Plan.</p> <p>The neighborhood park (P-1) also includes outdoor areas which can be used for arts and cultural performances.</p>	<p>Consistent</p>
<p>Childcare Facilities Provide adequate childcare facilities and services to serve the Otay Ranch project area.</p>	<p>The Specific Plan Development Regulations provide opportunities to locate and phase childcare facilities to meet the needs of the community. Childcare facilities may be located within private homes, commercial centers, offices, and/or adjacent to public schools when appropriate.</p> <p>Home-based childcare includes small family day care homes that serve 6 children and large family day care homes that serve 7-12 children. Consistent with County zoning and the Development Regulations, small family day care homes could potentially be located within all residential zones.</p>	<p>Consistent</p>

	Facility-based childcare may be non-profit or commercial facilities located in non-residential land use areas of the Project. The State of California has adopted regulations related to licensing, application procedures, administrative actions, enforcement provisions, continuing requirements, and the physical environment for child day care and day care centers. Childcare facilities within the Project will comply with state and local regulations.	
<p>Health and Medical Facilities</p> <p>Ensure provision of and access to facilities which meet the health care needs of Otay Ranch residents.</p>	<p>Based on existing and projected services provided in southern San Diego County, no additional acute hospital facility is needed to serve the Project. Both Scripps Memorial Hospital and Sharp Chula Vista Medical Center have the capacity to meet the medical needs of the Project's residents. The area may also be served by Paradise Valley Hospital and private facilities. In the area of mental health, recent service trends indicate an increase in day treatment and out-patient services as an alternative to traditional therapy in a hospital setting. This change in service delivery compensates for increased service demand resulting from the Project's population.</p> <p>Build-out of the Project generates an incremental demand for additional nursing home beds. This demand could be met in existing nursing facilities within southern San Diego County. Build-out of the Project also generates the need for medical practitioners (doctors, dentists, chiropractors, and allied health professionals). Space for purchase or lease, which is accessible to the public and suitable for siting medical practitioner services, will be available within the commercial (for-profit) and Community Purpose Facility (CPF, non-profit) areas of the Eastern Urban Center, other areas of the Otay Valley Parcel in the City of Chula Vista and in the adjacent community of East Lake. In addition, these uses are permitted within the Project's Multiple-Use Site.</p>	Consistent
Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS		
<p>Community and Regional Purpose Facilities</p> <p>Designate areas within the Otay Ranch project area for religious, ancillary private, educational, day care, benevolent, fraternal, health, social and senior services, charitable, youth recreation facilities, and other county regional services.</p>	The Otay SRP identified the Eastern Urban Center as the location for regional services. The Resort Village 13 Specific Plan reserves approximately 12.5 acres of civic uses including a public safety site and an elementary school site. In addition, the Specific Plan includes six parks located on 25.1 acres including a 10.5-acre neighborhood park located in the Village Core. The land uses identified above provide opportunities for community and social service facilities.	Consistent
<p>Social and Senior Facilities</p> <p>Ensure that Otay Ranch project area residents have adequate access to sources of governmental and private social and senior services programs.</p>	Social service programs are mandated by state and federal statutes and regulations and are largely funded from state and federal sources. The public sector provides many basic support services to needy segments of the population. At the regional level, the County of San Diego has the primary responsibility to provide social services to County residents. The Department of Social Services serves one out of every 11 County residents, or over 100,000 persons each month.	Consistent

	<p>There are numerous non-profit health and social service organizations located in the southern San Diego County area. The City of Chula Vista provides an adult literacy program, a Youth Action Program, and the Police Activities League program. The County Area Agency on Aging provides social and nutrition programs, legal services, ombudsman programs, and services to prevent or postpone institutionalization. The City of Chula Vista provides senior services and the Park and Recreation Department coordinates activities and programs at the Norman Park Senior Center.</p>	
<p>Animal Control Facilities Ensure that the community of Otay Ranch is served by an effective animal control program that provides for the care and protection of the domestic animal population, safety of people from domestic animals, and the education of the public regarding responsible animal ownership.</p>	<p>Animal control services and facilities for the Project are provided by the County animal health and regulatory services. Build-out of the Project generates a demand for additional facilities; however, no specific facilities are required for the development of the Project. The payment of property taxes, which contribute to the County General Fund that are allocated to the County Capital Improvement Program, assure the provision of required future facilities.</p> <p>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Project will generate surplus tax revenues to the County of San Diego; therefore, more tax revenue than is necessary to serve demand will be generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by this project. Additionally, the Otay Ranch GDP/SRP obligates the Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>	<p>Consistent</p>

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS		
<p>Civic Facilities Assure the efficient and timely provision of public services and facilities to developable areas of the Otay Ranch project area concurrent with need, while preserving environmental resources of the site and ensuring compatibility with the existing character of surrounding communities, integrate different types of public facilities where such facilities are compatible and complementary.</p>	<p>The Otay Ranch Facility Implementation Plan states that 420 square feet of civic administrative facility per 1,000 residents should be used to determine the project's demand for civic facilities. Based on an estimated population of approximately 6,957 residents, approximately 2,922 gross square feet floor area of civic facilities is required.</p> <p>The Otay Ranch GDP/SRP locates a Civic facility in the Eastern Urban Center, which serves as the Civic presence in Otay Ranch. Additionally, the fiscal analysis concluded that the project will result in a net fiscal annual surplus at build-out. These revenues could be budgeted to fund additional facilities within the County of San Diego to meet the incremental increase in demand generated by this project. The Otay Ranch GDP/SRP also obligates the Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>	Consistent
<p>Correctional and Justice Facilities Prevent injury, loss of life, and damage to property resulting from crime occurrence through the provision of justice facilities.</p>	<p>The South Bay Regional Center provides Municipal and Superior Court services for the South Bay Judicial District. Office space for the District Attorney, Public Defender, Law Library, Revenue and Recovery, Probation, and the Marshal also are provided at or near the South Bay Regional Center. The increased population of the Project may contribute to the need for additional correctional facilities.</p> <p>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Project will generate surplus tax revenues to the County of San Diego, that is, more tax revenue than is necessary to serve demand generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by the Project. Additionally, the Otay Ranch GDP/SRP obligates the Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>	Consistent
<p>Fire Protection and Emergency Services Facilities Provide protection to the Otay Ranch project area and surrounding communities from the loss of life and property due to fires and medical emergencies.</p>	<p>The Project reserves a 2.3-acre public safety site to ensure that adequate fire and emergency medical services are available to serve the Project. The PFFP and the Fire Protection Plan (FPP) identify the equipment needs, financing, and implementation necessary for site development, including the proposed fire station. To prevent loss of life and property due to fires, the Fire Protection Plan and Preserve Edge Plan address fuel modification and brush management on and surrounding the Project. The PFFP and FPP also include alternative service options to comply with County response time thresholds. The County Fire Mitigation Fee Ordinance, as implemented by Cal Fire, is also addressed into the PFFP/FIA and FPP.</p>	Consistent
<p>Law Enforcement Facilities Protection of life and property and prevention of crime occurrence.</p>	<p>The County currently provides law enforcement services to the Project area. Build out of the Project will increase the demand for law enforcement services from the Project.</p> <p>The Sherriff's Department has stated that a 500-square foot Sheriff storefront facility in the approximately 2.3-acre Public Safety site where the fire station will be located could satisfy their needs. CPTED Development guidelines also have been included in the Village Design Plan to ensure that homes, recreational, and business facilities are designed in such a way to deter crime.</p>	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- CAPITAL FACILITY GOALS		
<p>Library Facilities</p> <p>Sufficient libraries to meet the information and education needs of Otay Ranch residents.</p>	<p>The PFFP analyzes the demand for library facilities generated by the Project. The Otay Ranch GDP/SRP plans for the location of a 36,758-sq. ft. main library in the Eastern Urban Center (EUC). The demand for library facilities generated by the build-out of the Project will ultimately be satisfied by this main Otay Ranch library, along with existing libraries within the vicinity of the Project. Future trends in the delivery of library services include the County's 24/7 "Library To Go Program" and e-library programs.</p> <p>The Fiscal Impact Analysis portion of the PFFP forecasts that development of the Project will generate surplus tax revenues to the County of San Diego; therefore, more tax revenue than is necessary to serve demand will be generated by the project. Should the County elect, these revenues could be budgeted to fund addition facilities to meet the incremental increase in demand generated by the Project. The Otay Ranch GDP/SRP obligates the Project to contribute its proportionate fair share to any regional impact fee program, if one were to be established.</p>	Consistent
<p>School Facilities</p> <p>Provide high quality, K-12 educational facilities for Otay Ranch residents by coordinated planning of school facilities with the appropriate school district.</p> <p>Coordinate the planning of adult educational facilities with the appropriate district.</p>	<p>The site is within the boundaries of the Chula Vista Elementary School District.</p> <p>The 1,938 planned homes generate the need to accommodate approximately 794 elementary (K-6) students. The Specific Plan reserves an approximately 10.5-acre elementary school site sized to serve approximately 800 students adjacent to a neighborhood park to accommodate joint use facilities. In addition, the Project generates the need to accommodate approximately 232 middle school (7-8) students and approximately 437 high school students. The Project is within the boundaries of the Sweetwater Union High School District.</p> <p>The Alternative H Specific Plan will satisfy the statutory requirement to mitigate this impact through the payment of school fees pursuant to state statutes, or in the alternative enter into a school mitigation agreement.</p> <p>The demand for adult school facilities will be satisfied within existing facilities in the Sweetwater Union High School District, until a new facility could be constructed in the Otay Ranch Eastern Urban Center in the City of Chula Vista, on a site reserved pursuant to the Otay Ranch GDP/SRP.</p>	Consistent
OTAY RANCH GDP/SRP -- AIR QUALITY GOALS		
<p>Minimize the adverse impacts of development on air quality.</p>	<p>The Project implements this goal through the application of the Air Quality Impact Report. In addition, the Project includes a Greenhouse Gas Emissions Technical Report which addresses greenhouse gas emissions in conformance with AB32 and seeks to reduce emissions and energy use through design methods to reduce vehicle trips, maintain or improve traffic flow, and reduce vehicle miles traveled. For further information, please refer to Final EIR, <i>Section 2.10, Global Climate Change</i>.</p>	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- AIR QUALITY GOALS		
Create a safe and efficient multi-modal transportation network which minimizes the number and length of single passenger vehicle trips.	The Resort Village is a "specialty village" with only limited multi-modal opportunities. However, the proposed development facilitates pedestrian and bicycle travel. The site circulation system is designed with pedestrian-friendly sidewalks and includes pedestrian enhancements, such as shaded pathways, lighting, benches, and other amenities Bicycles are accommodated on pathways and streets. Bicycle racks will be provided at strategic locations, such as Multiple-Use commercial areas and parks.	Consistent
Land development patterns which minimize the adverse impacts of development on air quality.	The Project implements this goal by creating a land use pattern that encourages walkability. This is accomplished through the creation of the Village Core which encompasses major community activity centers including an elementary school site, a public neighborhood park and Multiple-Use Village Square comprised of up to 20,000 sq. ft. of commercial/ retail uses. The Village Core also includes a public safety site, planned to accommodate a fire station and Sheriff's storefront. Additionally, the land pattern includes streets with sidewalks separate from adjacent streets by landscaped parkways. Implementation of safe routes to school and a Walking School Bus Program ¹ will encourage students to walk to school, minimizing adverse impacts on air quality while improving overall health and wellbeing through an active lifestyle. These components contribute to meeting the goals of an active pedestrian-oriented community.	Consistent
OTAY RANCH GDP/SRP -- NOISE GOALS		
Promote a quiet community where residents live without noise which is detrimental to health and enjoyment of property.	An Acoustical Analysis Report has been prepared as part of the Final EIR. Consistent with the noise analysis, the Final EIR includes feasible mitigation measures incorporated into the design to minimize the noise impacts associated with the Project. The design is consistent with the County exterior and interior CNEL noise levels. For further information, please refer to Final EIR, <i>Section 2.7, Noise</i> .	Consistent
Ensure residents are not adversely affected by noise.	An Acoustical Analysis Report has been prepared as part of the Final EIR and feasible mitigation measures will be incorporated into the Project design to ensure that residents are not adversely affected by noise.	Consistent

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- PUBLIC SAFETY GOALS		

¹ See <http://www.walkingschoolbus.org/> for additional information.

<p>Consistent. Promote public safety and provide public protection from fire, flooding, seismic disturbances, geologic phenomena, and man-made hazards in order to: Preserve life, health, and property; Continue government functions and public order; Maintain municipal services; and Rapidly resolve emergencies and return the community normalcy and public tranquility.</p>	<p>The Project reserves a 2.3-acre public safety site which is planned to have a fire station and Sheriff's storefront facility. The Project further implements this goal by participating in emergency disaster plans and programs, establishing safe and effective evacuation routes, and facilitating post-disaster relief and recovery programs. In addition, a Wildland Urban Interface (WUI) Plan has been prepared by the County for the Project. The Project will be conditioned to comply with the requirements in the FPP and WUI Plan.</p>	<p>Consistent</p>
---	---	-------------------

OTAY RANCH GDP/SRP -- GROWTH MANAGEMENT GOALS

<p>Develop Otay Ranch villages to balance regional and local public needs, respond to market forces, and assure the efficient and timely provision of public services and facilities concurrent with need.</p>	<p>A PFFP/FIA has been prepared in conjunction with the Specific Plan. The PFFP assures the efficient and timely provision of services and facilities concurrent with need, and provides descriptions of public infrastructure, thresholds, financing mechanisms, phasing, and responsibilities for each facility.</p>	<p>Consistent</p>
--	--	-------------------

OTAY RANCH GDP/SRP -- RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT GOALS

<p>Resource Preserve Establishment of an open space system that will become a permanent preserve dedicated to the protection and enhancement of the biological, paleontological, cultural resources (archaeological and historical resources), flood plain, and scenic resources of Otay Ranch, the maintenance of long-term biological diversity, and the assurance of the survival and recovery of native species and habitats within the preserve and to serve as the functional equivalent of the County of San Diego Resources Protection Ordinance (RPO).</p>	<p>As described in the Otay Ranch Phase II RMP, 1.188 acres of RMP Preserve land will be conveyed to the POM for every acre of development in conjunction with each final map. One open space corridor (R2) extends through the Project to establish a valuable habitat connection between the MSCP County Subarea Preserve, Chula Vista Subarea Preserve, and the City of San Diego "Cornerstone" properties. The open space Preserve corridor contains high-quality natural habitats.</p>	<p>Consistent</p>
--	---	-------------------

<p>Mineral Resources Encourage the completion of the extraction of mineral resources before conflicts with planned development could occur.</p>	<p>A Mineral Resources Reports was prepared for the Project which concluded that there are no known mineral resources located within the Project. In addition, based on site visits, there are no past or present mining extraction activities within the Project. As a result, there are no conflicts between mineral extraction activities and planned development. There may be the opportunity to reuse some material excavated during grading activities as road base or as surface materials on the multi-use pathways. For further responsive information, please refer to Final EIR, Section 3.4, <i>Mineral Resources</i>.</p>	<p>Consistent</p>
--	---	-------------------

<p>Otay Ranch General Development Plan/Subregional Plan</p>		
<p>Goal, Objective or Policy</p>	<p>Project Conformance</p>	<p>Conformance Conclusion</p>

OTAY RANCH GDP/SRP -- RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT GOALS		
<p>Soils Minimize soil loss due to development.</p>	<p>Based on the Geotechnical Review of the Preliminary Tentative Map and Grading Plan, the onsite soils consist of alluvium, colluvium, soil, and artificial fill. During grading and construction of the Project, soil erosion may occur on the Project site; however, best management practices will be implemented to ensure that erosion and the loss of topsoil are minimized. For further information, please refer to Final EIR, <i>Section 2.5, - Geology and Soils</i>.</p>	<p>Consistent</p>
<p>Steep Slopes Reduce impacts to environmentally sensitive and potential geologically hazardous areas associated with steep slopes.</p>	<p>The Specific Plan conforms with this goal by minimizing impacts to steep slopes in conformance with the Otay Ranch-wide requirement to preserve 83% of existing steep slopes with gradients of 25% or greater. For further information, please see the RMP 2 and Final EIR Sections 2.1 – <i>Aesthetics</i> and 3.3 – <i>Land Use and Planning</i>.</p>	<p>Consistent</p>
<p>Floodways Preserve floodways and undisturbed flood plain fringe areas.</p>	<p>There are no mapped floodplains or floodways within the Project. In addition, the Project requires construction of adequate drainage facilities to minimize the exposure of people and property to flooding.</p>	<p>Consistent</p>
<p>Visual Resources Prevent degradation of the visual resources.</p>	<p>Otay Lakes Road is County Designated Scenic Highway and is proposed to remain in its current alignment. The Specific Plan is consistent with this goal by implementing a terraced development plan, which preserves the expansive views over Lower Otay Reservoir and the Otay River Valley to the south. The mountains to the north and east provide a dramatic backdrop for the Resort component of the Specific Plan. A canyon within the open space Preserve extends from the Reservoir north through the Project site, defining development areas and creating a dramatic scenic corridor. Preserve open spaces to the north and east of the development areas also contribute to the preservation of the existing visual resources.</p>	<p>Consistent</p>
<p>Energy Conservation Establish Otay Ranch as a "showcase" for the efficient utilization of energy resources and the use of renewable energy resources.</p>	<p>An Energy Conservation Plan has been prepared with the Specific Plan. The Energy Conservation Plan includes requirements related to building siting and design, construction, energy efficiency, water conservation lighting and solar access. Of interest, all residential and non-residential development areas would exceed the requirements of the now-applicable 2016 Title 24 energy standards. More specifically, Alternative H proposes to construct all single-family homes to Zero Net Energy design standards, as defined by the California Energy Commission (see Final EIR M-GCC-4). Additionally, high-efficiency lighting and EnergyStar appliances shall be used in multi-family homes and non-residential buildings (see Final EIR M-GCC-2 and M-GCC-3). Multi-family homes and non-residential buildings also shall be designed to improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards set forth in Part 6 of the Building Code (see Final EIR M-GCC-5). The Specific Plan also implements this goal, in part, through the proposed land use plan, which is aimed at minimizing transportation requirements by locating school and park land uses in proximity to residential areas to encourage pedestrian and bicycle travel to reduce energy consumption.</p>	<p>Consistent</p>

Otay Ranch General Development Plan/Subregional Plan		
Goal, Objective or Policy	Project Conformance	Conformance Conclusion
OTAY RANCH GDP/SRP -- RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT GOALS		

<p>Water Conservation Conserve water during and after construction of Otay Ranch.</p>	<p>Water conservation is maximized through the preparation of a Water Conservation Plan and the Energy Conservation Plan, which respond to the long-term need to conserve water in new and future developments. The plans will be implemented over the life of the development and establish standards that will be acceptable to future residents regardless of water availability. The plan requires the use of drought tolerant, low-water usage plants in both public and private landscaped areas.</p> <p>The Village Design plan identifies a "California Friendly" landscape palette which includes a large majority of plants with a crop coefficient of 0.30 (representing very low usage plants). Finally, a Water Conservation Plan has been prepared and included with the Overview of Water Service. This plan identifies implementable measures, including a low water usage plant palette, to reduce outdoor water consumption on single family lots by a minimum of 30% below business as usual through compliance with the Model Landscape Ordinance</p> <p>Outdoor water usage comprises over 50% of the total single-family home water usage and offers the greatest opportunities for measurable reductions in water consumption. These plans implement conservation measures that significantly reduce overall water consumption and the reliance on imported water.</p> <p>The site is located above the Lower Otay Reservoir, a drinking water source for the City of San Diego. Use of recycled water is not permitted above a potable water source.</p>	<p>Consistent</p>
<p>Astronomical Dark Skies Preserve dark-night skies to allow for continued astronomical research and exploration to be carried out at the County's two observatories, Palomar Mountain and Mount Laguna.</p>	<p>The Project will comply with the San Diego County Code of Regulatory Ordinances, Sections 51.210 – 51.209, Light Pollution Code. Lighting fixtures will be carefully placed and provided with glare shields and louvers to mitigate light spilling into the sky or onto adjacent properties. Trees and landscape features to be illuminated will be equipped with automatic shut-off controls that will turn-off lights no later than 11:00 p.m. Thus, the Project conforms to this goal.</p>	<p>Consistent</p>
<p>Agriculture Recognize the presence of important agricultural soils both in areas subject to development and within the preserve.</p>	<p>The site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program. According to the Soils Conservation Service Data (1973), the Specific Plan site contains Local Farmland of Importance; however, the impact associated with such agricultural resources is considered less than significant.</p> <p>In addition, the site and surrounding areas are neither zoned for agricultural use, nor is the land under a Williamson Act contract. Therefore, the Specific Plan does not conflict with existing zoning for agriculture use or a Williamson Act contract.</p>	<p>Consistent</p>

**Attachment D –
PUBLIC DOCUMENTATION**

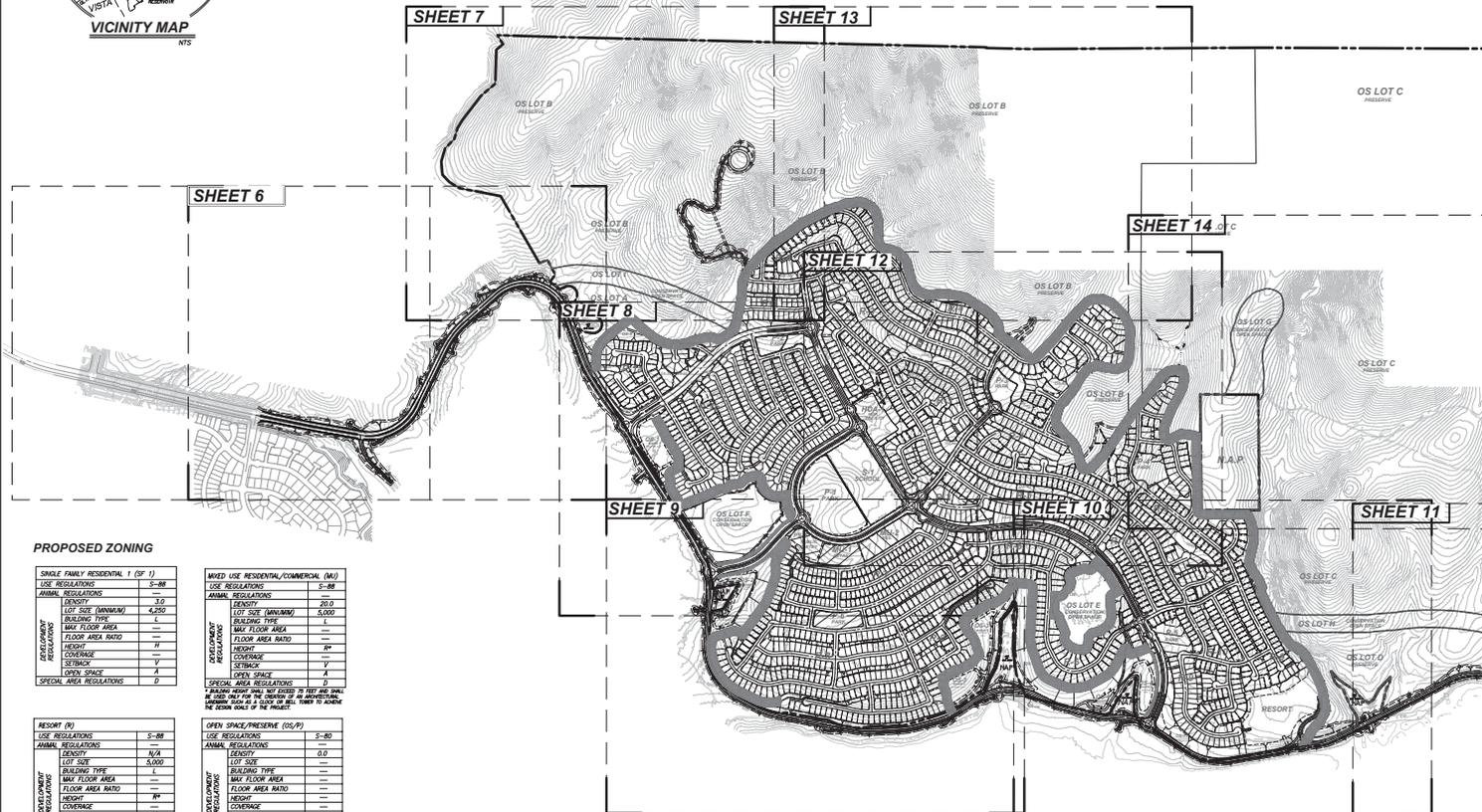
(There is no active Community Planning
Group representing this area)

Public Comments are available at

<https://www.sandiegocounty.gov/content/sdc/pds/ceqa/OtayRanchVillage13.html>

**Attachment E –
PLANNING DOCUMENTATION**

REPLACEMENT TENTATIVE MAP / PRELIMINARY GRADING PLAN
OTAY RANCH VILLAGE 13
(EIR ALTERNATIVE H)
County Of San Diego, California



- GENERAL NOTES
1. TOTAL APPROVED PROJECT GROSS SITE AREA: 1869.0 ACRES
2. TOTAL NUMBER OF UNITS: 1,038
3. TOTAL GROSS PROJECT AREA: 1,044 ACRES
4. ASSessor's PARCEL NUMBER: 508-130-04, 05, 06 & 508-140-04, 05, 06 & 647-000-14, 647-000-05
5. PROPOSED GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA
6. EXISTING GENERAL PLAN LAND USE DESIGNATION: SPECIFIC PLAN AREA (SDB) & ECA
7. EXISTING AND PROPOSED ZONING: SDB SPECIFIC PLAN AND OS-3 OPEN SPACE
8. OVERALL GROSS PROJECT DENSITY: 2.54 D.U./AC. (1,038 D.U. / 410,000 GROSS AC.)
9. NET PROJECT DENSITY: 2.54 D.U./AC. (1,038 D.U. / 7,781.8 NET AC.)
10. EXISTING USE: VACANT
11. PROPOSED USE: SINGLE FAMILY, 4-FAMILY USE, PUBLIC SAFETY, SCHOOL SITE, PARK SITES, HOA OPEN SPACE, PRESERVE OPEN SPACE
12. TAX RATE AREA: SDBS
13. THOMAS BROTHERS COORDINATES: 1312 BE THRU GS AND BE THRU BE
14. COMMUNITY PLAN/ORDINANCE AREA: OTAY SUBREGIONAL PLAN
15. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER KNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN ALL NECESSARY GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

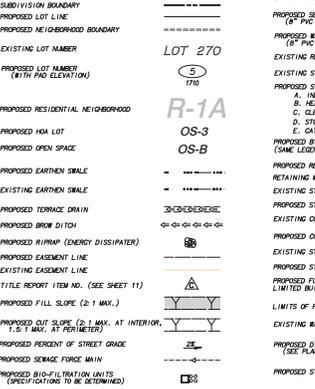
- GENERAL DESIGN NOTES
1. ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR WITH VALUES APPROVED BY THE DIRECTOR OF PUBLIC WORKS. (SEE SHEET 3 FOR VALUES)
2. ALL PROPOSED UTILITIES PRINTING OR ALONG THE RESIDENTIAL DEVELOPMENT PORTION OF THE PROJECT SHALL BE UNDERGRADED. EASEMENTS SHALL BE PROVIDED, REMOVED OR RE-LOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
3. CUL-DE-SAC CURB GRADES SHALL BE A MINIMUM OF 1%
4. SOURCE OF TOPOGRAPHY: PLUMBING 12-07-2000 & 04-20-2009
5. MANUFACTURED SLOPE RATIO SHALL BE VARIABLE (1.5:1 CUT, 2:1 FILL MAX)
6. FINISHED GRADES ARE APPROXIMATELY 1.5 FEET DEEP TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL COMPLIANCE GUIDELINES.
7. SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY: REGION INCORPORATED.
8. ALL MASS GRADING DRAINAGE BASINS AND BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL MASS GRADING HORIZONTAL REPORT.
9. IT IS INTENDED THAT MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66000.1 OF THE SUBDIVISION MAP ACT.
10. MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
11. ALL STREET DESIGN, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR AS APPROVED BY THE COUNTY ENGINEER.
12. THE SUBDIVISION DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND LIGHTING IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT. STREET LIGHTS SHALL BE TO BE USED AS A GUIDE ONLY.
13. FOR STREET LIGHT REQUIREMENTS SEE THE OTAY RANCH RESORT VILLAGE SPECIFIC PLAN.
14. LIMITED BUILDING ZONE (LUBZ) INFORMATION ADDRESSED IN BOTH THE FIRE PROTECTION PLAN, LANDSCAPING AND SOILS INVESTIGATION REPORTS.
15. THE SUBJECT PROPERTY CONTAINS RETAINING WALLS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE RETAINING WALLS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY.
16. IF A DUE IS PROCESSED AFTER THE RECORDING OF A FINAL MAP IT MAY TRIGGER A MAP MODIFICATION.

PROPOSED ZONING

Table with 2 columns: ZONING TYPE and REGULATIONS. Includes categories like SINGLE FAMILY RESIDENTIAL (SF 1), MIXED USE RESIDENTIAL/COMMERCIAL (MU), RESORT (R), and SPECIAL AREA REGULATIONS (SAR).

Table with 2 columns: ZONING TYPE and REGULATIONS. Includes categories like OPEN SPACE/PRESERVE (OS/P), RESORT (R), and SPECIAL AREA REGULATIONS (SAR).

LEGEND



LEGAL DESCRIPTION

SEE SHEET 17

EARTHWORK / GRADING QUANTITIES

TOTAL PROJECT: RAW CUT: APPROXIMATELY 14,000,000 C.Y., TOTAL GRADED AREA: APPROXIMATELY 715.0 ACRES

CONDOMINIUM NOTE

THIS MAP PROPOSES CONDOMINIUMS AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA. SITES PROPOSED FOR CONDOMINIUM UNITS ARE MA-1, THE 27 UNIT MIXED USE SITE AND THE RESORT SITE WHERE TOTAL NUMBER UNITS ARE TO BE DETERMINED. THIS MAP IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

ENGINEER: HUNSAKER & ASSOCIATES, SAN DIEGO, CA 92101

OWNERS/SUBDIVIDERS: LAKEVIEW 1, LLC (RAZVIDOVIC) and LAKEVIEW 2, LLC (KOPALWOOD)

REPRESENTATIVE: MILLER OTAY LAKES INVESTMENT, LLC

REPRESENTATIVE: LAKEVIEW 2, LLC

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF THE CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS OR EASEMENTS OR RAILROAD RIGHTS-OF-WAY.

PUBLIC UTILITIES AND DISTRICTS

- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.
WATER: OTAY MUNICIPAL WATER DISTRICT
POLICE: COUNTY SHERIFF'S DEPARTMENT
SOBOLSKA: CHULA VISTA ELEVATION AND SWEETWATER UNION HIGH
FIRE: SAN DIEGO COUNTY FIRE AUTHORITY

EXISTING EASEMENTS & ENCUMBRANCES

SEE SHEETS 17 & 18. ALL EASEMENTS SHALL BE PROVIDED FOR, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81-401 (M) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 SQUARE FEET OF UNRESTRICTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

ABBREVIATIONS

Table of abbreviations for map symbols: FC FLOOD PLAIN, MC MOUNTAIN CURVE, M MOUND, etc.



Table with columns: NO., REVISIONS, DATE BY. Shows revision history for the map.

REPLACEMENT TENTATIVE MAP / PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California

1-143

SHEET 1 OF 19

LOT WAIVERS

NOTES:
 1. SEE OTAY RANCH RESORT VILLAGE SPECIFIC PLAN SECTION II... FOR REFERENCE TO COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE 81.401(f) IF THE BOARD APPROVES A SPECIFIC PLAN OR THE BOARD OR THE PLANNING COMMISSION APPROVE A MAJOR USE PERMIT FOR A PLANNED DEVELOPMENT PURSUANT TO ZONING ORDINANCE SECTIONS 8000 et seq., that provides subdivision design requirements contrary to the requirements in subsections (b), (c), (e), (h) or (i) above, the provisions of the approved specific plan or major use permit shall govern.
 2. The Development Services Director possesses the authority to waive Section 81.401 Subdivision Requirements.
 3. See individual road cross sections this sheet for DESIGN EXCEPTIONS requested for each road cross section.

(COUNTY STANDARD SHOWN IN PARENTHESIS)

WAIVER:
 1. THE FOLLOWING LOTS HAVE LOT AREAS OF LESS THAN 6,000 SQUARE FEET AND ARE SUBJECT TO THE APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
 NEIGHBORHOOD R-1A
 LOTS 7, 8, 10, 21, 22, 30-34, 36, 39, 44 & 45
 NEIGHBORHOOD R-1B
 LOTS 5, 6, 11, 18, 19, 21, 24-28, 32-37, 48-51, 54, 56-59, 74-95, 96-98
 NEIGHBORHOOD R-3
 LOTS 1-17, 20, 24-26, 60, 62-73, 84, 86-97, 99, 101-110, 115-122, 124-126, 136-138, 140-141, 150-151, 158-172, 174-176, 178-195, 199-213
 NEIGHBORHOOD R-3
 LOTS 18, 20, 26-32, 39, 63, 69, 70-72, 76, 78-79, 81-85, 87, 88, 124-126, 136, 144, 150, 151, 153, 154, 157, 160 & 161
 NEIGHBORHOOD R-7
 LOTS 1, 38, 40-48, 50-75, 77-79, 82, 84-117, 120-126, 128-148, 151-154, 156-172, 174-183, 185-187
 NEIGHBORHOOD R-8
 LOTS 43-45, 48, 49, 103, 104, 106-110
 NEIGHBORHOOD R-10
 LOTS 24, 42-44, 48, 70, 76

(81.401(f)) Every lot shall contain the minimum lot area specified in the Zoning Ordinance for the zone in which the lot is located at the time the final map is submitted to the Board of Supervisors (Board) for approval, but if the Zoning Ordinance does not establish a minimum lot area for a zone, every lot shall contain a lot area of at least 6,000 square feet.

WAIVER:
 2. THE FOLLOWING LOTS THAT FRONT ON A CUL-DE-SAC HAVE A FRONTAGE LENGTH LESS THAN 33 FEET AS MEASURED AT THE RIGHT-OF-WAY AND ARE SUBJECT TO THE APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
 NEIGHBORHOOD R-1A
 LOTS 14, 24, 27
 NEIGHBORHOOD R-1B
 LOTS 23, 24
 NEIGHBORHOOD R-2
 LOT 113
 NEIGHBORHOOD R-3
 LOTS 61, 62, 104, 120, 134, 137
 NEIGHBORHOOD R-4
 LOTS 107, 119, 138, 140, 141, 186, 187, 189, 190, 203, 204
 NEIGHBORHOOD R-7
 LOT 107
 NEIGHBORHOOD R-8
 LOT 107
 NEIGHBORHOOD R-9
 LOTS 16, 18, 21, 53
 NEIGHBORHOOD R-10
 LOT 57

(81.401(g)) A lot that fronts on a cul-de-sac, whose side lines are approximately radial to the center of the cul-de-sac or a lot that fronts on the intersection of two dead end roads shall have at least 33 feet of frontage measured at the right-of-way.
WAIVER:
 3. THE FOLLOWING LOTS HAVE VARIABLE DEPTHS GREATER THAN THREE TIMES THE AVERAGE LOT WIDTH AND ARE SUBJECT TO THE APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
 NEIGHBORHOOD R-3
 LOTS 152, 154, 207
 NEIGHBORHOOD R-8
 LOTS 66-68

(81.401(i)) A lot shall be designed so the lot is at least 90 feet deep and the average lot depth, excluding any areas encumbered by any open space, drainage, flood control or right-of-way easement, shall not be greater than three times the average lot width.

PRIVATE ROAD EASEMENT WAIVER

(COUNTY STANDARD SHOWN IN PARENTHESIS)
WAIVER:
 1. PRIVATE DRIVE (PRIVATE ROAD EASEMENTS) MAY BE LESS THAN A 40 FOOT WIDE EASEMENT, IF THE DIRECTOR OF DPW DETERMINES THE ROADS WILL ULTIMATELY SERVE NO MORE THAN AN ESTIMATED 100 ADT OR WILL NOT FABRICATE PROVIDE A CURRENT OR FUTURE CONNECTION TO ANOTHER PUBLIC ROAD OR ANOTHER SUBDIVISION.
 NEIGHBORHOOD R-1B

(81.402(a)(2)) Private road easements of at least 40 feet wide in accordance with the San Diego County Standards for Private Roads, if the Director DPW determines the roads will ultimately serve no more than an estimated 100 ADT or will not provide a current or future connection to another public road or another subdivision.)

CUL-DE-SAC WAIVER

(COUNTY STANDARD SHOWN IN PARENTHESIS)
WAIVER:
 CUL-DE-SAC AND STREET PAVEMENT WIDTHS MAY BE INCREASED TO 10.5 FEET IN WIDTH (FROM 10 FEET) AS SHOWN ON SHEETS 7-10, 12 & 13 OF THE TENTATIVE MAP AND SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

(All cul-de-sacs and street knuckles shall conform to San Diego County Design Standard DS-6 and DS-15.)

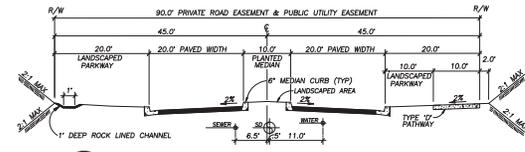
GRADING WAIVER

(COUNTY STANDARD SHOWN IN PARENTHESIS)
WAIVER:
 MAJOR SLOPES: THE AVERAGE SLOPE OF EACH CUT SURFACE RESULTING IN A MAJOR SLOPE SHALL NOT BE STEEPER THAN ONE AND ONE HALF HORIZONTAL TO ONE VERTICAL EXCLUSIVE OF BENCHES AND EXCLUSIVE OF ROUNDINGS. THE FOLLOWING SHALL ALSO BE REQUIRED: (1) A REPORT IS RECEIVED FROM A SOIL ENGINEER CERTIFYING THAT HE OR SHE HAS INVESTIGATED THE PROPERTY AND THAT IN HIS OR HER OPINION THE PROPOSED STEEPER SLOPE WILL BE STABLE AND WILL NOT ENDANGER ANY PUBLIC OR PRIVATE PROPERTY OR RESULT IN THE EXPOSITION OF DEBRIS ON A PUBLIC HIGH OR INTERSTATE WITH ANY EXISTING DRAINAGE COURSE; AND (2) A REPORT IS RECEIVED FROM A LANDSCAPE ARCHITECT CERTIFYING THAT SUCH STEEPER SLOPE, CONSIDERING THE NATURE OF THE SOILS ON THE SLOPE SURFACE, WILL SUPPORT THE PROPOSED PLANTING BY MATURITY WITHOUT SIGNIFICANT OR EXCESSIVE EROSION.

(81.401(a)) Major Slopes: The average slope of each cut surface resulting in a major slope shall not be steeper than two horizontal to one vertical exclusive of benches and exclusive of roundings unless: (1) a report is received from a soil engineer certifying that he or she has investigated the property and that in his or her opinion the proposed steeper slope will be stable and will not endanger any public or private property or result in the deposition of debris on any public way or interfere with any existing drainage courses; and (2) a report is received from a landscape architect certifying that such steeper slope, considering the nature of the soils on the slope surface, will support the proposed planting by maturity without significant or excessive erosion.

MAINTENANCE ACCESS ROAD TO WATER TANK WAIVER

(COUNTY STANDARD SHOWN IN PARENTHESIS)
WAIVER:
 THE PROPOSED MAINTENANCE ACCESS ROAD SERVING THE WATER TANK SHALL HAVE A MINIMUM GRADED WIDTH OF 20 FEET, A MINIMUM IMPROVEMENT WIDTH OF 18 FEET AND MINIMUM HORIZONTAL RADIUS OF 90 FEET.
 (Standards for Private Roads/Article 111, Section 3.1(C)(100 ADT or Less) Graded Width-28 Feet, Improvement Width-24 Feet, Horizontal Radius-100 Feet. Curves for the graded width for on-site and off-site roads may be reduced, at the discretion of the Director of Public Works. However, the graded width shall not be less than the required improvement width as required by these standards)



4 STRADA RAVENNA (POR) PROPOSED MINOR COLLECTOR MODIFIED @ AT GATED ENTRY ONLY NTS

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

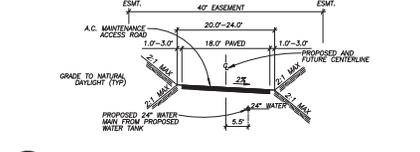
DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE



4b MAINTENANCE ACCESS ROAD TO PROPOSED WATER TANK NTS

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

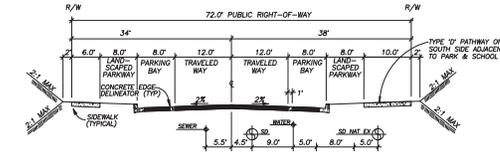
DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE

DESIGN EXCEPTIONS:
 A. INCREASE RIGHT-OF-WAY FROM 60 TO 80'
 B. INCREASE LANDSCAPED WIDTH FROM 10 TO 10.5'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. REPLACE P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PARKWAY ON SOUTH SIDE



2c STRADA PIAZZA (POR) PROPOSED LIGHT COLLECTOR (MODIFIED) NTS

DESIGN EXCEPTIONS:
 A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
 B. INCREASE RIGHT-OF-WAY FROM 64 TO 72'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. INCREASE PARKWAY FROM 14 TO 20'
 E. INCREASE PARKWAY FROM 14 TO 20'
 F. INCREASE NON-CONTIGUOUS P.C.C. SIDEWALK FROM 9' TO 6' ON NORTH SIDE

DESIGN EXCEPTIONS:
 A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
 B. INCREASE RIGHT-OF-WAY FROM 64 TO 72'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. INCREASE PARKWAY FROM 14 TO 20'
 E. INCREASE PARKWAY FROM 14 TO 20'
 F. INCREASE NON-CONTIGUOUS P.C.C. SIDEWALK FROM 9' TO 6' ON NORTH SIDE

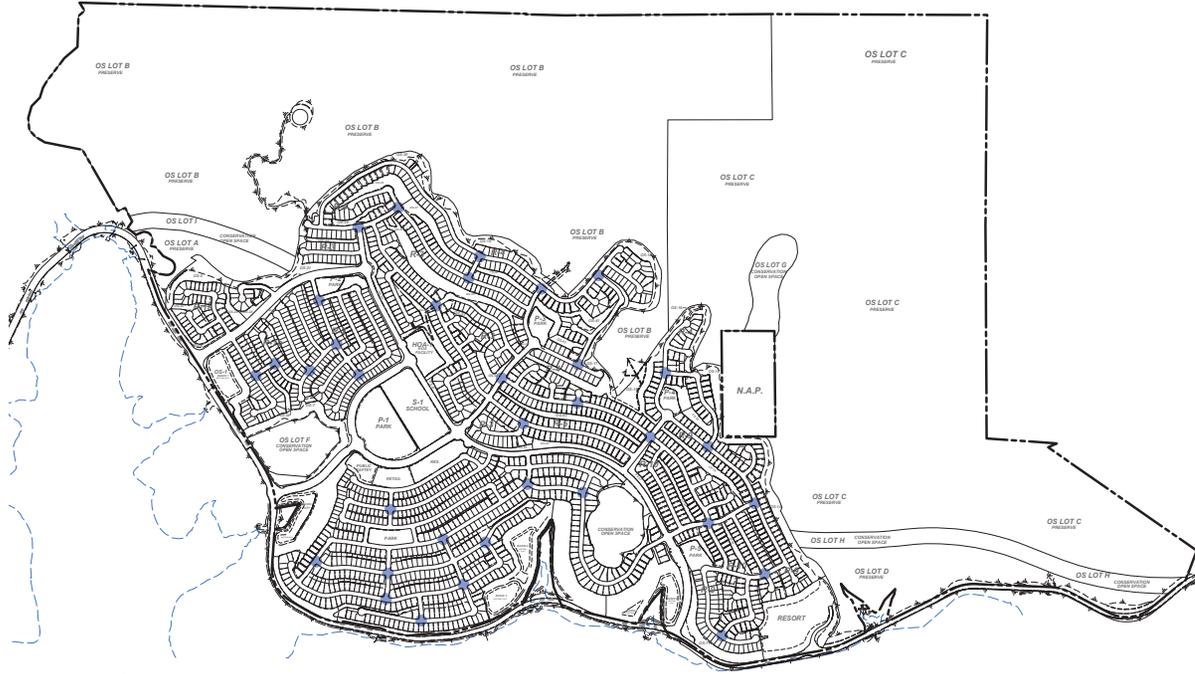
DESIGN EXCEPTIONS:
 A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
 B. INCREASE RIGHT-OF-WAY FROM 64 TO 72'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. INCREASE PARKWAY FROM 14 TO 20'
 E. INCREASE PARKWAY FROM 14 TO 20'
 F. INCREASE NON-CONTIGUOUS P.C.C. SIDEWALK FROM 9' TO 6' ON NORTH SIDE

DESIGN EXCEPTIONS:
 A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
 B. INCREASE RIGHT-OF-WAY FROM 64 TO 72'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. INCREASE PARKWAY FROM 14 TO 20'
 E. INCREASE PARKWAY FROM 14 TO 20'
 F. INCREASE NON-CONTIGUOUS P.C.C. SIDEWALK FROM 9' TO 6' ON NORTH SIDE

DESIGN EXCEPTIONS:
 A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
 B. INCREASE RIGHT-OF-WAY FROM 64 TO 72'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. INCREASE PARKWAY FROM 14 TO 20'
 E. INCREASE PARKWAY FROM 14 TO 20'
 F. INCREASE NON-CONTIGUOUS P.C.C. SIDEWALK FROM 9' TO 6' ON NORTH SIDE

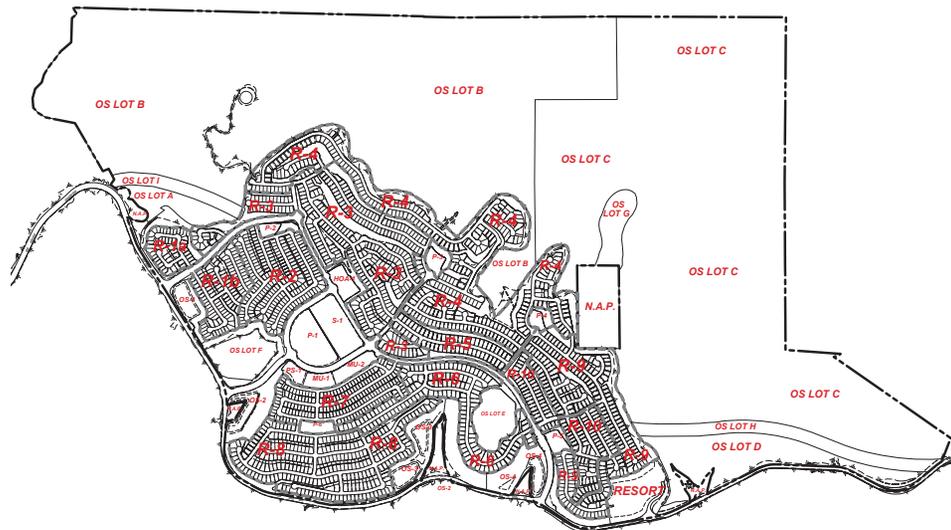
DESIGN EXCEPTIONS:
 A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
 B. INCREASE RIGHT-OF-WAY FROM 64 TO 72'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. INCREASE PARKWAY FROM 14 TO 20'
 E. INCREASE PARKWAY FROM 14 TO 20'
 F. INCREASE NON-CONTIGUOUS P.C.C. SIDEWALK FROM 9' TO 6' ON NORTH SIDE

DESIGN EXCEPTIONS:
 A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
 B. INCREASE RIGHT-OF-WAY FROM 64 TO 72'
 C. INCREASE PARKWAY FROM 14 TO 20'
 D. INCREASE PARKWAY FROM 14 TO 20'
 E. INCREASE PARKWAY



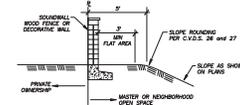
● POTENTIAL NECKDOWN LOCATIONS
 - - - 100 YEAR FLOODLINES

POTENTIAL INTERSECTION NECKDOWN LOCATIONS AND 100 YR. FLOODLINE DETAIL
 NTS

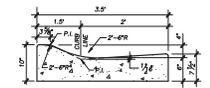


LEGEND
 - - - PROPOSED NEIGHBORHOOD BOUNDARY
 - - - PROPOSED RESIDENTIAL NEIGHBORHOOD
R-3A

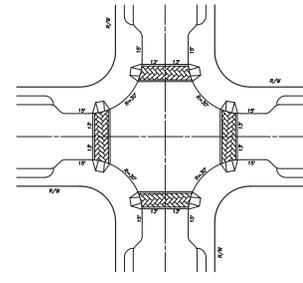
NEIGHBORHOOD DETAILS
 NTS



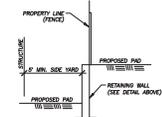
SHELF ROUNDING DETAIL
 UPPER PROPERTY LINE
 NOTE: THIS CONDITION OCCURS ONLY AT SIDE YARD LOTS
 NOT TO SCALE



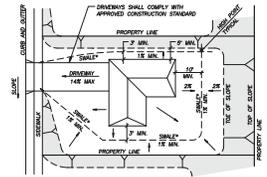
MODIFIED 4\"/>
 TRANSITIONS AND LOCATION OF ROLLED CURBS AND STAIRWAYS TO BE DETERMINED AT FINAL ENGINEERING
 NTS



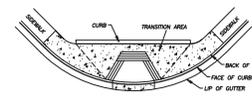
TYPICAL INTERSECTION NECKDOWN
 DIMENSIONS MAY VARY
 ● SEE POTENTIAL LOCATIONS ON DETAIL
 NOT TO SCALE



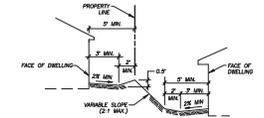
SIDE YARD DETAIL
 TYPICAL PROPERTY LINE
 NTS



TYPICAL LOT DRAINAGE DETAIL
 * OPTIONAL USE OF AREA DRAINED WITH SIMILES
 NTS



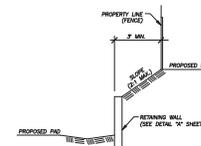
TYPICAL PEDESTRIAN RAMP DETAIL
 RAMP PER ADA REQUIREMENTS
 SEE LANDSCAPE PLANS
 NTS



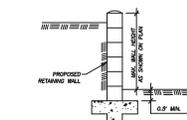
TYPICAL DRAINAGE SWALE
 NOT TO SCALE



TYPICAL BIFILTRATION UNIT
 BIO-FILTRATION UNIT AS REFERRED TO IN GROUP DATED AUGUST 2018
 MANUFACTURER, MODEL NUMBER, AND SIZE TO BE DETERMINED IN FINAL ENGINEERING



PLANTABLE AREA DETAIL
 TYPICAL PROPERTY LINE - SIDE YARD
 NOT TO SCALE

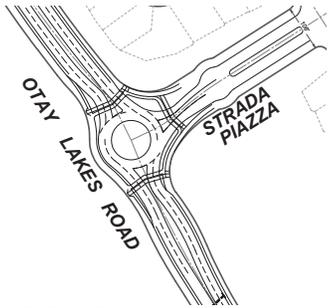


TYPICAL RETAINING WALL SECTION
 NTS

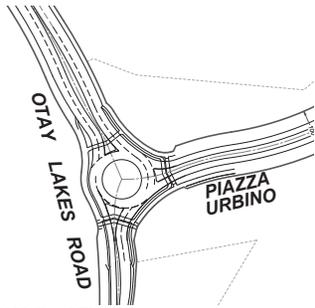
1-146

DETAILS

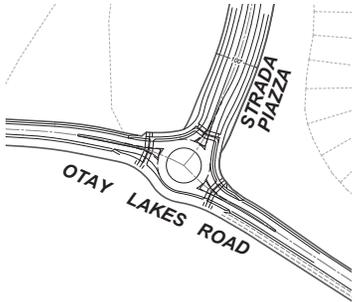
PREPARED BY: HUNSAKER & ASSOCIATES 444 RIVERVIEW BLVD SAN DIEGO, CA 92108 PH: 619.594.1100 WWW.HUNSAKER.COM	REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California	SHEET 4 OF 19
---	--	--------------------------------------



ROUNDABOUT #1 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



ROUNDABOUT #2 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



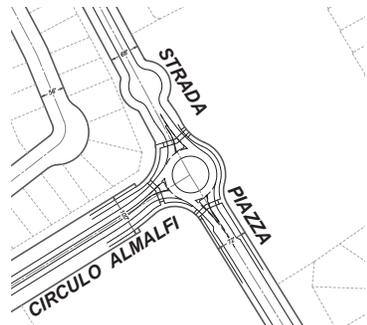
ROUNDABOUT #3 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



ROUNDABOUT #4 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



ROUNDABOUT #5 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



ROUNDABOUT #6 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



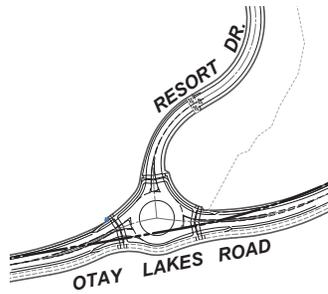
ROUNDABOUT #7 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



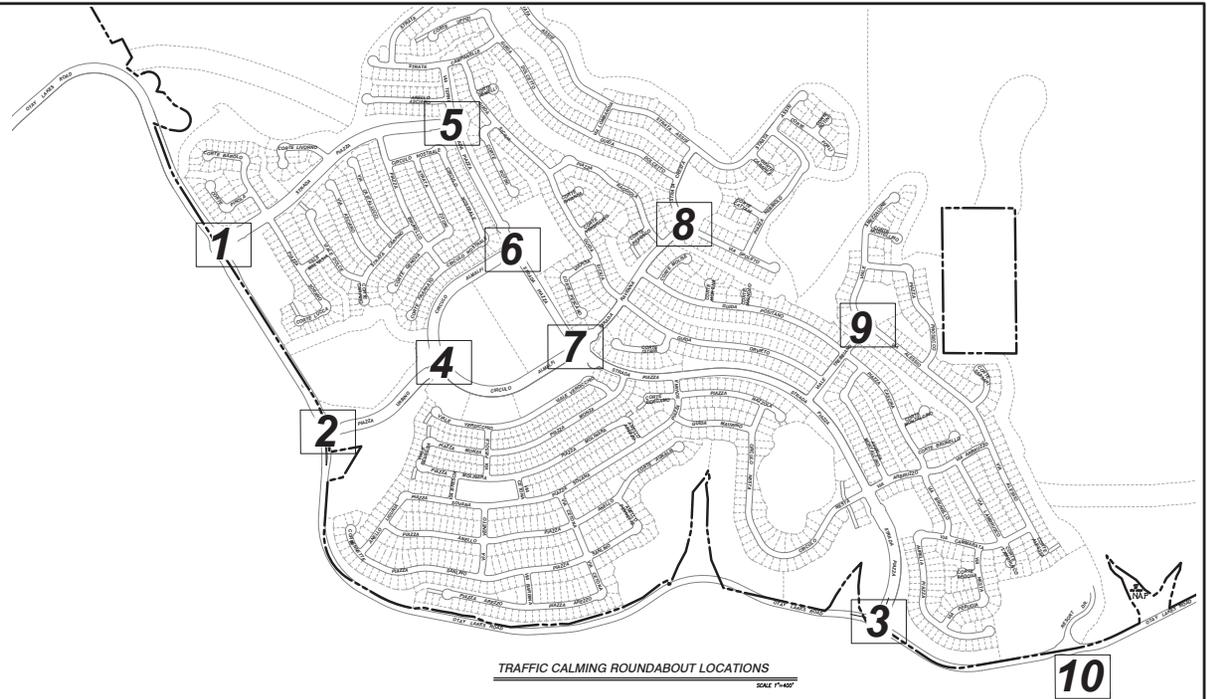
ROUNDABOUT #8 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



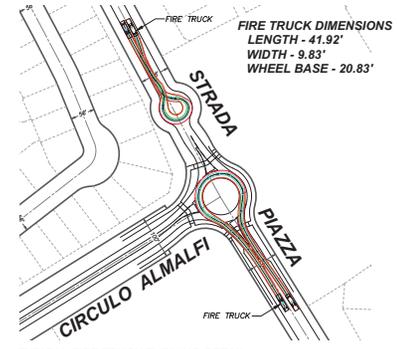
ROUNDABOUT #9 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



ROUNDABOUT #10 DETAIL
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'



TRAFFIC CALMING ROUNDABOUT LOCATIONS
SCALE 1"=100'



TYPICAL FIRE TRUCK TURNING DETAIL FOR ROUNDABOUTS AND GATED ENTRIES
SEE DETAIL THIS SHEET FOR LOCATIONS SCALE 1"=100'

1-147

ROUNDABOUT DETAILS

PREPARED BY:
HUNSAKER & ASSOCIATES
3400 WILSON BLVD
SAN DIEGO, CA 92108
TEL: 619-594-1100
WWW.HUNSAKER.COM

REPLACEMENT TENTATIVE MAP/
PRELIMINARY GRADING PLAN
OTAY RANCH VILLAGE 13
(EIR ALTERNATIVE H)
County Of San Diego, California

SHEET
5
OF
19

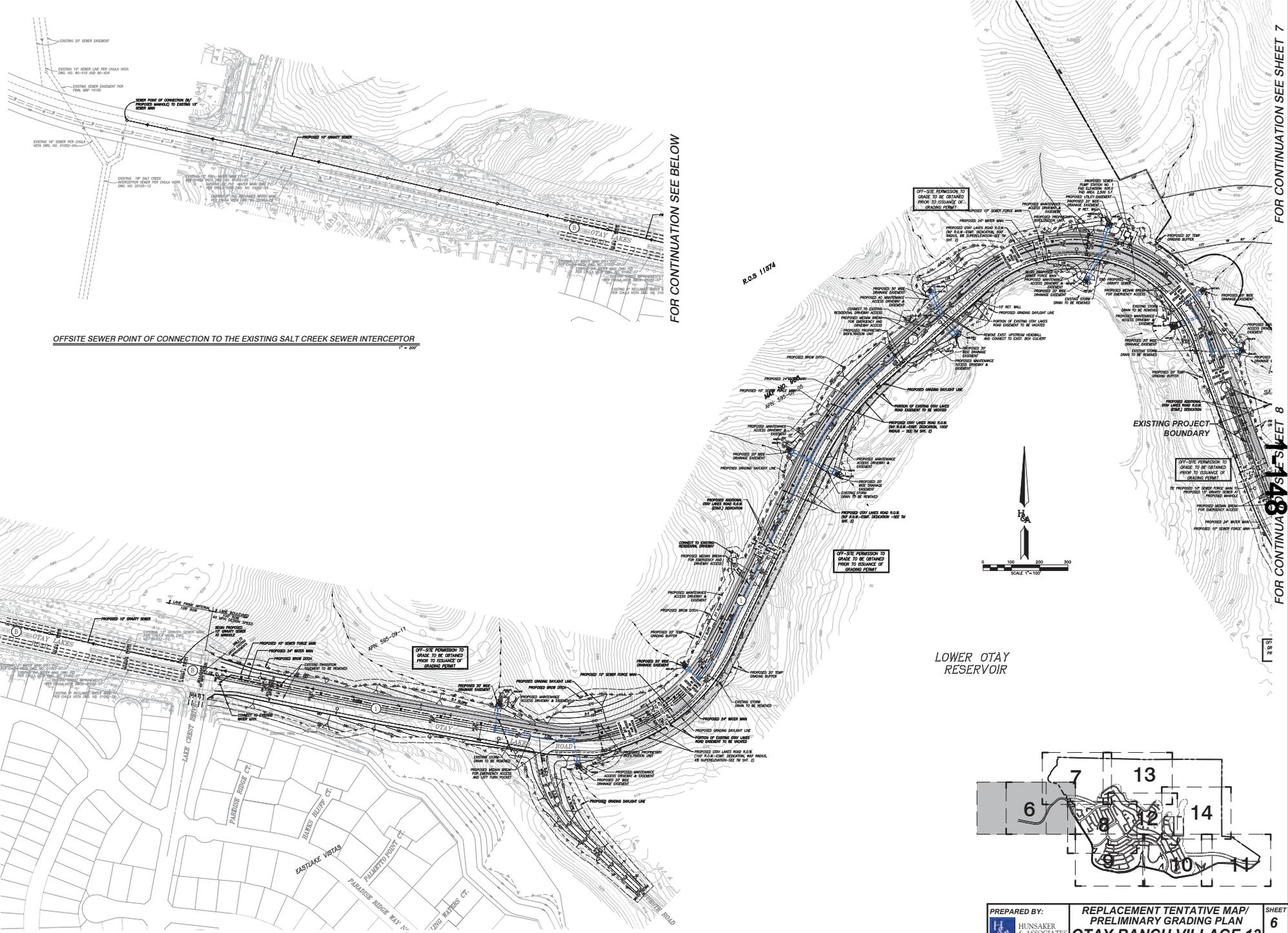
FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 8

18 1/2"

FOR CONTINUA

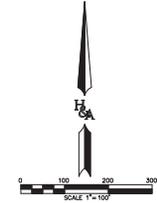
FOR CONTINUATION SEE ABOVE



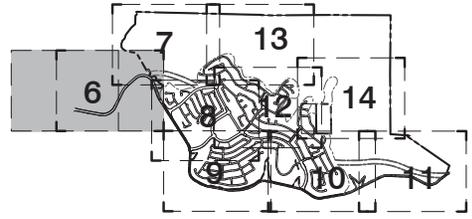
OFFSITE SEWER POINT OF CONNECTION TO THE EXISTING SALT CREEK SEWER INTERCEPTOR
1" = 200'

FOR CONTINUATION SEE BELOW

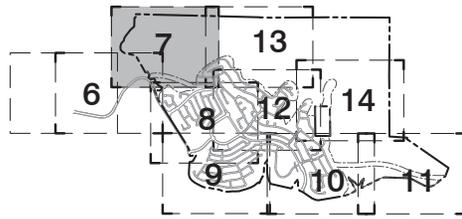
R.O.S 11874



LOWER OTAY RESERVOIR



<p>PREPARED BY: HUNSAKER & ASSOCIATES 444 B STREET, 14th FLOOR SAN DIEGO, CA 92101 TEL: 619.594.1100 WWW.HUNSAKER.COM</p>	<p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County of San Diego, California</p>	<p>SHEET 6 OF 19</p>
	<p><small>DATE: 08/14/2013 10:00 AM PROJECT: OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) SHEET: 6 OF 19</small></p>	



**OS LOT B
PRESERVE**
515.23 ACRES

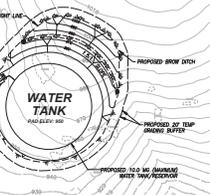
**OS LOT B
PRESERVE**
515.23 ACRES

**OS LOT B
PRESERVE**
515.23 ACRES

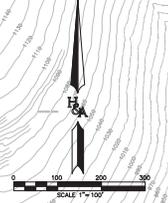
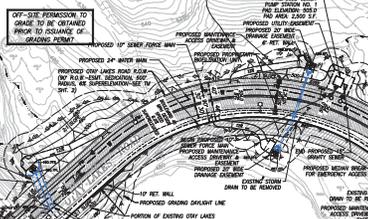
OS LOT I
LOT AREA: 5.9 AC.

**OS LOT A
PRESERVE**

**CONSERVATION
OPEN SPACE**



WATER TANK



FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 8

PREPARED BY:

HUNSAKER & ASSOCIATES
 444 WILSON AVE.
 SAN DIEGO, CA 92101
 (619) 594-1100
 www.hunsaaker.com

**REPLACEMENT TENTATIVE MAP/
PRELIMINARY GRADING PLAN
OTAY RANCH VILLAGE 13
(EIR ALTERNATIVE H)**
 County of San Diego, California

SHEET 7 OF 19
 FOR CONTINUATION SEE SHEET 13
 1-149

FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 13

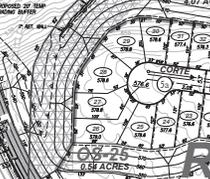
FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 15

OS LOT A PRESERVE

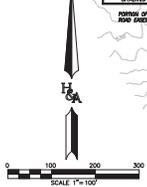
14.07 ACRES

CONSERVATION OPEN SPACE

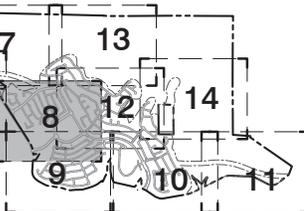


OFF-SITE PERMISSION TO GRADE TO BE OBTAINED PRIOR TO ASSUMANCE OF GRADING PERMIT

OFF-SITE PERMISSION TO GRADE TO BE OBTAINED PRIOR TO ASSUMANCE OF GRADING PERMIT



PROPOSED PROJECT BOUNDARY
EXISTING PROJECT BOUNDARY



OS-1 BASIN 1
BOTTOM: 5180
LOT AREA: 8.92 AC.
NET AREA: 2.59 AC.

OS LOT F CONSERVATION OPEN SPACE (THORNHINT)
LOT AREA: 13.40 AC.

P-2 PARK
LOT AREA: 2.74 AC.
NET AREA: 2.33 AC.

P-1 PARK
LOT AREA: 16.55 AC.
NET AREA: 8.76 AC.

S-1 SCHOOL
LOT AREA: 10.16 AC.
NET AREA: 9.81 AC.

PS-1 PUBLIC SAFETY
LOT AREA: 2.30 AC.
NET AREA: 1.69 AC.

MU-1 RETAIL
LOT AREA: 2.84 AC.
NET AREA: 2.52 AC.

MU-2 RES.
LOT AREA: 89 AC.
NET AREA: 3.88 AC.

HOA-1 HOA FACILITY
LOT AREA: 0.13 AC.
NET AREA: 0.14 AC.

R-3

R-3

R-3

R-3

R-3

PREPARED BY:
HUNSAKER & ASSOCIATES
PLANNERS ARCHITECTS ENGINEERS
148 WILSON BLVD
SAN DIEGO, CA 92101
TEL: 619-594-1100
WWW.HUNSAKER-ASSOCIATES.COM

**REPLACEMENT TENTATIVE MAP/
PRELIMINARY GRADING PLAN
OTAY RANCH VILLAGE 13
(EIR ALTERNATIVE H)
County Of San Diego, California**

SHEET **8** OF **19**

FOR CONTINUATION SEE SHEET 9

© 2012 HUNSAKER & ASSOCIATES, INC. ALL RIGHTS RESERVED. CD 13 - PRELIM GRADING PLAN - SHEET 8 OF 19 - 12/20/12

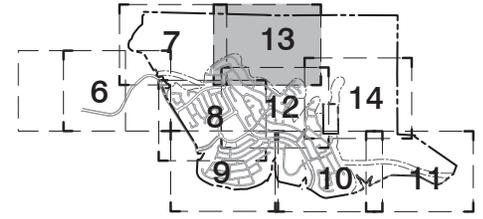
FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 7

**OS LOT B
PRESERVE**
515.23 ACRES

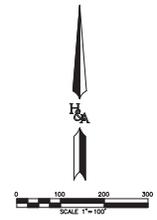
**OS LOT B
PRESERVE**
515.23 ACRES

**OS LOT B
PRESERVE**
515.23 ACRES



FOR CONTINUATION SEE SHEET 8

FOR CONTINUATION SEE SHEET 12

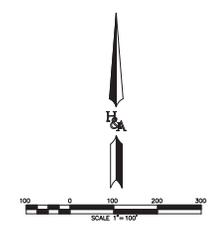
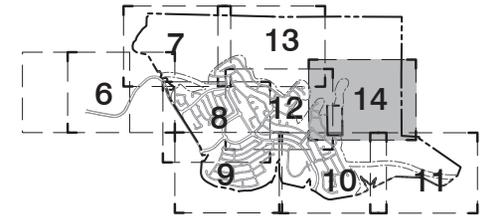
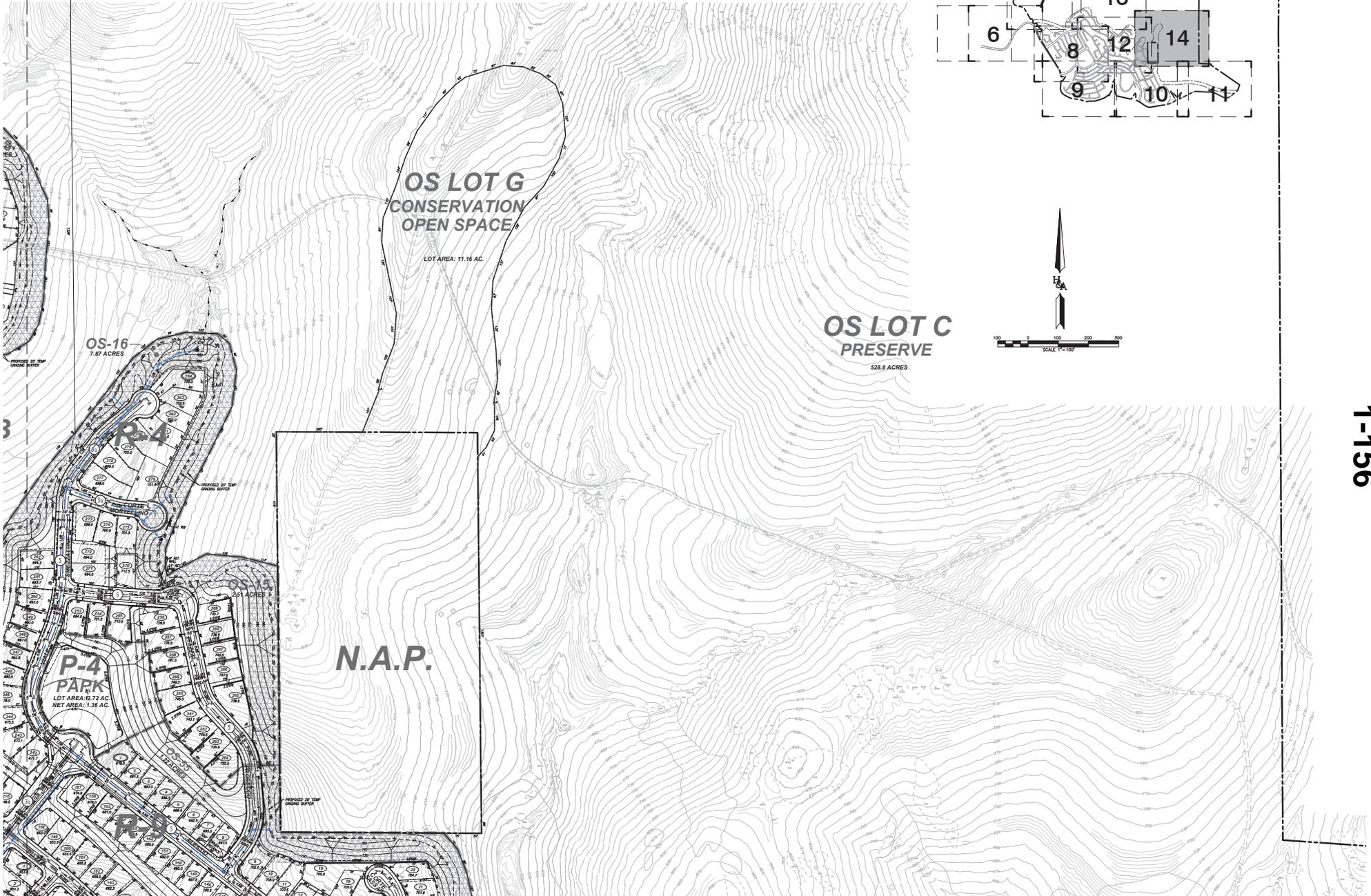


1-155

<p>HUNSAKER & ASSOCIATES LAND DESIGN TEAM</p> <p>PREPARED BY: HUNSAKER & ASSOCIATES 1400 W. 10th Street, Suite 100 San Diego, CA 92101</p>	<p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California</p>	<p>SHEET 13 OF 19</p>
	<p><small>© 1992 LBN/12 OR 18 or 2001/10/12 - PRELIM GRADING OR 4/7 11 - DR 13.dwg/13-03-2001/02/27</small></p>	

FOR CONTINUATION SEE SHEET 13

FOR CONTINUATION SEE SHEET 12



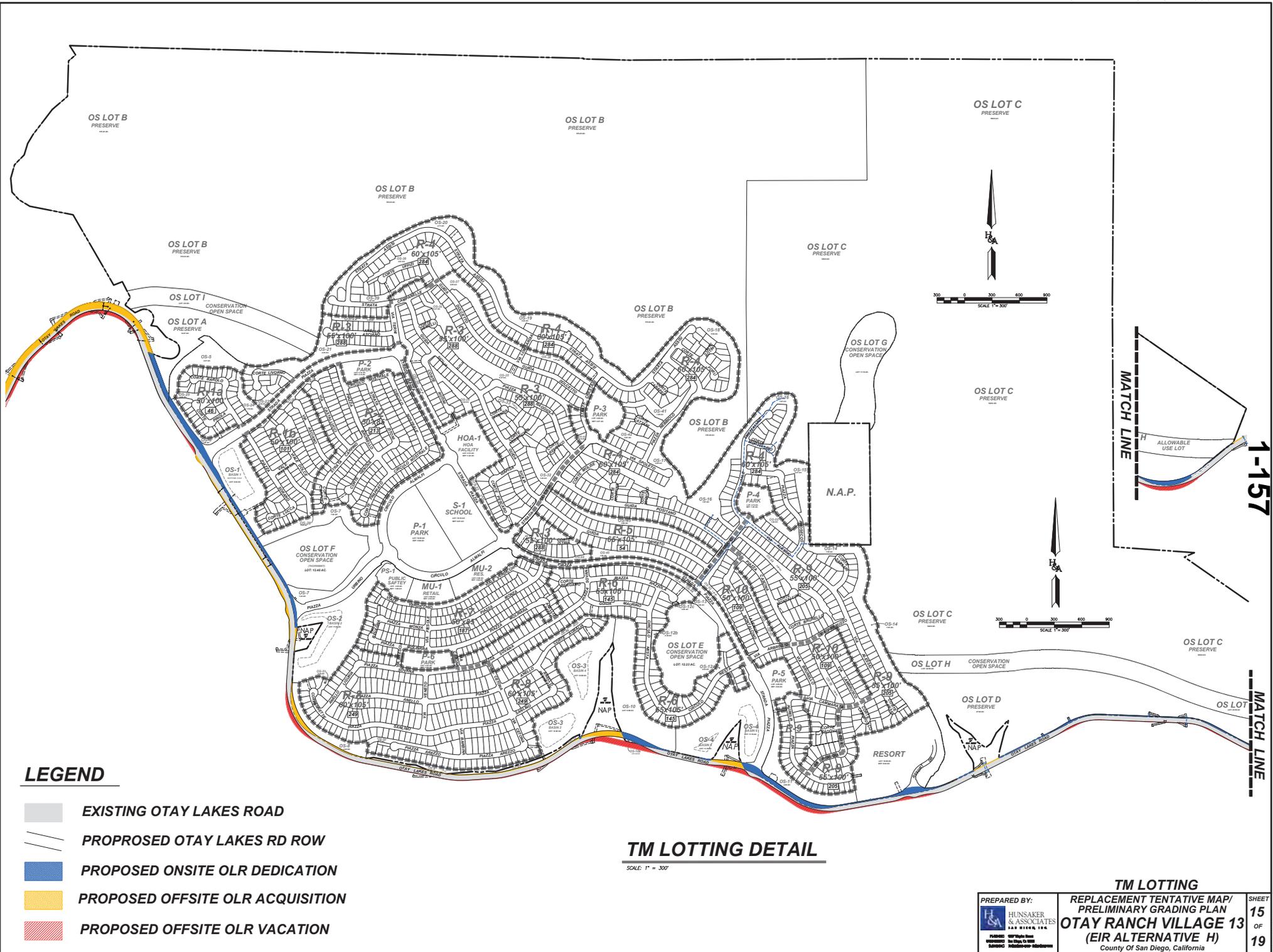
FOR CONTINUATION SEE SHEET 10

FOR CONTINUATION SEE SHEET 11

1-156

<p>HUNSAKER & ASSOCIATES P.L.L.C.</p> <p>PLANNING ENGINEERS ARCHITECTS</p>	<p>PREPARED BY:</p>	<p>REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN</p>	<p>SHEET 14</p>
	<p>OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H)</p> <p>County Of San Diego, California</p>	<p>OF 19</p>	

© 1982 HUNSAKER & ASSOCIATES, P.L.L.C. - PRELIMINARY GRADING PLAN - SHEET 14 OF 19



LEGEND

- EXISTING OTAY LAKES ROAD
- PROPOSED OTAY LAKES RD ROW
- PROPOSED ONSITE OLR DEDICATION
- PROPOSED OFFSITE OLR ACQUISITION
- PROPOSED OFFSITE OLR VACATION

TM LOTTING DETAIL

SCALE: 1" = 300'

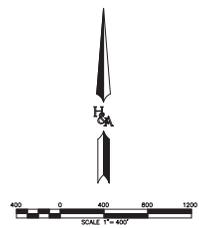
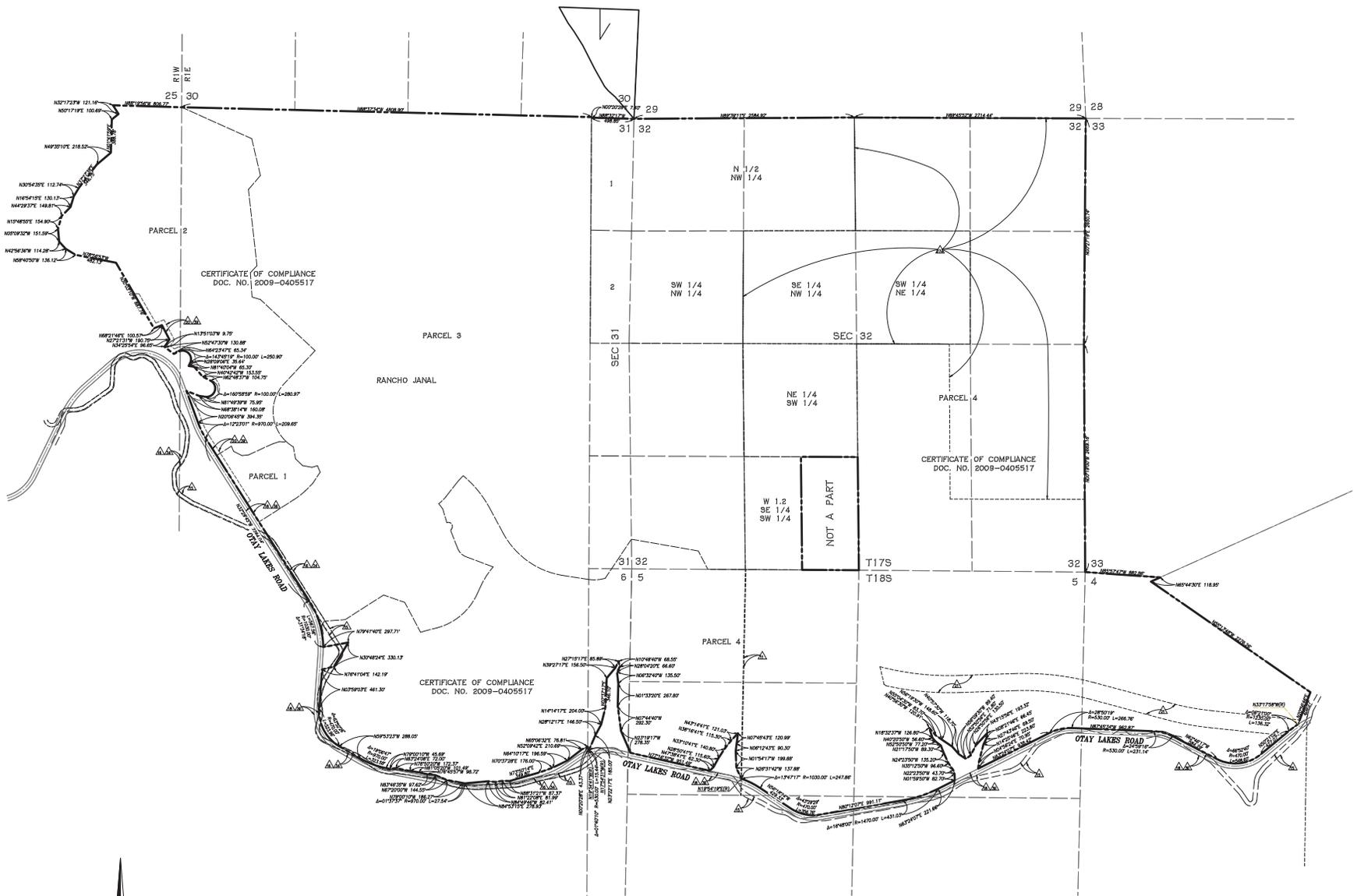
TM LOTTING

PREPARED BY:

HUNSAKER & ASSOCIATES
 440 RIVER VALLEY
 SAN DIEGO, CA 92108
 (619) 444-1100
 www.hunsaaker.com

**REPLACEMENT TENTATIVE MAP/
 PRELIMINARY GRADING PLAN
 OTAY RANCH VILLAGE 13
 (EIR ALTERNATIVE H)**
 County of San Diego, California

SHEET
 OF
 15
 19

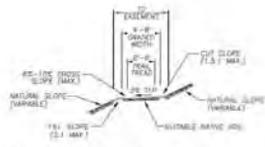


EXISTING BOUNDARY AND ENCUMBRANCES

PREPARED BY: HUNSAKER & ASSOCIATES 3400 BROADWAY, SUITE 100 SAN DIEGO, CALIFORNIA 92108 TEL: 619-594-8800 FAX: 619-594-8801 WWW.HUNSAKER-ASSOCIATES.COM	REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California	SHEET 18 OF 19
	COUNTY OF SAN DIEGO REGISTERED PROFESSIONAL LAND SURVEYOR No. 10000 EXPIRES 12/31/2014	
	DATE: 08/14/14 DRAWN: [Name] CHECKED: [Name]	

R:\PROJECTS\TM 5361 - RPL 1\Drawings\13 - PRELIM GRADING EIR ALT H - 08-18.dwg (PLOT=03-2020) (18)

NOTE:
 OPTIONAL PERIMETER TRAILS WITHIN 100' PRESERVE EDGE AS SHOWN ON PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO MODIFICATION DURING FINAL ENGINEERING DESIGN.



TYPE C TRAIL - PRIMITIVE TRAIL
 NOTE: TRAIL SPECIFICATIONS PER THE COUNTY OF SAN DIEGO COMMUNITY TRAILS MASTER PLAN (2010) AND SUBSEQUENT GUIDELINES.
 NOTE: UP TO 30% GRADE MAXIMUM FOR ONE 300' PERIOD.
 NOT TO SCALE

- LEGEND**
- PERIMETER TRAIL OPTION AT PAD GRADE
 - PERIMETER TRAIL OPTION BELOW PAD GRADE
 - PERIMETER TRAIL OPTION ABOVE PAD GRADE
 - EXISTING TRAIL
 - 100' PRESERVE EDGE

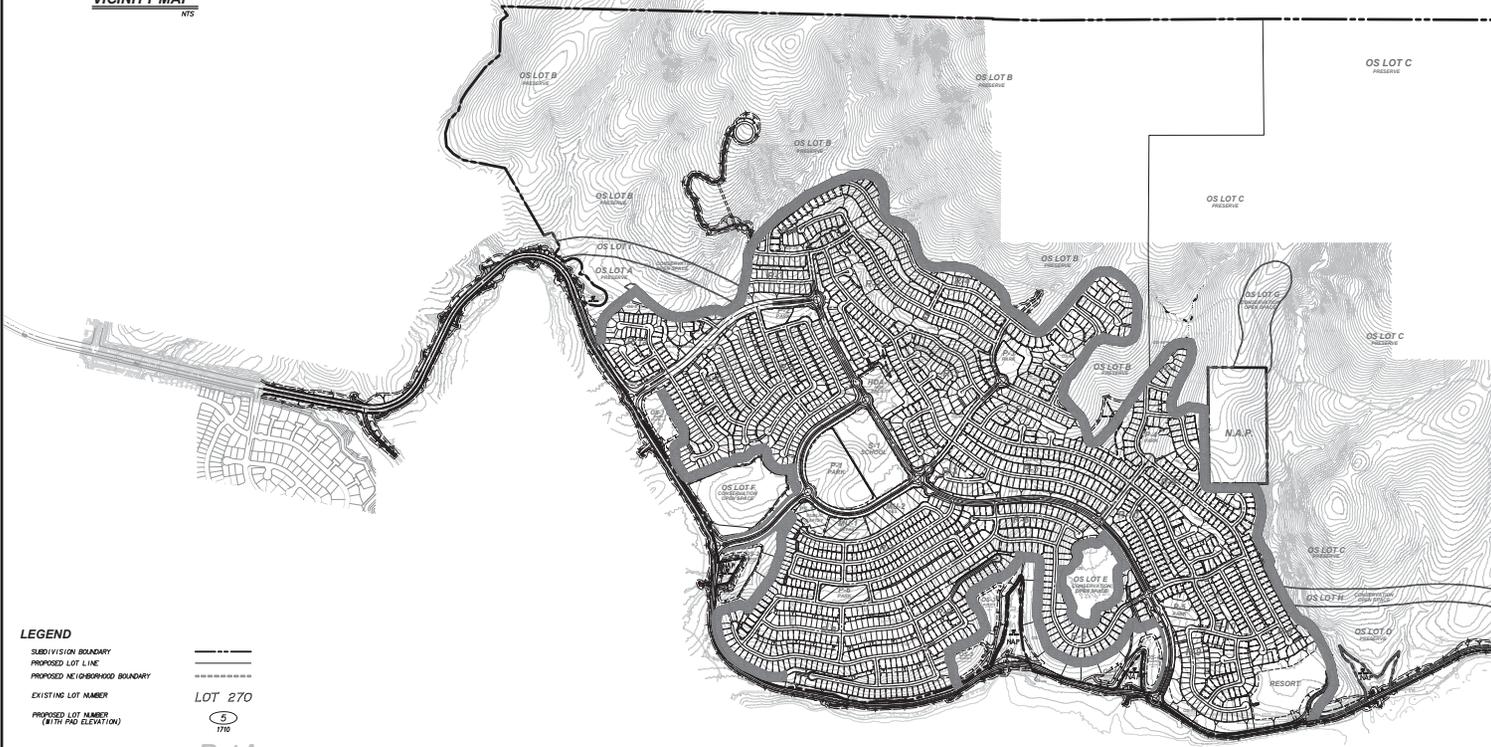
CONCEPTUAL PERIMETER TRAIL OPTION

PREPARED BY:  HUNSAKER & ASSOCIATES ARCHITECTS 1015 PLYMOUTH SAN DIEGO, CA 92101 (619) 591-1100	REPLACEMENT TENTATIVE MAP/ PRELIMINARY GRADING PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California	SHEET 19 OF 19
---	--	---------------------------------------

VESTING SITE PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California



- GENERAL NOTES**
- TOTAL APPROVED PROJECT GROSS SITE AREA: 1869.0 ACRES
 - TOTAL NUMBER OF UNITS: 1,038
SINGLE FAMILY: 1,001
MULTI-FAMILY: 37
 - TOTAL NUMBER OF RESIDENTIAL LOTS: 1,081
NEI-R-1B: 101
NEI-R-2: 213
NEI-R-3: 280
NEI-R-4: 294
NEI-R-5: 54
NEI-R-6: 165
NEI-R-7: 187
NEI-R-8: 249
NEI-R-9: 205
NEI-R-10: 109
 - PUBLIC SAFETY LOTS: 1 (PS-1)
SCHOOL LOTS: 1 (S-1)
MIXED USE LOTS: 2 (MU-1, MU-2)
NON FACILITY LOT: 1 (NF-1)
RESORT LOT: 1
PARK LOTS: 6 (P-1 THROUGH P-6)
OS BATH LOTS: 4 (OS-1 THROUGH OS-3, & OS-4)
MASTER HSA OS LOTS: 56 (OS-4 THROUGH OS-5)
MIXED OPEN SPACE LOTS: 4 (OS-4 THROUGH OS-5)
CONSERVATION OPEN SPACE LOTS: 5 (OS-5, OS-7, OS-8, OS-9, & OS-11)
 - ADJACENT'S PARCEL NUMBER: 508-130-04, 05, 06 & 508-140-04, 05, 06 & 647-000-14, 647-000-05
 - PROPOSED GENERAL PLAN LAND USE DESIGNATION: RESIDENTIAL DEVELOPMENT AREA (RDA) & ECA
 - EXISTING GENERAL PLAN REGIONAL CATEGORIES: URBAN DEVELOPMENT AREA (UDA) & ECA
 - EXISTING AND PROPOSED ZONING: SRR SPECIFIC PLAN AND OS-80 OPEN SPACE
 - GENERAL PROJECT IDENTIFICATION: 2.54 D.U./AC. (1,438 D.U. / 7,781.8 NET AC.)
ADJACENT'S GROSS SITE AREA: 1,438 D.U. / 7,781.8 NET AC.
 - NET PROJECT DENSITY: 2.54 D.U./AC. (1,438 D.U. / 7,781.8 NET AC.)
 - ADJACENT'S GROSS SITE AREA: 1,438 D.U. / 7,781.8 NET AC.
 - EXISTING USE: VACANT
 - PROPOSED USE: SINGLE FAMILY, MIXED USE, PUBLIC SAFETY, SCHOOL, SITE, PARK, SITES, HSA OPEN SPACE, PRESERVE OPEN SPACE
 - TAX RATE AREA: 83074
 - THOMAS BROTHERS COORDINATES: 1312 BE THRU GS AND BE THRU BE
 - COMMUNITY PLAN/ORDINANCE AREA: 0701 SUBORDINATE PLAN
 - THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER KNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING, SHOWN HEREON, AND AGREES TO OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCING SUCH ACTIVITY.



- GENERAL DESIGN NOTES**
- ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR WITH VALUES APPROVED BY THE DIRECTOR OF PUBLIC WORKS. (SEE SHEET 3 FOR VALUES)
 - ALL PROPOSED UTILITIES PRINTING OR ALONG THE RESIDENTIAL DEVELOPMENT PORTION OF THE PROJECT SHALL BE UNDERGRADED. EASEMENTS SHALL BE PROVIDED, REMOVED OR RE-LOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
 - OS-80-OS-80C OPEN SPACES SHALL BE A MINIMUM OF 18'.
 - SOURCE OF TOPOGRAPHY: P.L. LING
FLYING: 12-07-2000 & 04-20-2009
DATE: MARCH 08
 - MANUFACTURED SLOPE RATIO: 2:1 (1.5:1 CUT, 2:1 FILL MAX.)
 - FINISHED GRADE: AS APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT. FINISHED GRADE SHALL BE USED AS A GUIDE ONLY.
 - SOILS INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS INVESTIGATION PREPARED BY REGION INCORPORATED.
 - ALL MASS GRADING, DRAINAGE BASINS AND BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL MASS GRADING HORIZONTAL REPORT.
 - IT IS INTENDED THAT MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66002 OF THE SUBDIVISION MAP ACT.
 - MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
 - ALL STREET DESIGN, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS OR AS APPROVED BY THE BUILDERS BY THE COUNTY OF SAN DIEGO.
 - THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND LIGHTING IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT. LIGHTING SHALL BE USED AS A GUIDE ONLY.
 - FOR ULTIMATE REGULATIONS, SEE OTAY RANCH RESORT VILLAGE SPECIFIC PLAN.
 - STREETS SHALL BE SIZED AND BUILT PER THE APPROVED FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.
 - LIMITED BUILDING ZONE (LBZ) INFORMATION ADDRESSED IN BOTH THE FIRE PROTECTION PLAN, PRELIMINARY SOILS REPORT AND PRELIMINARY SOILS INVESTIGATION REPORT.
 - THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. OR THE SUBJECT PROPERTY.
 - IF A D.U. IS PROCESSED AFTER THE RECORDING OF A FINAL MAP IT MAY TRIGGER A MAP MODIFICATION.

- LEGEND**
- SUBDIVISION BOUNDARY: ---
 - PROPOSED LOT LINE: ---
 - PROPOSED NEIGHBORHOOD BOUNDARY: ---
 - EXISTING LOT NUMBER: LOT 270
 - PROPOSED LOT NUMBER (AT FIN. ELEVATION): 5
170
 - PROPOSED RESIDENTIAL NEIGHBORHOOD: R-1A
 - PROPOSED HSA LOT: OS-3
 - PROPOSED OPEN SPACE: OS-B
 - PROPOSED EARTHEN SWALE: ---
 - EXISTING EARTHEN SWALE: ---
 - PROPOSED DRAIN: ---
 - PROPOSED SHOW DITCH: ---
 - PROPOSED RAINPAN (ENERGY DISSIPATOR): ---
 - EXISTING EASEMENT LINE: ---
 - TITLE REPORT ITEM NO. (SEE SHEET 11): ---
 - PROPOSED FILL SLOPE (2:1 MAX.): ---
 - PROPOSED CUT SLOPE (2:1 MAX. AT INTERIOR, 1.5:1 MAX. AT PERIPHERY): ---
 - PROPOSED PERCENT OF STREET GRADE: ---
 - PROPOSED SEWAGE FORCE MAIN: ---
 - PROPOSED RETAINING WALL: ---
 - RETAINING WALL SYSTEM: ---
 - EXISTING STREET CENTERLINE ELEVATION: ---
 - PROPOSED STREET CENTERLINE ELEVATION: ---
 - EXISTING CONTOURS: ---
 - PROPOSED CONTOURS: ---
 - EXISTING STREET LIGHT: ---
 - PROPOSED STREET LIGHT: ---
 - PROPOSED FUEL MODIFICATION ZONE/ LIMITED BUILDING ZONE EASEMENT: ---
 - LIMITS OF PROPOSED GRADING: ---
 - PROPOSED D.C. TRAIL: ---
(SEE PLAN FOR WIDTH AND LOCATION)
 - PROPOSED STREET DESIGNATION: ---

KEY MAP

SCALE: 1"=500'

PROPOSED ZONING

USE REGULATIONS	S-B
ANNUAL REGULATIONS	3-8
DENSITY	3.0
LOT SIZE (MINIMUM)	4,500
BUILDING TYPE	L
FLOOR AREA RATIO	---
HEIGHT	H
COVERAGE	---
SETBACK	V
OPEN SPACE	A
SPECIAL AREA REGULATIONS	D

LEGAL DESCRIPTION

SEE SHEET 17 ON THE PRELIMINARY GRADING PLAN/ VESTING TENTATIVE MAP

EARTHWORK / GRADING QUANTITIES

TOTAL PROJECT
 RAW CUT: APPROXIMATELY 14,000,000 C.Y.
 RAW FILL: APPROXIMATELY 14,000,000 C.Y.
 TOTAL GRADED AREA: APPROXIMATELY 715.0 ACRES

GRADING QUANTITIES SHOWN REPRESENT
 RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING
 SHOWN IN THE PRELIMINARY SOILS REPORT.

RESORT (R)

USE REGULATIONS	S-B
ANNUAL REGULATIONS	---
DENSITY	0.0
LOT SIZE	---
BUILDING TYPE	---
FLOOR AREA RATIO	---
HEIGHT	---
COVERAGE	---
SETBACK	---
OPEN SPACE	---
SPECIAL AREA REGULATIONS	D

OPEN SPACE/PRESERVE (OS/P)

USE REGULATIONS	S-B
ANNUAL REGULATIONS	---
DENSITY	0.0
LOT SIZE	---
BUILDING TYPE	---
FLOOR AREA RATIO	---
HEIGHT	---
COVERAGE	---
SETBACK	---
OPEN SPACE	---
SPECIAL AREA REGULATIONS	---

PUBLIC UTILITIES AND DISTRICTS

- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.
- WATER: OTAY MUNICIPAL WATER DISTRICT
- SEWER: CITY OF COLLA VISTA
- POLICE: COUNTY SHERIFF'S DEPARTMENT
- SCHOOL: COLLA VISTA ELEMENTARY AND SHERWATER UNION HIGH
- FIRE: SAN DIEGO COUNTY FIRE AUTHORITY

EXISTING EASEMENTS & ENCUMBRANCES

SEE SHEETS 17 & 18 ON THE PRELIMINARY GRADING PLAN/ VESTING TENTATIVE MAP. ALL EASEMENTS SHALL BE PROVIDED FOR, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.

ABBREVIATIONS

- FP FLOOD PLAIN
- VC VERTICAL CURVE
- MH MANHOLE
- RF REINFORCED CONCRETE PIPE
- SD STORM DRAIN
- NS NOT TO SCALE
- ELEV ELEVATION
- PI POINT OF INTERSECTION (V.C.)
- FL FLOW LINE
- PI POINT OF INTERSECTION (V.C.)
- BS BOTTOM OF HILL
- FS FINISH SURFACE
- S SEWER
- W WATER
- RF RECLAIMED WATER
- IE INVERT ELEVATION
- R/W RIGHT OF WAY
- PL PROPERTY LINE
- GR GRADE BREAK
- PI POINT OF INTERSECTION (V.C.)
- PI POINT OF INTERSECTION (V.C.)
- OS OPEN SPACE, FT.
- NSP NET SQ. FT.

ENGINEER
 HUNSAKER & ASSOCIATES
 SAN DIEGO, INC.
 8072 BAYVIEW STREET
 SAN DIEGO, CA 92121
 (619) 528-4400 TX
 (619) 528-1414 FX

OWNERS/SUBDIVIDERS
 LAKEVIEW 1, LLC (INDIVIDUALLY OWNED)
 A CALIFORNIA LIMITED LIABILITY COMPANY
 LAKEVIEW 2, LLC (INDIVIDUALLY OWNED)
 A CALIFORNIA LIMITED LIABILITY COMPANY
 (AS TENANTS IN COMMON)
 610 WEST ASH STREET
 SUITE 1500
 SAN DIEGO, CA 92101
 (619) 524-6000

REPRESENTATIVE
 MILLER OTAY LAKES INVESTMENT, LLC
 IN C/O DANISH INVESTMENT GROUP
 6591 COLLING DRIVE, SUITE E111
 MONTEVISTA, CA 92021
 (602) 278-2200

REPRESENTATIVE

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF THE CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITIES, EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "PREMISE" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT, EXECUTED THIS 14TH DAY OF OCTOBER, 2018, AT SAN DIEGO COUNTY, CALIFORNIA.

LAKEVIEW 1, LLC

LAKEVIEW 2, LLC



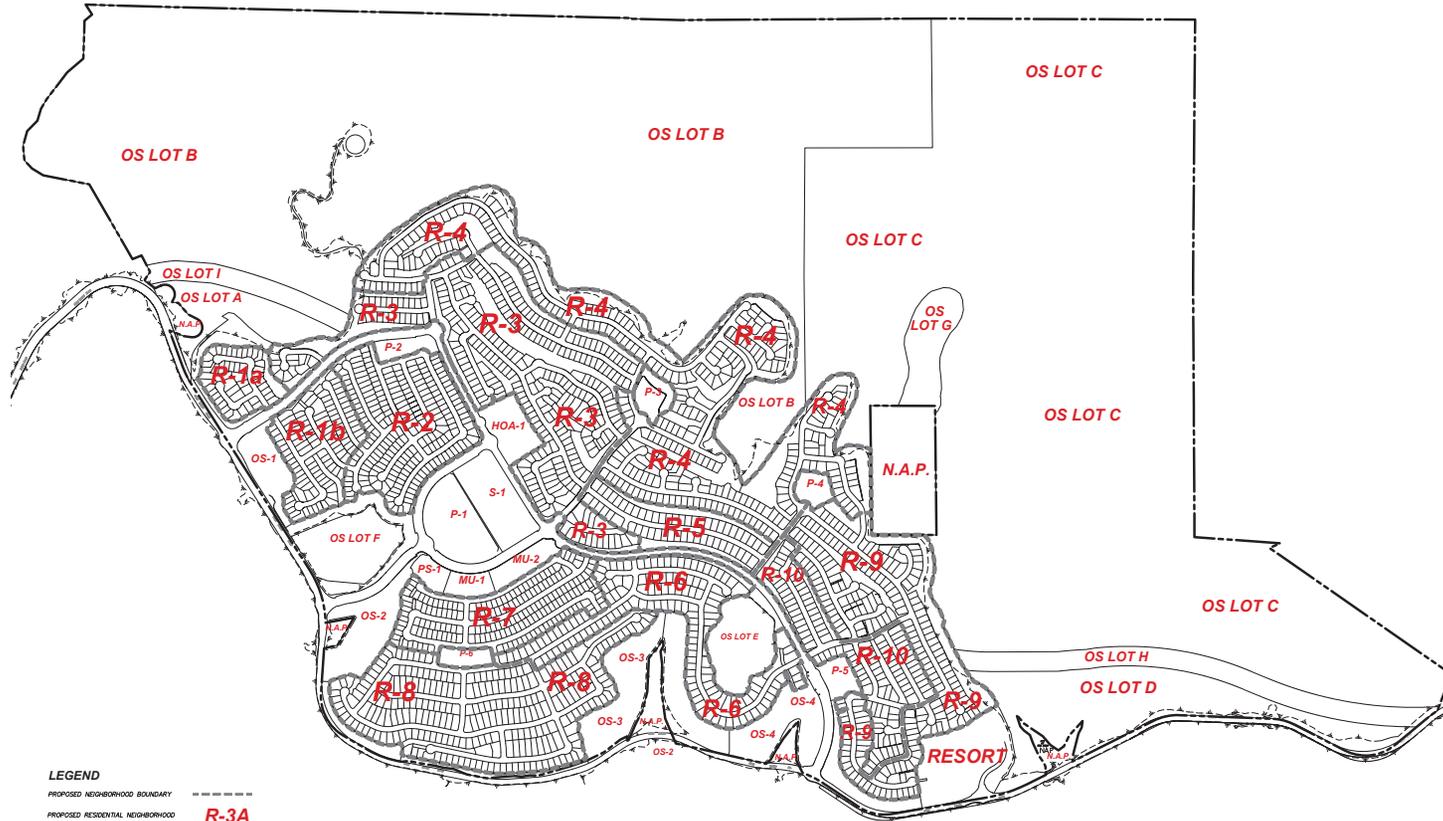
ALISA S. VILIMBER P.E. # 47845
 MY REGISTRATION EXPIRES ON 12/31/21 DATE

PREPARED BY:	NO. REVISIONS	DATE BY
HUNSAKER & ASSOCIATES SAN DIEGO, CALIFORNIA HUNSAKER SAN DIEGO, CALIFORNIA HUNSAKER HUNSAKER & ASSOCIATES	1	1ST SUBMITTAL 01/24/20 JMA
	2	
	3	
	4	
	5	
	6	

VESTING SITE PLAN OTAY RANCH VILLAGE 13 (EIR ALTERNATIVE H) County Of San Diego, California

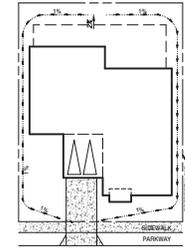
1-162

SHEET 1 OF 3



LEGEND
 PROPOSED NEIGHBORHOOD BOUNDARY - - - - -
 PROPOSED RESIDENTIAL NEIGHBORHOOD **R-3A**

NEIGHBORHOOD DETAILS



TYPICAL LOT DRAINAGE DETAIL
 NOT TO SCALE

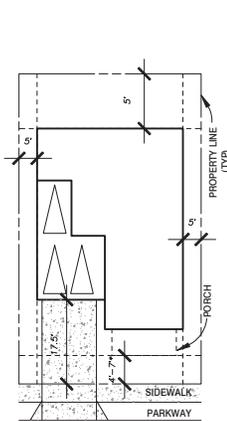
SECTION 1804.3 SITE GRADING OF THE INTERNATIONAL BUILDING CODE (IBC) TO ALLOW FOR AN ALTERNATE METHOD OF DRAINING WATER AWAY FROM THE FOUNDATION. TYPICAL LOT DRAINAGE TO BE REDUCED FROM 8" TO 6" FROM THE FOUNDATION TO A MINIMUM 2% SLOPE. ALSO, LOT DRAINAGE SINGLE GRADE TO BE REDUCED FROM 28" TO 18".

MINIMUM SETBACK TABLE

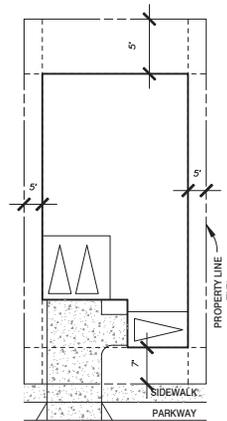
MINIMUM FRONT YARD SETBACK (FEET):	
TO DIRECT ENTRY DRIVE	17.5'
TO SITES ENTERING IN GARAGE WITH OR WITHOUT RESIDENTIAL ABOVE	3'
TO MAIN RESIDENCE	3'
TO PORCH OR ENTRY FEATURE	3'
MINIMUM SIDE YARD SETBACK (FEET):	
TO ADJACENT RESIDENTIAL LOT	5'
DISTANCE BETWEEN DETACHED RESIDENCES	10'
TO PORCH OR RESIDES ON CORNER LOT	3'
TO PROPERTY LINE OF ADJACENT RESIDENTIAL STREET	3'
MINIMUM REAR YARD SETBACK (FEET):	
TO MAIN RESIDENCE	5'
TO GARAGE	5'

* FOR LOT LESS THAN 100-FEET DEEP, FRONT YARD SETBACKS MAY BE REDUCED BY 4-FEET.

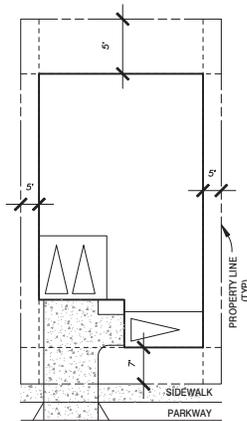
1-163



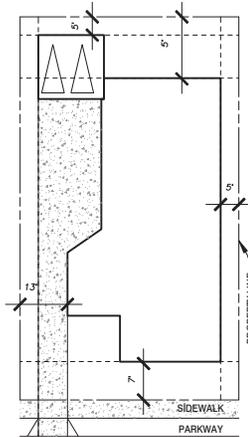
50' x 85' LOT
 NEIGHBORHOOD 2 & 7



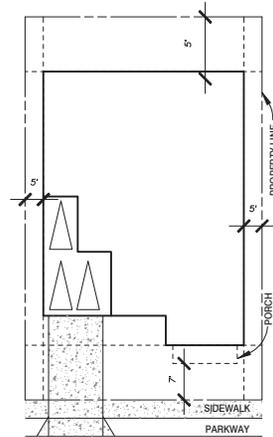
50' x 100' LOT
 NEIGHBORHOOD 1A, 1B & 10



55' x 100' LOT
 NEIGHBORHOOD 3 & 9



60' x 105' LOT
 NEIGHBORHOOD 4 & 8



65' x 105' LOT
 NEIGHBORHOOD 5 & 6

DETAILS

PREPARED BY:
 HUNSAKER & ASSOCIATES
 444 W. 11th St., Suite 100
 San Diego, CA 92101
 Phone: 619.594.1111
 Fax: 619.594.1112

VESTING SITE PLAN
OTAY RANCH VILLAGE 13
(EIR ALTERNATIVE H)
 County Of San Diego, California

SHEET **2**
 OF **3**



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 • Fax (858) 694-2555
www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

October 25, 2019

Eric Johnston, Project Manager
Baldwin & Sons, LLC
610 W. Ash Street, Suite 1500
San Diego, CA 92101

Chuck Miller
Moller Otay Lakes Investments, Inc.
6591 Collins Drive, Suite E-11
Moorpark, CA 93021

REQUEST FOR A MODIFICATION TO PRIVATE ROAD STANDARDS, GPA 3800-04-003, SP 3810-04-002, TM 5361 (OTAY RANCH RESORT VILLAGE ALTERNATIVE H), OTAY SUBREGIONAL PLAN AREA

The Department of Planning & Development Services (PDS) has reviewed the requested design modifications to Private Road Standards submitted for the proposed Otay Ranch Resort Village Alternative H (attached and dated May 19, 2019). The requests are summarized for the following roadways:

Street Sections 2a, 2d, 3a, 3b, 4, 5, 5a, 5b, 6 and 7

1. Boulevard with Median Island (Section 2a): Request is to increase the landscaped median island from 14 ft. to 16 ft., eliminate the 8 ft. shoulders, increase the landscape parkways from 14 ft. to 21 ft., and replace the required 5 ft. PCC sidewalk with a 10 ft. non-contiguous multi-use pathway. No parking allowed.
2. Boulevard with Median Island (Section 2d) (Private segment from Roundabout three and Strada Piazza): Request is to increase the landscaped median island from 14 ft. to 16 ft. at grade for additional emergency access, eliminate the 8 ft. shoulders, reduce the number of lanes from 4 to 2, increase the landscape parkways from 14 ft. to 29 ft., and replace the required 5 ft. PCC sidewalk with a 10 ft. non-contiguous multi-use pathway. No parking allowed.
3. Minor Collector (Modified) (Section 3a): Request is to increase the travel ways for 12 ft. to 12.5 ft. with additional 1.5 ft. for gutter, increase the landscape parkways from 14 ft. to 20 ft., eliminate the 8 ft. shoulders to allow for treating stormwater flows and to reduce impervious surfaces and less maintenance costs and replaces the required 5 ft. PCC sidewalk with a 10 ft. non-contiguous multi-use pathway on south side. No parking allowed. Reduce posted speed limit from 35-mph to 30-mph.
4. Minor Collector (Modified) (Section 3b): Request is to increase the right -of-way from 68 ft. to 76 ft., eliminate the 8 ft. shoulders on both sides, add a 10 ft. median island at-grade for additional emergency access and increase the landscape parkway edges from 14 ft. to 19 ft.(east side) and 14 ft. to 21 ft.(west side), replace the required 5 ft. PCC sidewalk with a 10 ft. non-contiguous multi-use pathway on west side. Requested a reduce posted speed limit from 35-mph to 30-mph.

REQUEST FOR A MODIFICATION TO PRIVATE ROAD STANDARDS, GPA 3800-04-003, SP 3810-04-002, TM 5361 (OTAY RANCH RESORT VILLAGE ALTERNATIVE H), OTAY SUBREGIONAL PLAN AREA

- 5. Minor Collector (Modified) (Section 4): Request is to increase the right-of-way from 82 ft. to 90 ft., reduce the landscape median island from 14 ft. to 10 ft., increase the parkways edges on both sides from 14 ft. to 20 ft. and replace the 5 ft. PC sidewalk with a 10 ft. non-contiguous multi-use pathway on the south side.
- 6. Residential (Modified) (Section 5): Request is to decrease the roadway from 36 ft. to 35 ft. for most of the backbone residential street segments, increase the landscape parkways for 10 ft. to 10.5 ft., reduce minimum intersection spacing from 200 ft. to 150 ft., reduce the minimum centerline radius from 300 ft. to 200 ft., increase the travel lanes to 17.5 ft. and allow parking on both sides of the roadway. Requested a reduce posted speed limit from 30-mph to 25-mph.
- 7. Residential Cul-de-sac (Section 5a): Request is to increase the right-of-way from 52 ft. to 53 ft., decrease the landscape parkways for 10 ft. to 9.5 ft. and to allow parking on both sides of the roadway. Requested a reduce posted speed limit from 30-mph to 25-mph.
- 8. Residential (Modified) (Section 5b): Request is to decrease the right-of-way from 52 ft. to 43.5 ft., increase the landscape parkways for 10 ft. to 12.5 ft. on side streets with residential lots and decrease road surface from 36 ft. to 30.5 ft. Requested a reduce posted speed limit from 30-mph to 25-mph.
- 9. Resort Entrance (Section 6): Request is to reduce posted speed limit from 30-mph to 25-mph.
- 10. Private Residential (Section 7): Request is to reduce the driveway easement from 40 ft. to 32 ft. and reduce minimum centerline radius from 300 ft. to 100 ft. No parking will be allowed on either side of the private road easement.

PDS can support your request for these design exceptions listed above. The proposed improvements are acceptable to the San Diego County Fire Authority. It has been determined that your requests for exceptions/waivers identified above will not adversely affect the safety and flow of traffic in this area.

If you have any questions or need additional information related to these requests, please contact Edwin Sinsay, LD Manager, at (858) 694-2486. County staff can support and recommend approval of exception to Street Sections 2a, 2d 3a, 3b, 4, 5, 5a, 5b, 6 and 7.

Please contact Mark Slovick, Deputy Director, at (858) 495-5172 or Mark.Slovick@sdcounty.ca.gov.

Sincerely,

Jacob Armstrong,
Chief of Land Development

email cc:

Ed Sinsay, Land Development Manager
Greg Mattson, Project Manager - Independent Contractor

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS

Request for a
Design Exception to a Road Standard
and/or Modification to Project Conditions

Project Number: PDS2004-3810-04-002 (SP) Date of Request: May 17, 2019

Project Location: East of City of Chula Vista/County boundary and north of Otay Lakes Road easterly past John Nichols Airfield

Thos. Bros. Map/Grid: Page 1293 A-4; B-3,4,5; C-3,4,5,6; D-3,4,5,6; E-3,4,5,6; F-3,4,5,6; G-5,6

APN: 598-130-04, 05, 06, 07;598-140-04, 05, 06; 647-020-14; 647-030-05

Requestor Name: Baldwin & Sons LLC/Moller Otay Lakes Investment LLC Telephone: 619 515-9109

Address: 610 West Ash Suite 1500 San Diego, CA 92104

Road/Segment: Strada Piazza
Proposed Boulevard with Median (Modified VTM Cross Section 2a)

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):

Section 2a is the street section proposed for the first project entry. The design includes two ingress lanes to address queuing from the location of the entry gate back to the Otay Lakes Road roundabout. These modifications provide a transition from Otay Lakes Road to the Village and residential neighborhoods. Additional lanes handle queuing while enhance landscaping acts to begin a traffic calming effect before entering the smaller scale residential streets.

The Applicants are proposing a Boulevard with Raised Median (4.2A) as depicted on Exhibit A and are requesting the following modifications to this designation:

- A. Increase landscaped median from 14 ft. to 16 ft.
B. Eliminate 8 ft. shoulders.
C. Increase parkways from 14 ft. to 21 ft.
D. Replace 5 ft. PCC sidewalks with 10 ft. non-contiguous multi-use pathways.

Reason for requested Design Exception (provide attachment if additional space is required):

A. Increase landscaped median from 14 ft. to 16 ft.

The Applicants request a design exception to increase the landscape median from 14 ft. to 16 ft. (See Exhibit A for proposed street section). Enhanced landscaping provides both aesthetic and sustainable benefits to the community and environment by increasing permeable surface and reducing the heat island effect of hardscape and paving. The wider median facilitates the use of vegetation and permeable surface to provide storm water and water quality benefits to support the protection of the Lower Otay Reservoir.

B. Eliminate 8 ft. shoulders

The elimination of the 8 ft. shoulders reduces impervious surface and provides additional width to include 10-ft pathways on both sides of the street. This modification also minimizes paving. Reducing the pavement width increases the amount of pervious areas. Increasing pervious areas allows for treating stormwater flows through the use of adequate ground cover. Due to the proximity of Otay Lakes Road to both the Upper and Lower Otay Reservoirs, minimizing pollutants is critical.

Reducing paving lessens the "urban heat island effect" because it results in less dark surface for heat reflection. Additionally, reduced paving limits the amount of material needed for construction which reduces the cost to construct the proposed improvements. Lastly, reduced paving also results in less costly maintenance over time because there is a smaller area to be maintained.

C. Increase parkways from 14 ft. to 21 ft.

The increase in parkway width provides additional area for a wider pathway and landscaping which provide a corresponding benefit to traffic calming and pedestrian safety. Enhanced landscaping provides both aesthetic and sustainable benefits to the community and environment.

D. Replace 5 ft. PCC sidewalks with 10 ft. non-contiguous multi-use pathways

Wider non-contiguous pathways separate pedestrians and cyclists from vehicular traffic on the roadway, resulting in a higher level of safety. Wider and safer pathways also encourage greater walking and cycling.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):

None.

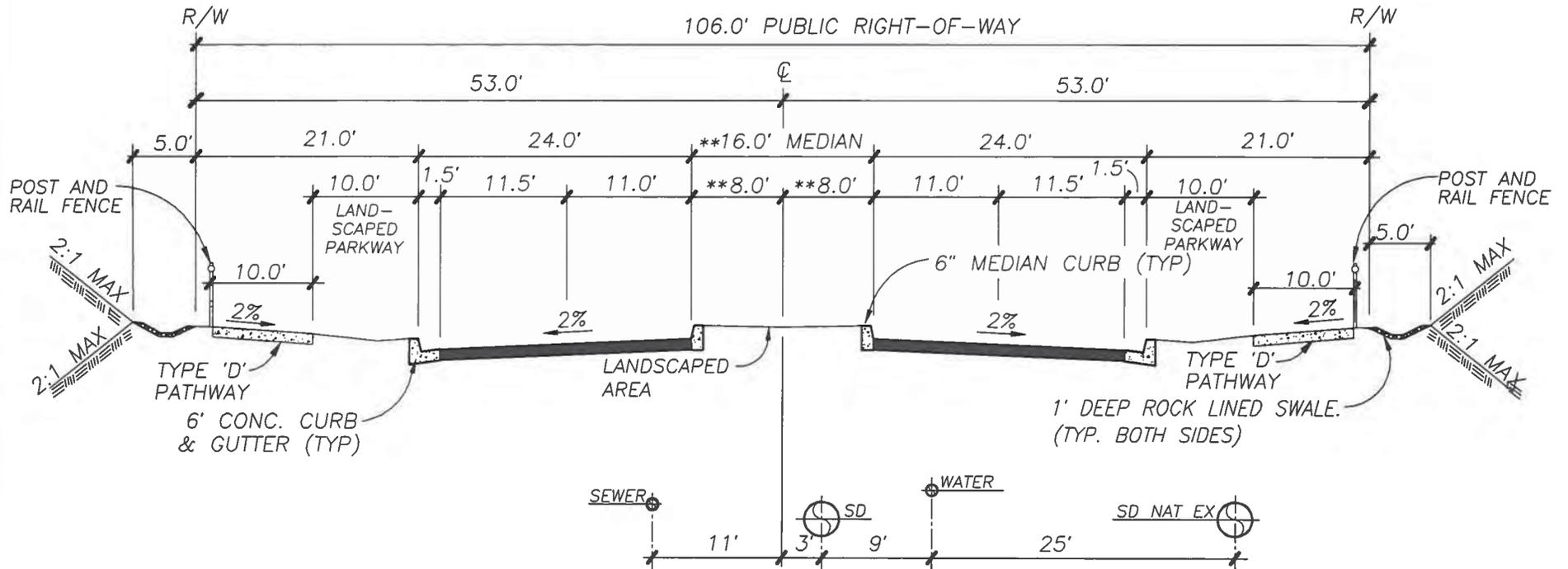
Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved:

Inconsistency with the Otay Subregional Plan goals, policies, and objectives by implementing County standard road classifications and design.

Provide Design and Cost Estimate for meeting the Condition:

Not Applicable

Exhibit A



2a **STRADA PIAZZA (POR.)**
PROPOSED BOULEVARD WITH MEDIAN (MODIFIED) NTS

NO PARKING

DESIGN EXCEPTIONS:

- A. INCREASE LANDSCAPED MEDIAN FROM 14' TO 16'
- B. ELIMINATE 8' SHOULDERS
- C. INCREASE PARKWAYS FROM 14' TO 21'
- D. REPLACE 5' P.C.C. SIDEWALKS WITH 10' NON-CONTIGUOUS MULTI-USE PATHWAYS

* SEE ROCK LINED SWALE DETAIL SHEET 2
 ** MEDIAN WIDTH VARIES IN ORDER TO CHANNEL TRAFFIC THROUGH ROUNDABOUTS SAFELY

DEPARTMENT OF PUBLIC WORKS

**Request for a
Design Exception to a Road Standard
and/or Modification to Project Conditions**

Project Number: PDS2004-3810-04-002 (SP) **Date of Request:** May 17, 2019

Project Location: East of City of Chula Vista/County boundary and north of Otay Lakes Road easterly past John Nichols Airfield

Thos. Bros. Map/Grid: Page 1293 A-4; B-3,4,5; C-3,4,5,6; D-3,4,5,6; E-3,4,5,6; F-3,4,5,6; G-5,6

APN: 598-130-04, 05, 06, 07; 598-140-04, 05, 06; 647-020-14; 647-030-05

Requestor Name: Baldwin & Sons LLC/Moller Otay Lakes Investment LLC **Telephone:** 619 515-9109

Address: 610 West Ash Suite 1500 San Diego, CA 92104

Road/Segment: Strada Piazza/Piazza Urbino
Proposed Boulevard with Median (Modified at Entries Only VTM Cross Section 2d)

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):

Section 2d (Exhibit A) is the street section proposed for the second and third project entries. Project entry two carries the highest volume of any entry; one lane each for ingress and egress provides an acceptable level of service and no conflict with queuing backing into the Otay Lakes Road roundabout. Project entry three carries a low volume of daily trips with no queuing conflicts. These modifications provide a transition from Otay Lakes Road to the village and residential neighborhoods by creating a sense of entry and arrival to the village. The modified lane configuration meets level of service standards and enhanced landscaping acts to begin a traffic calming effect before entering the smaller scale residential streets.

The Applicants are proposing a Boulevard with Raised Median (4.2A) and requesting the following modifications to this designation:

- A. Travel lanes increased by 3 ft. to 14.5 ft. with 1.5 ft. curb on both sides, reducing the proposed median to minimum 10 ft. requirement.
- B. Eliminate 8 ft. shoulders and reduce lanes from four to two.
- C. Increase parkways from 14 ft. to 29 ft.
- D. Replace 5 ft. PCC sidewalks with 10 ft. non-contiguous multi-use pathways.

Reason for requested Design Exception (provide attachment if additional space is required):

- A. Travel lanes increased by 3 ft. to 14.5 ft. with 1.5 ft. curb on both sides, reducing the proposed median to minimum 10 ft. requirement for emergency vehicle access**

The Applicants request a design exception to increase the travel lanes and reduce the median to the minimum 10 ft. for emergency vehicle access. This street provides access to the village core through the second round about which carries the highest volume of trips.

B. Eliminate 8 ft. shoulders and reduce lanes from four to two

The project daily trips can be accommodated by a single lane in each direction at an acceptable level of service. The elimination of the 8 ft. shoulders reduces impervious surface and provides additional width to include 10-ft pathways on both sides of the street. This modification also minimizes paving. Reducing the pavement width increases the amount of pervious areas. Increasing pervious areas allows for treating storm water flows through the use of adequate ground cover. Due to the proximity to the Lower Otay Reservoir, minimizing pollutants is critical.

Reducing paving lessens the "urban heat island effect" because it results in less dark surface for heat absorption. Additionally, reduced paving limits the amount of material needed for construction which reduces the cost to construct the proposed improvements. Lastly, reduced paving also results in lower maintenance cost over time because there is a smaller area to be maintained.

Concrete delineators will not be used on median edges.

C. Increase parkways from 14 ft. to 29 ft.

The increase in parkway width provides additional area for a wider pathway and landscaping which provide a corresponding benefit to traffic calming and pedestrian safety. Enhanced landscaping provides both aesthetic and sustainable benefits to the community and environment, creating a transition from the rural nature of Otay Lakes Road to a sense of arrival in the residential village.

D. Replace 5 ft. PCC sidewalks with 10 ft. non-contiguous multi-use pathway

Wider non-contiguous pathways separate pedestrians and cyclists from vehicular traffic on the roadway, resulting in a higher level of safety. Wider and safer pathways also encourage increased walking and cycling. These segments are short and provide a transition from Otay Lakes Road into the residential neighborhoods.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):

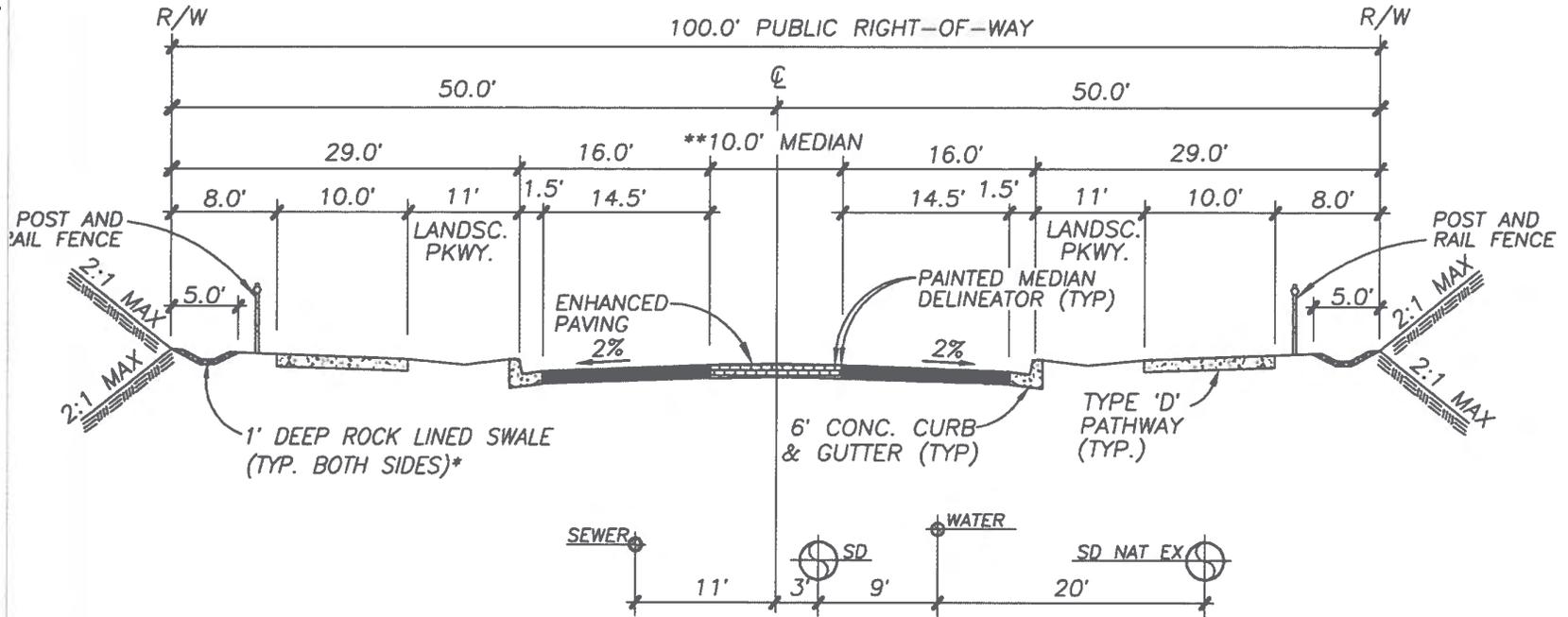
None.

Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved:

The Otay Subregional Plan goals, policies, and objectives are not met by implementing County standard road classifications and design.

Provide Design and Cost Estimate for meeting the Condition:

Not Applicable



2d **STRADA PIAZZA (POR.), PIAZZA URBINO (POR.)**
PROPOSED BOULEVARD WITH MEDIAN (MODIFIED AT ENTRIES ONLY) NTS
 NO PARKING

DESIGN EXCEPTIONS:

- A. INCREASE MEDIAN WIDTH FROM 14' TO 16' FOR EMERGENCY VEHICLE ACCESS
 - B. ELIMINATE 8' SHOULDERS AND REDUCE LANES FROM FOUR TO TWO
 - C. INCREASE PARKWAYS FROM 14' TO 29'
 - D. REPLACE 5' P.C.C. SIDEWALKS WITH 10' NON-COITIGUOUS MULTI-USE PATHWAYS
- * SEE ROCK LINED SWALE DETAIL SHEET 2
 ** MEDIAN WIDTH VARIES IN ORDER TO CHANNEL TRAFFIC THROUGH ROUNDABOUTS SAFELY

DEPARTMENT OF PUBLIC WORKS

**Request for a
Design Exception to a Road Standard
and/or Modification to Project Conditions**

Project Number: PDS2004-3810-04-002 (SP) **Date of Request:** May 17, 2019

Project Location: East of City of Chula Vista/County boundary and north of Otay Lakes Road easterly past John Nichols Airfield

Thos. Bros. Map/Grid: Page 1293 A-4; B-3,4,5; C-3,4,5,6; D-3,4,5,6; E-3,4,5,6; F-3,4,5,6; G-5,6

APN: 598-130-04, 05, 06, 07; 598-140-04, 05, 06; 647-020-14; 647-030-05

Requestor Name: Baldwin & Sons LLC/Moller Otay Lakes Investment LLC **Telephone:** 619 515-9109

Address: 610 West Ash Suite 1500 San Diego, CA 92104

Road/Segment: Strada Piazza/Strada Ravenna/Via Terni/Via Abrazzo/Viale Trebbiano
Proposed Minor Collector (Modified VTM Cross Section 3a)

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):

Section 3a (Exhibit A) comprises the majority of the backbone street system connecting the village core to the residential neighborhoods. No residential lots access from the minor collector as it is designed to efficiently carry slightly higher traffic volumes in the village core and to the lower volume residential streets within the various neighborhoods. This street is design as a transition consistent with the design of the shorter section of Strada Piazza adjacent to the elementary school. The Applicants are proposing a Minor Collector (2.3C) and requesting the following modifications to this designation:

- A. Reduce design speed from 35 MPH to 30 MPH
- B. Increase travel ways from 12 ft. to 12.5 ft. with additional 1.5 ft. for gutter.
- C. Increase landscaped parkways from 14 ft. to 20 ft.
- D. Eliminate 8 ft. shoulders.
- E. Replace 5 ft. PCC sidewalk with 10 ft. non-contiguous multi-use pathway on south side.

Reason for requested Design Exception (provide attachment if additional space is required):

A. Reduce design speed from 35 MPH to 30 MPH.

The reduction in design speed is intended to slow traffic as it transitions from the higher intensity of the village core to the residential neighborhoods. This also serves to condition drivers to a reduced speed of 25 MPH in the school zone when the elementary school is in session. Pedestrian safety is also enhanced by slowing the speed of vehicles as they approach the roundabouts which access the school frontage.

B. Increase travel ways from 12 ft. to 12.5 ft. with additional 1.5 ft. for gutter.

Increased travel way width improves vehicular flow in an area with no driveways which serve single family lots. The backbone streets are designed to efficiently convey traffic to the smaller scale residential neighborhoods and facilitate traffic flow in the higher intensity village core.

C. Increase landscaped parkways from 14 ft. to 20 ft.

The increase in parkway width provides additional area for landscaping which provides a corresponding benefit to traffic calming and pedestrian safety. Enhanced landscaping provides both aesthetic and sustainable benefits to the community and environment. In addition, wider parkways facilitate the use of vegetation and permeable surface to provide storm water benefits and water quality to support the highest achievable level of storm water treatment to protect the Lower Otay Reservoir.

D. Eliminate 8 ft. shoulders

The elimination of the 8 ft. shoulders reduces impervious surface and provides additional width to include 10 ft. pathways on both sides of the street. This modification also minimizes paving. Reducing the pavement width increases the amount of pervious areas. Increasing pervious areas allows for treating storm water flows through the use of adequate ground cover. Due to the proximity of Otay Lakes Road to Lower Otay Reservoir, minimizing pollutants is critical.

Reducing paving lessens the urban heat island effect because it results in less dark surface for heat absorption. Additionally, reduced paving limits the amount of material needed for construction which reduces the cost to construct the proposed improvements. Lastly, reduced paving also results in lower maintenance cost over time because there is a smaller area to be maintained.

E. Replace 5 ft. PCC sidewalk with 10 ft. non-contiguous multi-use pathway on south side.

Wider non-contiguous pathways separate pedestrians and cyclists from vehicular traffic on the roadway, resulting in a higher level of safety. Wider and safer pathways also encourage greater walking and cycling. The addition width provides adequate area for ingress and egress to the elementary school during operating hours. The 10 ft. parkway on the south side continues the design from the portion of Strada Piazza adjacent to the elementary school.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):

None.

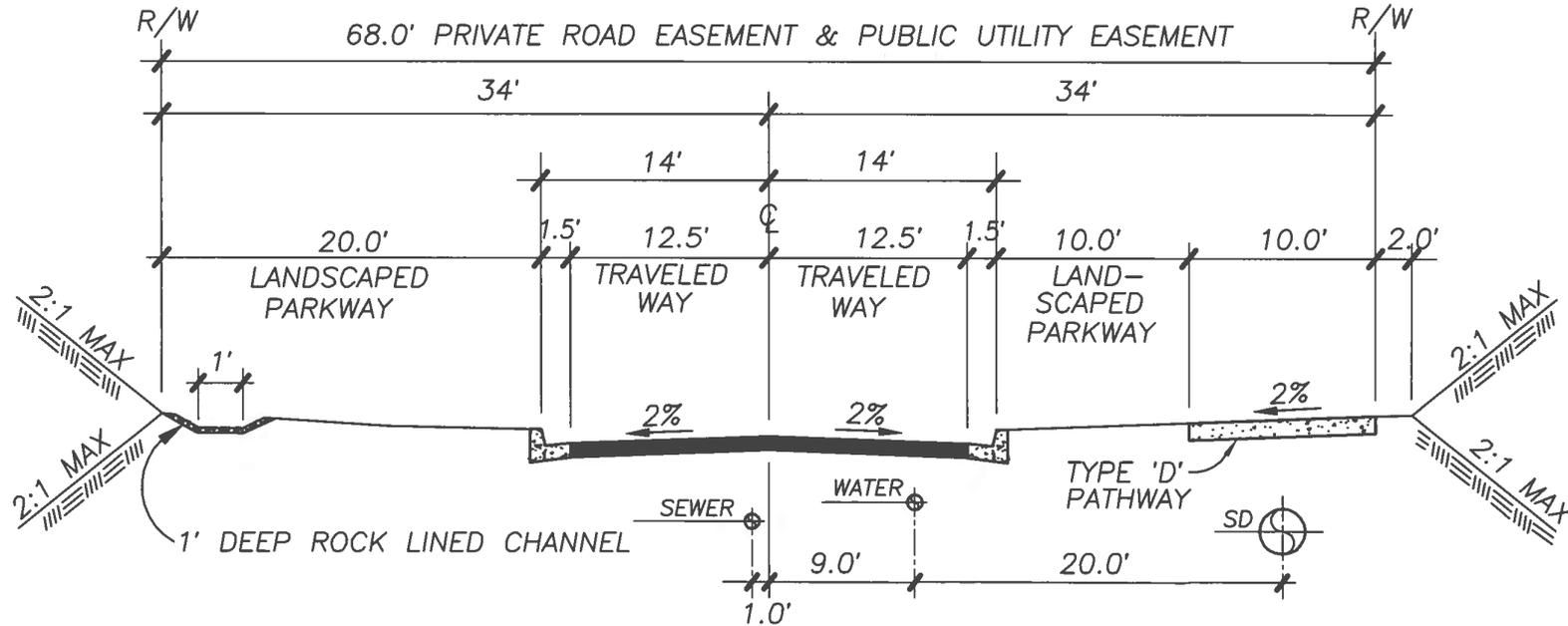
Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved:

Inconsistency with the Otay Subregional Plan goals, policies, and objectives by implementing County standard road classifications and design.

Provide Design and Cost Estimate for meeting the Condition:

Not Applicable

Exhibit A



3a

**STRADA PIAZZA (POR.), STRADA RAVENNA (POR.), VIA TERNI,
VIA ABRAZZO, VIALE TREBBIANO**

PRIVATE ROAD

PROPOSED MINOR COLLECTOR (MODIFIED)

NTS

NO PARKING

DESIGN EXCEPTIONS:

- A. REDUCE DESIGN SPEED FROM 35 MPH TO 30 MPH
- B. INCREASE TRAVEL WAYS FROM 12' TO 12.5' WITH ADDITIONAL 1.5' FOR GUTTER
- C. INCREASE LANDSCAPED PARKWAYS FROM 14' TO 20'
- D. ELIMINATE 8' SHOULDERS
- E. REPLACE 5' P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PATHWAY ON SOUTH SIDE

DEPARTMENT OF PUBLIC WORKS

**Request for a
Design Exception to a Road Standard
and/or Modification to Project Conditions**

Project Number: PDS2004-3810-04-002 (SP) **Date of Request:** May 17, 2019

Project Location: East of City of Chula Vista/County boundary and north of Otay Lakes Road easterly past John Nichols Airfield

Thos. Bros. Map/Grid: Page 1293 A-4; B-3,4,5; C-3,4,5,6; D-3,4,5,6; E-3,4,5,6; F-3,4,5,6; G-5,6

APN: 598-130-04, 05, 06, 07; 598-140-04, 05, 06; 647-020-14; 647-030-05

Requestor Name: Baldwin & Sons LLC/Moller Otay Lakes Investment LLC **Telephone:** 619 515-9109

Address: 610 West Ash Suite 1500 San Diego, CA 92104

Road/Segment: Strada Piazza
Proposed Minor Collector (Modified VTM Cross Section 3b)

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):

Section 3b (Exhibit A) is a short segment of backbone street Strada Piazza. This portion of the street has less volume and no residential lot access. This street is designed as a transition consistent with the design of Strada Piazza as it transitions to the village core to the west. The Applicants are proposing a Minor Collector (2.3C) and requesting the following modifications to this designation:

- A. Reduce design speed from 35 MPH to 30 MPH due to steep terrain at one location.
- B. Increase right-of-way width from 68 ft. to 76 ft.
- C. Add 10 ft. wide median for emergency vehicle access.
- D. Eliminate 8 ft. shoulders on both sides of road.
- E. Increase parkways from 14 ft. to 21 ft. (west side) and 14 ft. to 19 ft. on east side.
- F. Replace 5 ft. PCC sidewalk with 10 ft. non-contiguous multi-use pathway on west side.

Reason for requested Design Exception (provide attachment if additional space is required):

A. Reduce design speed from 35 MPH to 30 MPH.

The reduction in design speed is intended to slow traffic as it transitions from the higher intensity of the village core to the residential neighborhoods. This also serves to condition drivers to a reduced speed of 25 MPH in the school zone when the elementary school is in session. Pedestrian safety is also enhanced by slowing the speed of vehicles as they approach the roundabouts which access the school frontage.

B. Increase right-of-way width from 68 ft. to 76 ft.

The increase in right-of-way allows for the continuation of the 10 ft. wide multi-use pathway from the village core west of the street.

C. Add 10 ft. wide median for emergency vehicle access.

Adding a paved median for emergency vehicle access allows the elimination of paved shoulders and potential conflicts for emergency vehicle response.

D. Eliminate 8 ft. shoulders on both sides of road.

The elimination of the 8 ft. shoulders reduces impervious surface and provides additional width to include a 10-ft pathway on the west side of street. This modification also minimizes paving. Reducing the pavement width increases the amount of pervious areas. Increasing pervious areas allows for treating storm water flows through the use of adequate ground cover. Due to the proximity to the Lower Otay Reservoir, minimizing pollutants is critical.

Reducing paving lessens the urban heat island effect because it results in less dark surface for heat absorption. Additionally, reduced paving limits the amount of material needed for construction which reduces the cost to construct the proposed improvements. Lastly, reduced paving also results in less costly maintenance over time because there is a smaller area to be maintained. The addition of a paved median for emergency vehicle access negates the need for paved shoulders.

E. Increase parkways from 14 ft. to 21 ft. (west side) and increase from 14 ft. to 19 ft. on east side.

The adjustment and increase in overall parkway width provide additional area for landscaping and a pathway on the west side with a corresponding benefit to traffic calming and pedestrian safety. Enhanced landscaping provides both aesthetic and sustainable benefits to the community and environment. In addition, wider parkways facilitate the use of vegetation to treat storm water runoff to ensure the highest achievable level of storm water treatment to protect the Lower Otay Reservoir.

F. Replace 5 ft. PCC sidewalk with 10 ft. non-contiguous multi-use pathway on west side.

Wider non-contiguous pathways separate pedestrians and cyclists from vehicular traffic on the roadway, resulting in a higher level of safety. Wider and safer pathways also encourage increased walking and cycling. The 10 ft. parkway on the west side continues the design from the portion of Strada Piazza adjacent to the elementary school in the village core.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):

None.

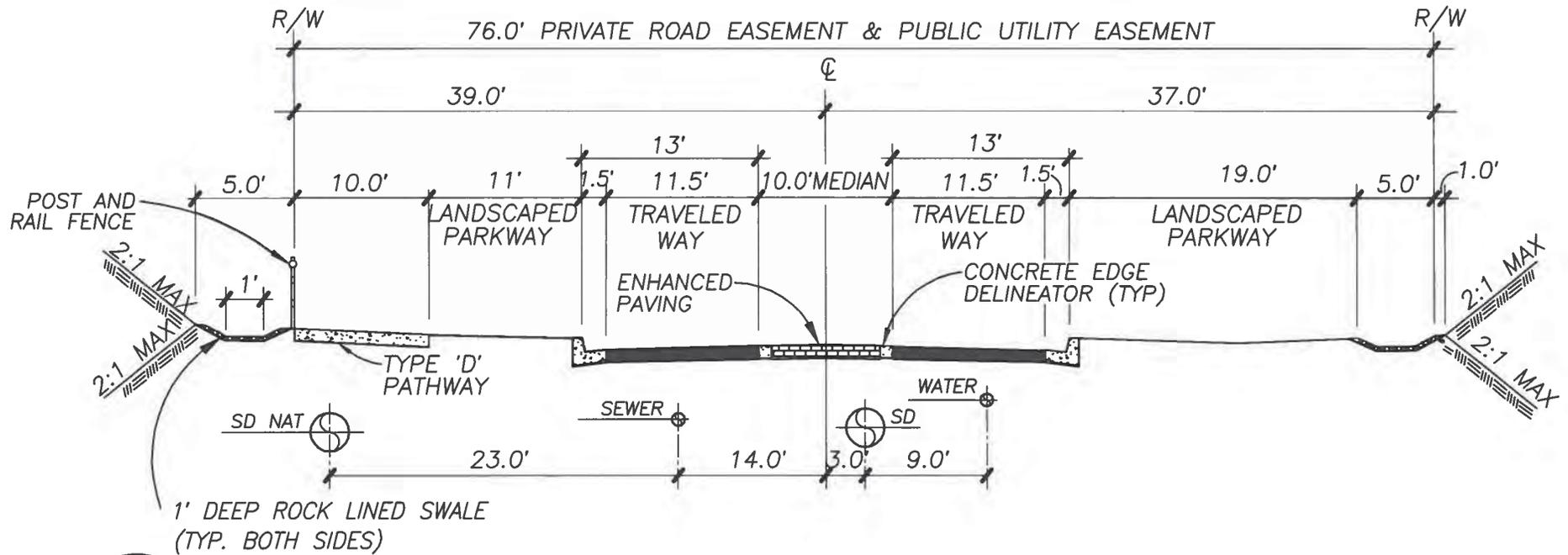
Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved:

The Otay Subregional Plan goals, policies, and objectives are not met by implementing County standard road classifications and design.

Provide Design and Cost Estimate for meeting the Condition:

Not Applicable

Exhibit A



1-178

3b

STRADA PIAZZA (POR.) PROPOSED MINOR COLLECTOR (MODIFIED)

PRIVATE ROAD

NTS

NO PARKING

DESIGN EXCEPTIONS:

- A. REDUCE DESIGN SPEED FROM 35 TO 30 MPH DUE TO STEEP TERRAIN AT ONE LOCATION
- B. INCREASE RIGHT-OF-WAY WIDTH FROM 68' TO 76'
- C. ADD 10' WIDE MEDIAN FOR EMERGENCY VEHICLE ACCESS
- D. ELIMINATE 8' SHOULDERS ON BOTH SIDES OF ROAD
- E. INCREASE PARKWAYS FROM 14' TO 21' (WEST SIDE) AND 14' TO 19' ON EAST SIDE
- F. REPLACE 5' P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PATHWAY ON WEST SIDE

DEPARTMENT OF PUBLIC WORKS

**Request for a
Design Exception to a Road Standard
and/or Modification to Project Conditions**

Project Number: PDS2004-3810-04-002 (SP)

Date of Request: September 24, 2019

Project Location: East of City of Chula Vista/County boundary and north of Otay Lakes Road easterly past John Nichols Airfield

Thos. Bros. Map/Grid: Page 1293 A-4; B-3,4,5; C-3,4,5,6; D-3,4,5,6; E-3,4,5,6; F-3,4,5,6; G-5,6

APN: 598-130-04, 05, 06, 07; 598-140-04, 05, 06; 647-020-14; 647-030-05

Requestor Name: Baldwin & Sons LLC/Moller Otay Lakes Investment LLC **Telephone:** 619 515-9109

Address: 610 West Ash Suite 1500 San Diego, CA 92104

Road/Segment: Strada Ravenna at Gated Entry Only
Proposed Minor Collector (Modified VTM Cross Section 4)

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):

Section 4 (Exhibit A) is proposed to accommodate addition right-of way at one gated entry on Strada Ravenna. No residential lots access from the minor collector as it is designed to accommodate short street segment and turnaround curb at the gated entry. This section transitions after the entry to a minor collector with no shoulders or parking. The wider landscape parkway and ten (10) foot pathway is continued from this section to the neighborhood. The Applicants are proposing a Minor Collector with raised median (2.3A) and requesting the following modifications to this designation:

- A. Increase right-of-way width from 82 ft. to 90 ft.
- B. Reduce landscaped median from 14 ft. to 10 ft.
- C. Increase parkways from 14 ft. to 20 ft.
- D. Replace 5 ft. PCC sidewalk with 10 ft. non-contiguous multi-use pathway on south side.

Reason for requested Design Exception (provide attachment if additional space is required):

- A. Increase right-of-way width from 82 ft. to 90 ft.**

The increase in right-of-way width is necessary to accommodate the gated entry and transition from the round-about at Strada Piazza and Circulo Amalfi. This entry is in the vicinity of public streets which access the elementary school and public central park and includes a raised median to direct traffic safely to the round-about.

- B. Reduce landscaped median from 14 ft. to 10 ft.**

The landscape median's primary purpose is to safely direct toward form and to the round-about at Strada Piazza and Circulo Amalfi. This section of the median is less than 75 feet in length.

C. Increase parkways from 14 ft. to 20 ft.

The increase in parkway width provides additional area for landscaping and provides a corresponding benefit to traffic calming and pedestrian safety at the gated entry. A 10-foot wide pathway replaces the 5-foot sidewalk on the south side of the street. Enhanced landscaping provides both aesthetic and sustainable benefits to the community and environment. In addition, wider parkways facilitate the use of vegetation and permeable surface to provide storm water benefits and water quality to support the highest achievable level of storm water treatment to protect the Lower Otay Reservoir.

D. Replace 5 ft. PCC sidewalk with 10 ft. non-contiguous multi-use pathway on south side.

Wider non-contiguous pathways separate pedestrians and cyclists from vehicular traffic on the roadway, resulting in a higher level of safety. Wider and safer pathways also encourage greater walking and cycling. The 10 ft. parkway on the south side continues the design to the portion of Strada Piazza as it transitions into the residential neighborhood.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):

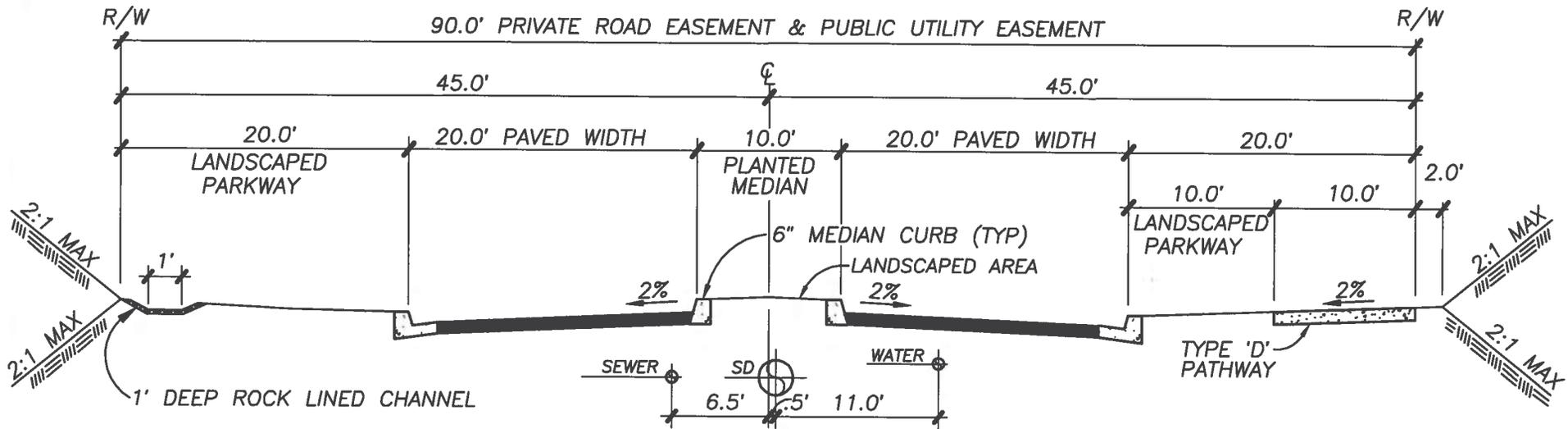
None.

Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved:

Inconsistency with the Otay Subregional Plan goals, policies, and objectives by implementing County standard road classifications and design.

Provide Design and Cost Estimate for meeting the Condition:

Not Applicable



4

STRADA RAVENNA (POR.)

PRIVATE ROAD

PROPOSED MINOR COLLECTOR MODIFIED @ AT GATED ENTRY ONLY

NTS

38' TURNAROUND CURB RADIUS

DESIGN EXCEPTIONS:

- A. INCREASE RIGHT-OF-WAY FROM 82' TO 90'
- B. REDUCE LANDSCAPED MEDIAN FROM 14' TO 10'
- C. INCREASE PARKWAYS FROM 14' TO 20'
- D. REPLACE 5' PCC SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PATHWAY ON SOUTH SIDE

DEPARTMENT OF PUBLIC WORKS

**Request for a
Design Exception to a Road Standard
and/or Modification to Project Conditions**

Project Number: PDS2004-3810-04-002 (SP)

Date of Request: May 17, 2019

Project Location: East of City of Chula Vista/County boundary and north of Otay Lakes Road easterly past John Nichols Airfield

Thos. Bros. Map/Grid: Page 1293 A-4; B-3,4,5; C-3,4,5,6; D-3,4,5,6; E-3,4,5,6; F-3,4,5,6; G-5,6

APN: 598-130-04, 05, 06, 07; 598-140-04, 05, 06; 647-020-14; 647-030-05

Requestor Name: Baldwin & Sons LLC/Moller Otay Lakes Investment LLC **Telephone:** 619 515-9109

Address: 610 West Ash Suite 1500 San Diego, CA 92104

Road/Segment: Residential (Modified Parking on Both Sides of Street VTM Cross Section 5)

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):

Section 5 (Exhibit A) comprises the majority of residential streets in the village's neighborhoods. Residential streets are low volume and are proposed with the lowest design speed to promote safety and implement traffic calming measures. The Applicants are proposing a Residential Road modified for parking on both sides of the street and requesting the following modifications to this designation:

- A. Reduce design speed from 30 MPH to 25 MPH
- B. Increase parkways from 10 ft. to 10.5 ft.
- C. Decrease road surface from 36 ft. to 35 ft.
- D. Reduce minimum intersection spacing from 200 ft. to 150 ft.
- E. Reduce minimum centerline radius from 300 ft. to 200 ft.

Reason for requested Design Exception (provide attachment if additional space is required):

A. Reduce design speed from 30 MPH to 25 MPH.

The reduction in design speed is proposed for all residential streets in the village and is consistent with using a reduction in pavement width as a traffic calming measure. Reducing the design speed for steeper sections of these streets improves pedestrian safety. This design has been used successfully in villages developed in the City of Chula Vista.

B. Increase parkways from 10 ft. to 10.5 ft.

The increase in parkway width provides additional area for landscaping which provides a corresponding benefit to traffic calming and pedestrian safety. Enhanced landscaping provides both aesthetic and sustainable benefits to the community and environment. In addition, wider parkways facilitate the use vegetation to increase permeable surface to support storm water treatment to protect the Otay Reservoir.

C. Decrease road surface from 36 ft. to 35 ft.

The reduction in impervious surface provides additional width for parkways on both sides of the street. This modification also minimizes paving. Reducing the pavement width increases the amount of pervious areas. Increasing pervious areas allows for treating storm water flows through the use of adequate ground cover. Due to the proximity of Otay Lakes Road to both the Upper and Lower Otay Reservoirs, minimizing pollutants is critical.

Reducing paving lessens the urban heat island effect because it results in less dark surface for heat reflection. Additionally, reduced paving limits the amount of material needed for construction which reduces the cost to construct the proposed improvements. Lastly, reduced paving also results in less costly maintenance over time because there is a smaller area to be maintained.

D. Reduce minimum intersection spacing from 200 ft. to 150 ft.

A reduction in design speed increases the time for drivers to react to vehicles and pedestrians, mitigating safety concerns from a reduction in intersection spacing. In addition, the provides flexibility to address design challenges of a topographically diverse site. This flexibility facilitates the ability to design the subdivision within the hardline boundary established by the Multiple Species Conservation Program (MSCP).

E. Reduce minimum centerline radius from 300 ft. to 200 ft.

A reduction in design speed allows for a corresponding in centerline radius as drivers have additional time to react to vehicles and pedestrians.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):

None.

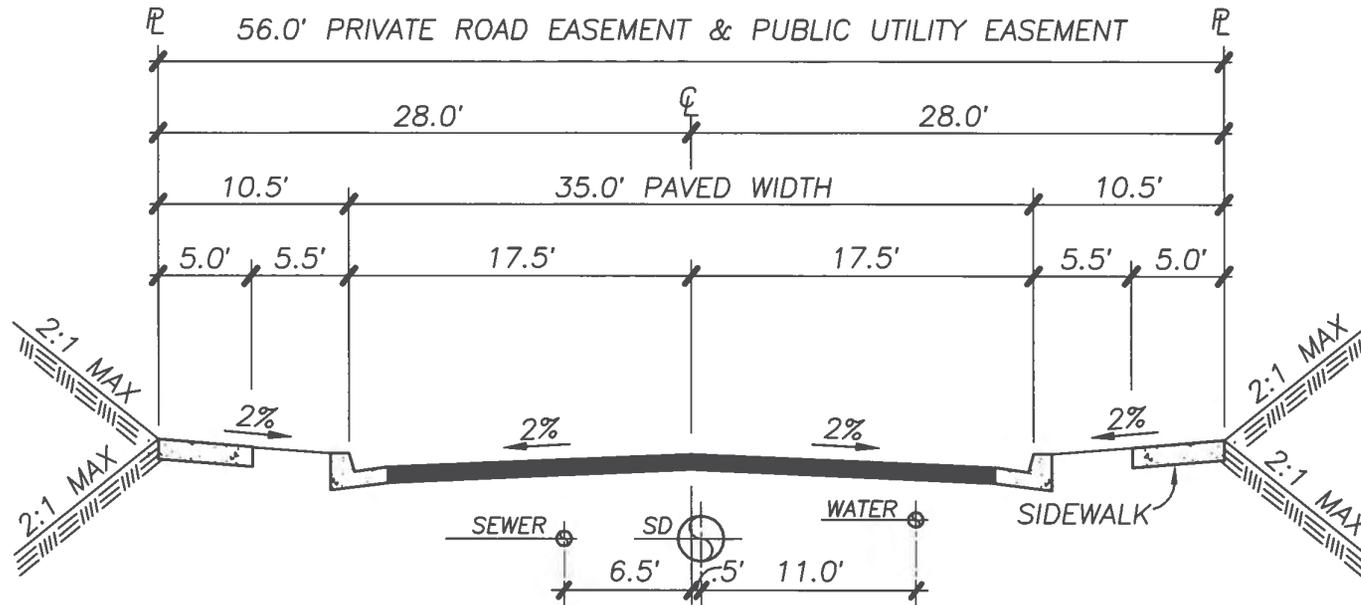
Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved:

The Otay Subregional Plan goals, policies, and objectives are not met by implementing County standard road classifications and design.

Provide Design and Cost Estimate for meeting the Condition:

Not Applicable

Exhibit A



5

RESIDENTIAL (MODIFIED)

PRIVATE ROAD

PARKING PERMITTED ON BOTH SIDES OF STREET

NTS

DESIGN EXCEPTIONS:

- A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- B. INCREASE PARKWAYS FROM 10' TO 10.5'
- C. DECREASE ROAD SURFACE WIDTH FROM 36' TO 35'
- D. REDUCE MINIMUM INTERSECTION SPACING FROM 200' TO 150'
- E. REDUCE MINIMUM CENTERLINE RADIUS FROM 300' TO 200'

DEPARTMENT OF PUBLIC WORKS

**Request for a
Design Exception to a Road Standard
and/or Modification to Project Conditions**

Project Number: PDS2004-3810-04-002 (SP) **Date of Request:** October 9, 2019

Project Location: East of City of Chula Vista/County boundary and north of Otay Lakes Road easterly past John Nichols Airfield

Thos. Bros. Map/Grid: Page 1293 A-4; B-3,4,5; C-3,4,5,6; D-3,4,5,6; E-3,4,5,6; F-3,4,5,6; G-5,6

APN: 598-130-04, 05, 06, 07;598-140-04, 05, 06; 647-020-14; 647-030-05

Requestor Name: Baldwin & Sons LLC/Moller Otay Lakes Investment LLC **Telephone:** 619 515-9109

Address: 610 West Ash Suite 1500 San Diego, CA 92104

Road/Segment: Residential Single Loaded Cul-De-Sac and Loop (Modified Parking on Both Sides of Street VTM Cross Section 5a)

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):

Section 5a (Exhibit A) provides access to neighborhood cul-de-sacs and single loaded streets, The Applicants are proposing a Residential Road modified for parking on both sides of the street and requesting the following modifications to this designation:

- A. Reduce design speed from 30 MPH to 25 MPH
- B. Increase right-of-way from 52 ft. to 53 ft.
- C. Decrease parkways from 10 ft. to 9.5 ft.
- D. Parking allowed on both sides of the street.

Reason for requested Design Exception (provide attachment if additional space is required):

A. Reduce design speed from 30 MPH to 25 MPH.

The reduction in design speed is proposed for all residential streets in the village and is consistent with using a reduction in pavement width as a traffic calming measure. Reducing the design speed for steeper sections of these streets improves pedestrian safety. This design has been used successfully in villages developed in the City of Chula Vista.

B. Increase right-of-way from 52 ft. to 53 ft.

The addition of one foot to the right-of-way in combination with a reduction in parkway width allows for a reduction in pavement width which provides increases traffic calming and pedestrian safety. The parkway provides sufficient area for landscaping that provides both aesthetic and sustainable benefits to the community and environment.

C. Decrease parkways from 10 ft. to 9.5 ft.

The decrease in parkway width provides for allows for additional pavement width sufficient for emergency vehicle access. The parkway provides sufficient area for landscaping that provides both aesthetic and sustainable benefits to the community and environment as well as a corresponding benefit to traffic calming and pedestrian safety.

D. Parking allowed on both sides of the street.

Narrowing streets with on-street parking performs as a traffic calming measure to effectuate the reduction in design speed to 25 MPH thus improving pedestrian safety while providing sufficient travel way for emergency vehicles. This design has been used successfully in villages developed in the City of Chula Vista.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):

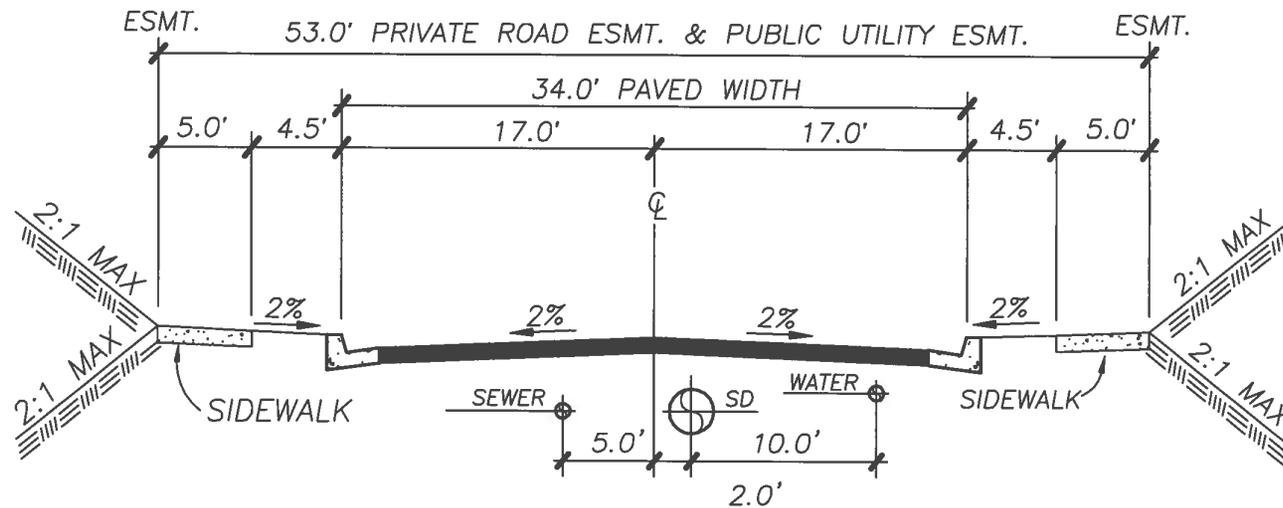
None.

Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved:

Inconsistency with the Otay Subregional Plan goals, policies, and objectives by implementing County standard road classifications and design.

Provide Design and Cost Estimate for meeting the Condition:

Not Applicable



5a

RESIDENTIAL CUL-DE-SAC ROAD

PRIVATE ROAD

PARKING PERMITTED ON BOTH SIDES OF ROAD

NTS

DESIGN EXCEPTIONS:

- A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- B. INCREASE RIGHT-OF-WAY FROM 52' TO 53'
- C. DECREASE PARKWAYS FROM 10' TO 9.5'
- D. PARKING ALLOWED ON BOTH SIDES OF THE STREET

DEPARTMENT OF PUBLIC WORKS

**Request for a
Design Exception to a Road Standard
and/or Modification to Project Conditions**

Project Number: PDS2004-3810-04-002 (SP) **Date of Request:** October 9, 2019

Project Location: East of City of Chula Vista/County boundary and north of Otay Lakes Road easterly past John Nichols Airfield

Thos. Bros. Map/Grid: Page 1293 A-4; B-3,4,5; C-3,4,5,6; D-3,4,5,6; E-3,4,5,6; F-3,4,5,6; G-5,6

APN: 598-130-04, 05, 06, 07; 598-140-04, 05, 06; 647-020-14; 647-030-05

Requestor Name: Baldwin & Sons LLC/Moller Otay Lakes Investment LLC **Telephone:** 619 515-9109

Address: 610 West Ash Suite 1500 San Diego, CA 92104

Road/Segment: Residential (Modified parking permitted on one side VTM Cross Section 5b)

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):

Section 5b (Exhibit A) is used solely on Corte Auralia, a single loaded cul-de-sac street. Cul-de-sacs are low volume and are proposed with the lowest design speed to promote safety and implement traffic calming measures. The Applicants are proposing a Residential Road modified to reduce the right-of-way to provide an easement for the maintenance of a retaining wall and landscaping:

- A. Reduce design speed from 30 MPH to 25 MPH
- B. Decrease right-of-way from 52 ft. to 43.5 ft.
- C. Decrease road surface from 36 ft to 30.5 ft.
- D. Increase parkway from 10 ft. to 12.5 ft. on side of street with residential lots

Reason for requested Design Exception (provide attachment if additional space is required):

A. Reduce design speed from 30 MPH to 25 MPH.

The reduction in design speed is proposed for all residential streets in the village and is consistent with using a reduction in pavement width as a traffic calming measure. Reducing the design speed for steeper sections of these streets improves pedestrian safety. This design has been used successfully in other Otay Ranch villages previously developed in the City of Chula Vista.

B. Decrease right-of-way from 52 ft. to 43.5 ft.

The decrease in right-of-way eliminates the parkway on the non-loaded side of the street. This is replaced by a 10 ft. easement for landscaping and a retaining wall to be maintained by the Homeowners Association.

C. Decrease road surface from 36 ft. to 30.5 ft.

The reduction in road surface results from elimination of parking on one side of the street. This modification also minimizes paving and increases the amount of pervious areas. Increasing pervious areas allows for treating storm water flows through the use of adequate ground cover. Due to the proximity of Otay Lakes Road to Lower Otay Reservoir, minimizing pollutants is critical.

Reducing paving lessens the urban heat island effect because it results in less dark surface for heat absorption. Additionally, reduced paving limits the amount of material needed for construction which reduces the cost to construct the proposed improvements. Lastly, reduced paving also results in lower maintenance cost over time because there is a smaller area to be maintained.

D. Increase parkways from 10 ft. to 12.5 ft.

The increase in parkway width provides additional area for landscaping and a sidewalk in front of the residential lots. Landscaping provides both aesthetic and sustainable benefits to the community and environment. In addition, wider parkways facilitate the use of vegetation to increase permeable surface to support storm water treatment to protect the Lower Otay Reservoir.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):

None.

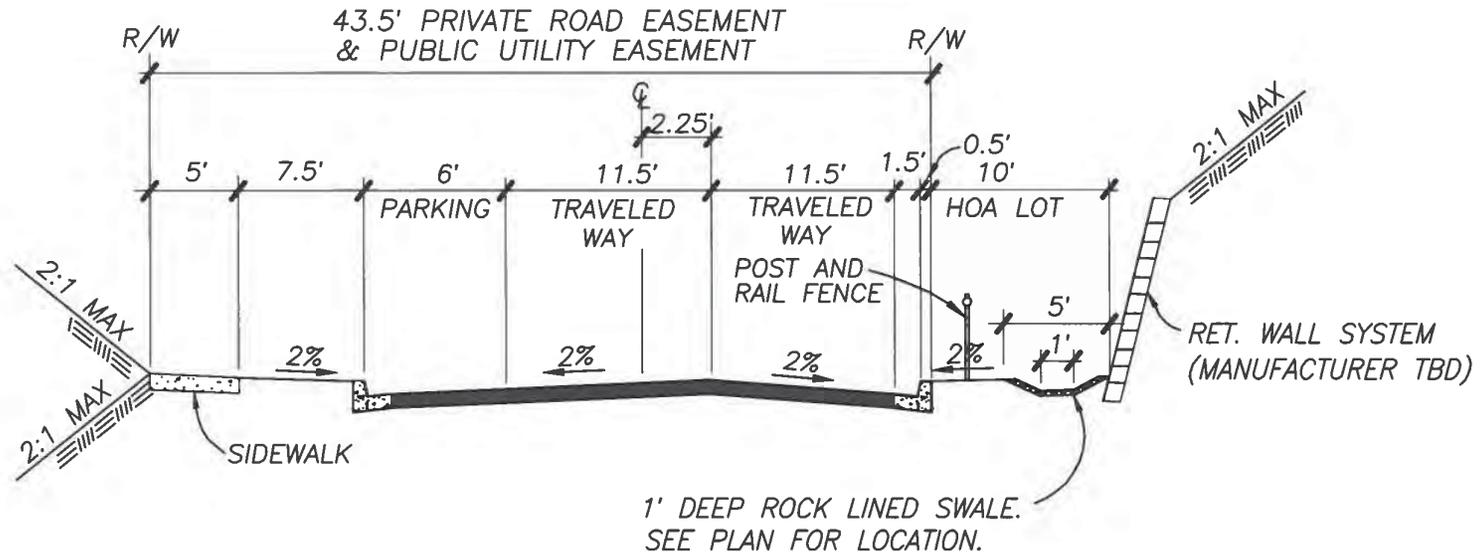
Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved:

The Otay Subregional Plan goals, policies, and objectives are not met by implementing County standard road classifications and design.

Provide Design and Cost Estimate for meeting the Condition:

Not Applicable

Exhibit A



* SEE ROCK LINED SWALE DETAIL SHEET 2

5b

PROPOSED RESIDENTIAL (MODIFIED)

PRIVATE ROAD

NTS

DESIGN EXCEPTIONS:

- A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH
- B. DECREASE RIGHT-OF-WAY FROM 52' TO 43.5'
- C. DECREASE ROAD SURFACE FROM 36' TO 30.5'
- D. INCREASE PARKWAY FROM 10' TO 12.5' ON SIDE OF STREET WITH RESIDENTIAL LOTS

DEPARTMENT OF PUBLIC WORKS

Request for a Design Exception to a Road Standard and/or Modification to Project Conditions

Project Number: PDS2004-3810-04-002 (SP) Date of Request: May 17, 2019

Project Location: East of City of Chula Vista/County boundary and north of Otay Lakes Road easterly past John Nichols Airfield

Thos. Bros. Map/Grid: Page 1293 A-4; B-3,4,5; C-3,4,5,6; D-3,4,5,6; E-3,4,5,6; F-3,4,5,6; G-5,6

APN: 598-130-04, 05, 06, 07;598-140-04, 05, 06; 647-020-14; 647-030-05

Requestor Name: Baldwin & Sons LLC/Moller Otay Lakes Investment LLC Telephone: 619 515-9109

Address: 610 West Ash Suite 1500 San Diego, CA 92104

Road/Segment: Resort Drive (VTM Cross Section 6)

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):

Section 6 (Exhibit A) provides access to the Resort component of the village. This is a dedicated road on private property and may include restricted access upon finalization of the Resort concept. The Applicants are proposing a private drive and requesting the following modification:

- A. Reduce design speed from 30 MPH to 25 MPH.

Reason for requested Design Exception (provide attachment if additional space is required):

- A. Reduce design speed from 30 MPH to 25 MPH.

The reduction in design speed is proposed for this single purpose road to the Resort. The drive has a maximum grade of 9%; reducing the design speed reduces the required curve radius and corresponding the length of the street as well as the overall safety of the street. The 24 ft. wide paved roadway width meets fire lane design and access requirements.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):

None.

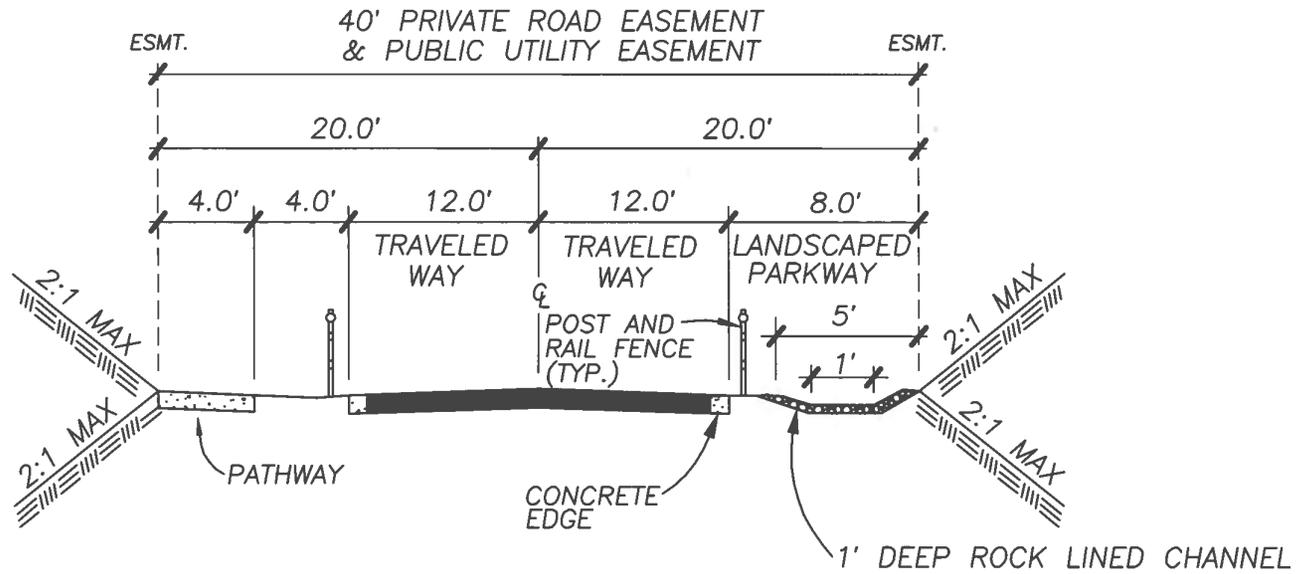
Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved:

Inconsistency with the Otay Subregional Plan goals, policies, and objectives by implementing County standard road classifications and design.

Provide Design and Cost Estimate for meeting the Condition:

Not Applicable

Exhibit A



6

RESORT DRIVE

PRIVATE ROAD

NTS

DESIGN EXCEPTIONS:

- A. REDUCE DESIGN SPEED FROM 30 MPH TO 25 MPH

DEPARTMENT OF PUBLIC WORKS

**Request for a
Design Exception to a Road Standard
and/or Modification to Project Conditions**

Project Number: PDS2004-3810-04-002 (SP)

Date of Request: May 17, 2019

Project Location: East of City of Chula Vista/County boundary and north of Otay Lakes Road easterly past John Nichols Airfield

Thos. Bros. Map/Grid: Page 1293 A-4; B-3,4,5; C-3,4,5,6; D-3,4,5,6; E-3,4,5,6; F-3,4,5,6; G-5,6

APN: 598-130-04, 05, 06, 07; 598-140-04, 05, 06; 647-020-14; 647-030-05

Requestor Name: Baldwin & Sons LLC/Moller Otay Lakes Investment LLC **Telephone:** 619 515-9109

Address: 610 West Ash Suite 1500 San Diego, CA 92104

Road/Segment: Private Road No Parking (VTM Cross Section 7)

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):

Section 7 (Exhibit A) is proposed in 14 locations to provide access to individual single-family residences. These are short street segments from the residential street system. The Applicants are proposing a private drive and requesting the following modifications:

- A. Reduce easement from 40 ft. to 32 ft.
- B. Reduce minimum centerline radius from 300 ft. to 100 ft.

Reason for requested Design Exception (provide attachment if additional space is required):

A. Reduce easement from 40 ft. to 32.

The private road provides a paved width of 24 ft. to meet fire lane access requirements and a 4 ft. landscaped parkway on each side. The short segment length and dead-end does not require paved sidewalks which would add additional impervious surface. A 20 ft. building setback maintains a residential scale to the neighborhood.

B. Reduce minimum centerline radius from 300 ft. to 100 ft.

The straight, short street segments, narrow width, and elimination of street parking negates the need for a larger radius for visibility as well as provide a more intimate character to the homes accessed from the private drive.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):

None.

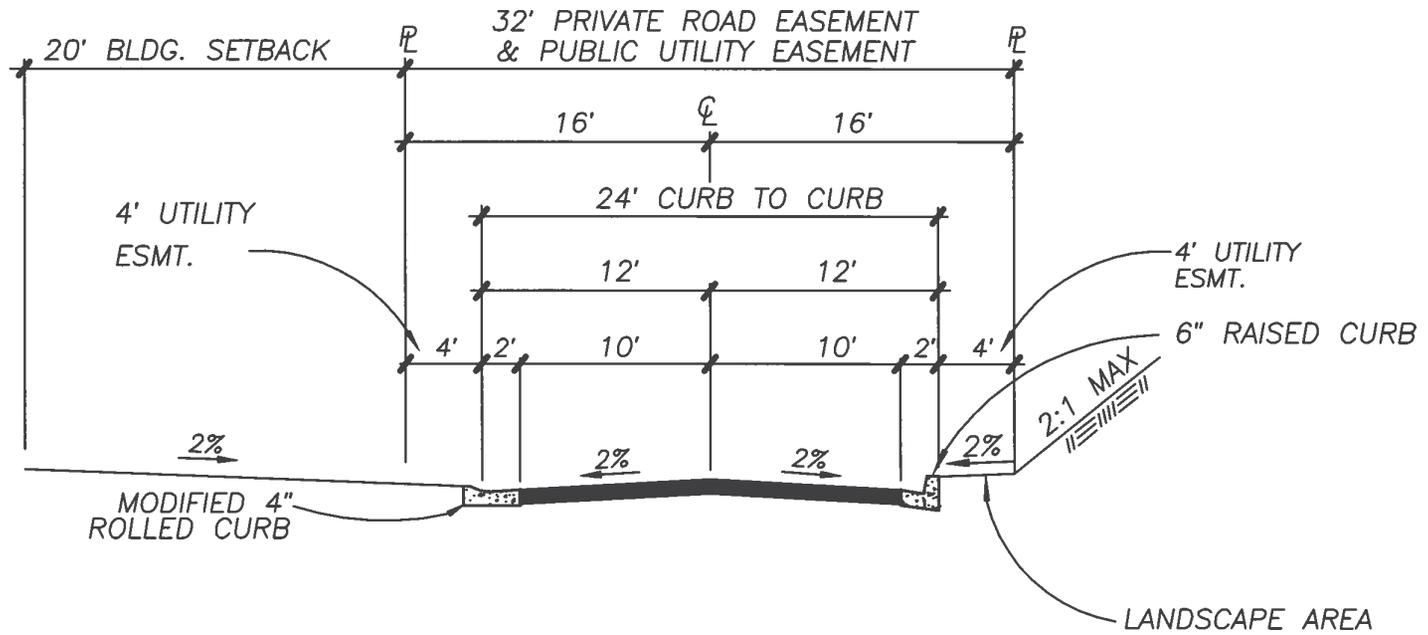
Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved:

Inconsistency with the Otay Subregional Plan goals, policies, and objectives by implementing County standard road classifications and design.

Provide Design and Cost Estimate for meeting the Condition:

Not Applicable

Exhibit A



7

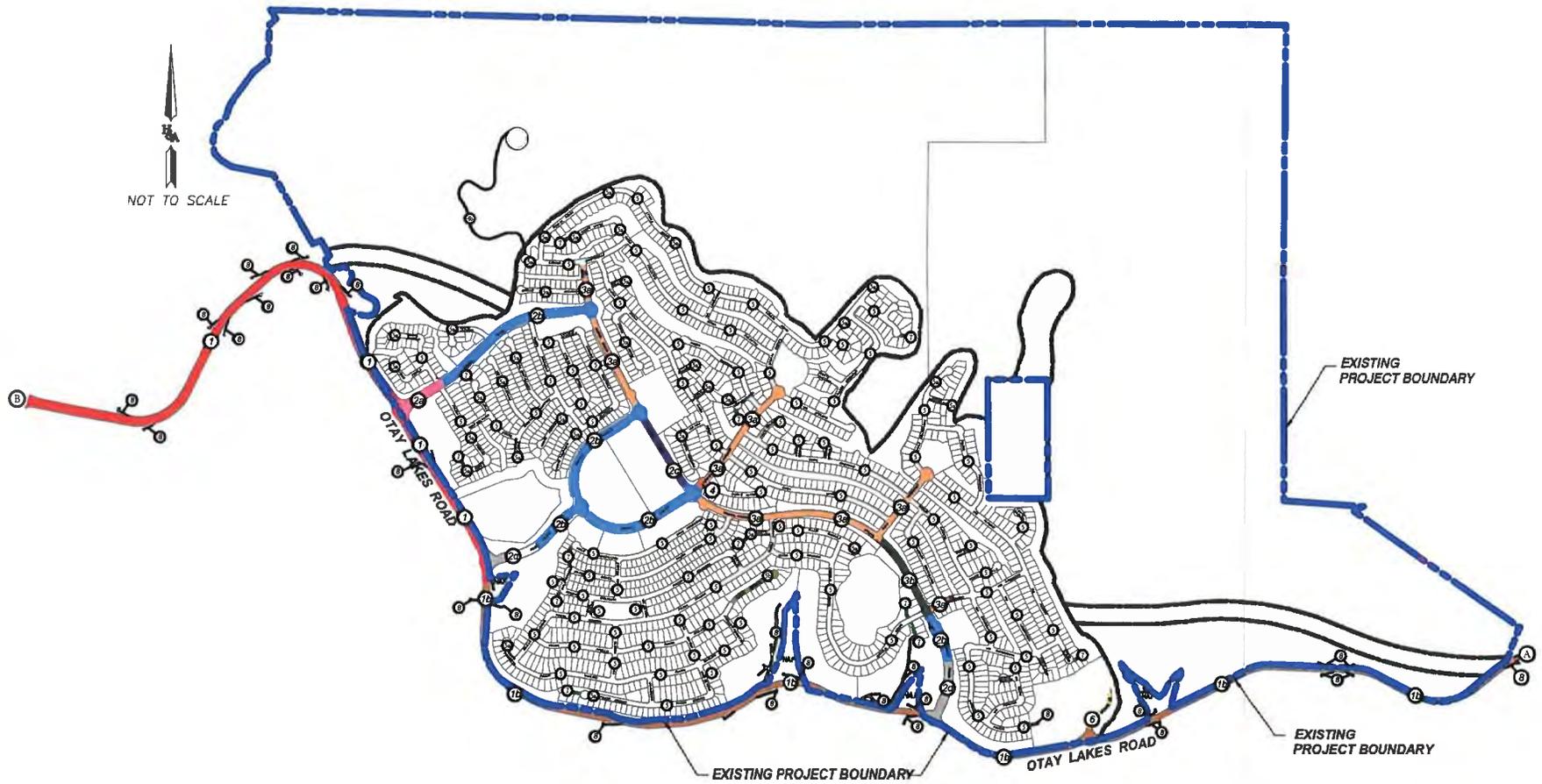
PRIVATE ROAD

PRIVATE ROAD

NTS

DESIGN EXCEPTIONS:

- A. REDUCE EASEMENT FROM 40' TO 32'
- B. REDUCE MINIMUM CENTERLINE RADIUS FROM 300' TO 100'



STREET CROSS SECTION INDEX

NTS

LEGEND

- | | | | |
|---|---|---|---|
| <p>1 BOULEVARD WITH INTERMITTENT TURN LANES MODIFIED (90-100')</p> <p>1b COMMUNITY COLLECTOR WITH INTERMITTENT TURN LANES MODIFIED (60')</p> <p>2a BOULEVARD WITH MEDIAN (106')</p> | <p>2b LIGHT COLLECTOR WITH MEDIAN & INTERMITTANT LEFT TURN LANE (100')</p> <p>2c LIGHT COLLECTOR (72')</p> <p>2d BOULEVARD WITH MEDIAN (100')</p> <p>3a MINOR COLLECTOR (68')</p> | <p>3b MINOR COLLECTOR (76')</p> <p>4 GATED ENTRY RESIDENTIAL (90')</p> <p>4b WATER TANK ACCESS ROAD (20')</p> <p>5 RESIDENTIAL ROAD (56')</p> <p>5a RESIDENTIAL CUL-DE-SAC ROAD (53')</p> | <p>5b RESIDENTIAL ROAD SINGLE LOADED (43.5')</p> <p>6 RESORT ROAD (40')</p> <p>7 PRIVATE ROAD (32')</p> <p>8 BASIN/STORM DRAIN/HEADWALL MAINTENANCE ACCESS EASEMENT (15')</p> |
|---|---|---|---|



County of San Diego

BRIAN ALBRIGHT
DIRECTOR

DEPARTMENT OF PUBLIC WORKS
5510 OVERLAND AVENUE, SUITE 410
SAN DIEGO, CA 92123-1237
(858) 694-2212
www.sdcountry.ca.gov/dpw/

December 9, 2019

Eric Johnston, Project Manager
Baldwin & Sons, LLC
610 W. Ash Street, Suite 1500
San Diego, CA 92101

Chuck Miller
Moller Otay Lakes Investments, Inc.
6591 Collins Drive, Suite E-11
Moorpark, CA 93021

REQUEST FOR EXCEPTION TO PUBLIC ROAD STANDARDS – OTAY RANCH RESORT VILLAGE 13 ALTERNATIVE H LOCATED EAST OF THE CITY OF CHULA VISTA/COUNTY BOUNDARY AND NORTH OF OTAY LAKES ROAD WITHIN THE UNINCORPORATED PORTION OF SAN DIEGO COUNTY WITHIN THE OTAY SUBREGIONAL PLANNING AREA

Dear Baldwin & Sons LLC/Moller Otay Lakes Investment LLC:

County of San Diego (County) Department of Public Works (DPW) has reviewed the requested Design Exception Request's (DER) submitted for the proposed Otay Ranch Resort Village 13 development site, May 2019. The requests are summarized for the following roadway facilities:

1. Section 1: Boulevard with Intermittent Left Turn Lanes (4.2B) (Public) from Lake Crest Drive to Piazza Urbino for a Modified Boulevard with a right of way of ninety (90') feet to one hundred (100') feet, a four (4') foot to fourteen (14') foot raised median, reduce shoulder from eight (8') feet to six (6') feet which include bike lanes, and to construct roundabouts at the Otay Lakes Road and Strada Piazza (first) and Otay Lakes Road and Piazza Urbino (second) project entries.
2. Section 1b: Community Collector with Intermittent Left Lanes (2.1C) (Public) from Piazza Urbino to the easterly boundary of the project with parkway width from four (4') feet to twenty (20') feet, reduce shoulder from eight (8') feet to six (6') feet which include bike lanes, and to add roundabouts at the Otay Lakes Road and Strada Piazza (third) and Otay Lakes Road and Resort Drive (fourth) project entries and continue to easterly property boundary.
3. Section 2b: Light Collector with median and intermittent turn lanes (2.2C) (Public) for road segments of Piazza Urbino to Circulo Almalfi ending at the two internal roundabouts on Strada Piazza, increase the right of way from seventy eight (78')

December 9, 2019
Page 2

feet to hundred (100') feet, decrease median from fourteen (14') feet to ten (10') feet, remove the eight (8') foot shoulders, increase parkways from twelve (12') feet to twenty nine (29') feet, replace five (5') foot PCC sidewalks with ten (10') feet non-contiguous multi-use pathways.

- 4. Section 2c: Light Collector with no median (2.2E) (Public) between Circulo Almalfi (north) to Circulo Almalfi (south) along Strada Piazza to increase the right of way width from sixty four (64') feet to seventy-two (72') feet, reduce the design speed from 40 mph to 35 mph, increase parkways from twelve (12') feet to fourteen (14') feet on the north side and twelve (12') feet to eighteen (18') feet on south side, replace a five (5') foot PCC sidewalk with a ten (10') foot non-contiguous multi-use pathway adjacent to the school site (south side) and increase the five (5') foot PPC to six (6') foot non-contiguous PPC sidewalk on the north side.
- 5. Section 2d: Boulevard with median (modified at entries only) (4.2A) (Public) reduce the median from fourteen (14') feet to ten (10') feet, reduce shoulders from eight (8') feet to four (4') feet, increase the parkway from fourteen (14') feet to twenty nine (29') feet on both sides, and replace five (5') PCC sidewalks with ten (10') non-contiguous multi-use pathways.

The County staff has reviewed the design modifications and waivers for the proposed public roads in pursuit of the County of San Diego Road Standards and the Otay Ranch General Development Plan and Subregional Plan goals and policies. It has been determined that the request for modifications and waivers are suitable and supports the recommendation of approval for the DER's. This Design Exception Request is hereby conditionally approved. All other standards, conditions, and improvements required shall be met.

If you have any questions or need additional information related to this request, please contact Zoubir Ouadah, DPW County Traffic Engineer at (858) 694-3857, or the following e-mail address: Zoubir.Ouadah@sdcounty.ca.gov.

Sincerely,



DEREK R. GADE, P.E., Assistant Director
Department of Public Works

- cc: PDS2004-3810-04-002 File
- Zoubir Ouadah - Department of Public Works
- Greg Mattson – Department of Planning & Development Services
- Chuck Miller - Otay Lakes Investments, Property Owner
- Eric Johnston - Baldwin and Sons, Property Owner



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 • Fax (858) 694-2555
www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

December 3, 2019

To: Derek Gade, Assistant Director
Department of Public Works

From: Jacob Armstrong, Chief of Land Development
Planning & Development Services

Reference: PDS2004-3810-04-002 (Design Exception Requests)

RECOMMENDER:

Date: 11/27/19

EDWIN M. SINSAY,
Land Development Manager, Planning & Development Services

Date: 12/3/19

JACOB ARMSTRONG
Chief of Land Development, Planning & Development Services,

RECOMMENDATION:

It is recommended that the Director of Public Works support these requests. Decision is based upon the County of San Diego (County) Department of Public Works (DPW) and Planning & Development Services (PDS) review of the applicant's request, dated June 8, 2010, revised August 6, 2013 and final revisions on May 2019, for the following roadway facilities, design modifications and waivers to County Public Road Standard(s):

Section 1: Boulevard with Intermittent Left Turn Lanes (4.2B) (Public) from Lake Crest Drive to Piazza Urbino for a Modified Boulevard with a right of way of ninety (90') feet to one hundred (100') feet, a four (4') foot to fourteen (14') foot raised median, reduce shoulder from eight (8') feet to six (6') feet which include bike lanes, and to construct roundabouts at the Otay Lakes Road and Strada Piazza (first) and Otay Lakes Road and Piazza Urbino (second) project entries.

REQUEST FOR EXCEPTION TO PUBLIC ROAD STANDARDS – OTAY RANCH RESORT VILLAGE 13 ALTERNATIVE H LOCATED EAST OF THE CITY OF CHULA VISTA/COUNTY BOUNDARY AND NORTH OF OTAY LAKES ROAD WITHIN THE UNINCORPORATED PORTION OF SAN DIEGO COUNTY WITHIN THE OTAY SUBREGIONAL PLANNING AREA

Section 1b: Community Collector with Intermittent Left Lanes (2.1C) (Public) from Piazza Urbino to the easterly boundary of the project with parkway width from four (4') feet to twenty (20') feet, reduce shoulder from eight (8') feet to six (6') feet which include bike lanes, and to add roundabouts at the Otay Lakes Road and Strada Piazza (third) and Otay Lakes Road and Resort Drive (fourth) project entries and continue to easterly property boundary.

Section 2b: Light Collector with median and intermittent turn lanes (2.2C) (Public) for road segments of Piazza Urbino to Circolo Almalfi ending at the two internal roundabouts on Strada Piazza, increase the right of way to seventy (78') feet to hundred (100') feet, decrease median from fourteen (14') feet to ten (10') feet, remove the eight (8') foot shoulders, increase parkways from twelve (12') feet to twenty nine (29') feet, replace five (5') foot PCC sidewalks with ten (10') feet non-contiguous multi-use pathways.

Section 2c: Light Collector with no median (2.2E) (Public) between Circolo Almalfi (north) to Circolo Almalfi (south) along Strada Piazza to increase the right of way width from sixty four (64') feet to seventy-two (72') feet, reduce the design speed from 40 mph to 35 mph, increase parkways from twelve (12') feet to fourteen (14') feet on the north side and twelve (12') feet to eighteen (18') feet on south side, replace a five (5') foot PCC sidewalk with a ten (10') foot non-contiguous multi-use pathway adjacent to the school site (south side) and increase the five (5') foot PPC to six (6') foot non-contiguous PPC sidewalk on the north side.

Section 2d: Boulevard with median (modified at entries only) (4.2A) (Public) reduce the median from fourteen (14') feet to ten (10') feet, reduce shoulders from eight (8') feet to four (4') feet, increase the parkway from fourteen (14') feet to twenty nine (29') feet on both sides, and replace five (5') PCC sidewalks with ten (10') non-contiguous multi-use pathways.

BACKGROUND:

Otay Ranch Resort Village 13 Alternative H is proposing an General Plan Amendment, Specific Plan, Rezone and Tentative Map consisting of 1,938 single-family residential units on approximately 1,869 acres including; approximately 17 acres for a Resort hotel complex with a maximum of 200 guest rooms with 20,000 sq. ft. of commercial; 25 acres of neighborhood parks and a 6 acre private homeowner facility; 7 acre mixed use site (20,000 sq. ft. of commercial and 57 multi-family units); a 10-acre elementary school site; and a 2.3-acre public safety site, to include a fire station and law enforcement storefront.

PROJECT MANAGEMENT TEAM REVIEW:

County of San Diego (County) Department of Public Works (DPW) and Planning & Development Services (PDS) has reviewed the applicant's request, dated June 8, 2010, revised August 6, 2013 and final revisions on May 19, 2019, for the following roadway facilities, design modifications and waivers to County Public Road Standard(s) and have concluded the following reasons to support the applicant's requests:

REQUEST FOR EXCEPTION TO PUBLIC ROAD STANDARDS – OTAY RANCH RESORT VILLAGE 13 ALTERNATIVE H LOCATED EAST OF THE CITY OF CHULA VISTA/COUNTY BOUNDARY AND NORTH OF OTAY LAKES ROAD WITHIN THE UNINCORPORATED PORTION OF SAN DIEGO COUNTY WITHIN THE OTAY SUBREGIONAL PLANNING AREA

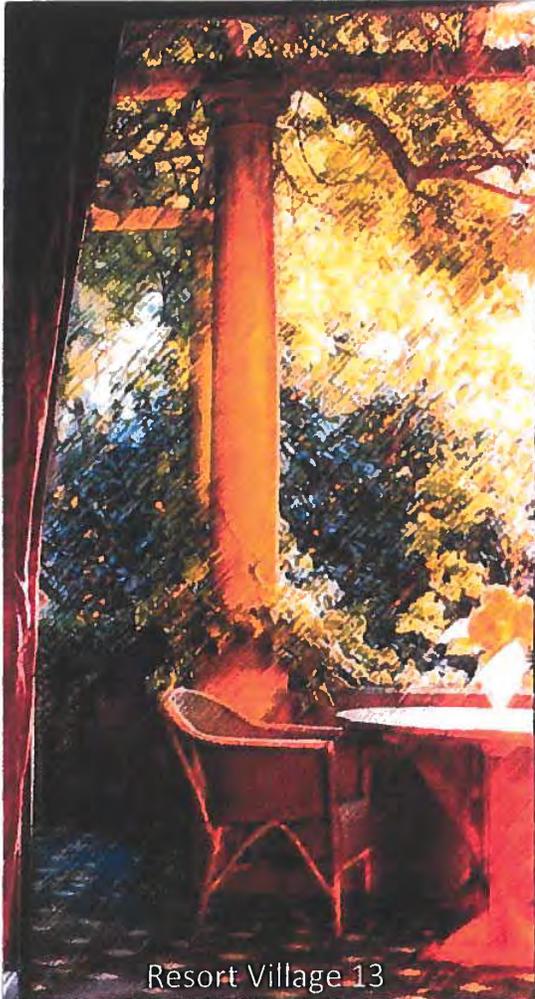
1. The realignment Otay Lakes Road improvements within the City of San Diego Cornerstone lands is intended to minimize grading impacts on adjacent environmentally sensitive areas and RMP Preserve areas.
2. The proposed design exceptions provide a rural characteristic for Otay Valley as it transitions from the more intensive land uses within the City of Chula Vista, toward the more rural communities of the San Diego County.
3. The proposed design exceptions encourage lower speeds combined with roundabouts to avoid creating barriers from west to east travel.
4. Modifications to the parkway enhances the pedestrian experience, incorporates a separated multi-use pathway from City of Chula Vista to the easterly property boundary and provides pedestrian safety and separation.
5. Modifications to the parkway enhances and increase pervious surfaces that will increase stormwater treatment.
6. The reduced design speed through the project (on-site/off-site) particularly on Otay Lakes Road enhances the pedestrian safety, connectivity and improves roundabout operations.
7. Promotes better circulation by use of roundabouts on both private and public roadways and supports the reduction in GHG/Air Quality impacts.

Basis for staff's recommendation:

1. The Planning & Development Services project team recommends supporting the applicant's Design Exception Request's.
2. The remaining Design Exception Requests are private street modifications to allow for design features, entry monumentation, access to the resort site and internal roundabouts would be consistent with the external public use and function.
3. If you have any questions or need additional information related to this request, please contact Zoubir Ouadah, DPW County Traffic Engineer at (858) 694-3857, or the following e-mail address: Zoubir.Ouadah@sdcounty.ca.gov.

OTAY RANCH
Resort Village 13

PDS2004-3810-04-002 (SP), PDS2004-3800-04-003 (GPA)
PDS2004-04-009 ®' PDS2004-3100-5361 (A&B) (TM)
PDS2004-3500-08-028 (STP), PDS2004-3910-04-19-005 (ER)



DESIGN EXCEPTION REQUESTS
MAY 2019

Applicant:

Baldwin & Sons, LLC
610 West Ash, Suite 1500
San Diego, CA 92101
Contact: Stephen M. Haase – AICP
619-515-9109
smhaase@baldwinsons.com

Moller Otay Lakes Investments, LLC
6591 Collins Drive, Suite E-11
Moorpark, CA 93021
Contact: Chuck Miller
805-299-8214
cmiller@danskig.com

Prepared By:

Hunsaker & Associates
Planning, Engineering, Surveying
9707 Waples Street
San Diego, CA 92121
Contact: Dan Rehm
858-410-7626
drehm@HunsakerSD.com

Hunsaker & Associates, San Diego, INC.


Alisa S. Vialpando, R.C.E. 47945
Vice President

COUNTY OF SAN DIEGO - DEPARTMENT OF PUBLIC WORKS

**Request for a
Design Exception to a Road Standard
and/or Modification to Project Conditions**

Project Number: PDS2004-3810-04-002 (SP) **Date of Request:** May 17, 2019

Project Location: East of City of Chula Vista/County boundary and north of Otay Lakes Road easterly past John Nichols Airfield

Thos. Bros. Map/Grid: Page 1293 A-4; B-3,4,5; C-3,4,5,6; D-3,4,5,6; E-3,4,5,6; F-3,4,5,6; G-5,6

APN: 598-130-04, 05, 06, 07; 598-140-04, 05, 06; 647-020-14; 647-030-05

Requestor Name: Baldwin & Sons LLC/Moller Otay Lakes Investment LLC **Telephone:** 619 515-9109

Address: 610 West Ash Suite 1500 San Diego, CA 92104

Road/Segment: Otay Lakes Road from City County Boundary to Driveway #2
Boulevard with Intermittent Turn Lanes (Modified VTM Cross Section 1)

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):

The County General Plan Update (GPU) designates Otay Lakes Road a Major Road with Intermittent Turn Lanes(4.1B) from the City/County boundary to the proposed second entry (approximately 1 mile within the County's jurisdiction). The projected average daily trips for this portion of Otay Lakes Road are 22,467 (from Lake Crest Drive to the first project entry and 20,717 from the first project entry to the second project entry). The Applicants are proposing a Boulevard with Intermittent Turn Lanes (4.2B) and requesting the following modifications to this designation:

- A. Add minimum 4 ft. to 14 ft. landscaped median.
- B. Variable right-of-way width from 90 ft. up to 100 ft.
- C. Replace the 8 ft. shoulders with 6 ft. bike lanes (with parking restrictions).
- D. Roundabouts at the first and second project entries on Otay Lakes Road.

Reason for requested Design Exception (provide attachment if additional space is required):

A. Add a 14 ft. landscaped median

The Applicants request a design exception to vary the landscape median up to 14 ft. in Otay Lakes Road (See Exhibit A for proposed street section for Otay Lakes Road). Enhanced landscaping provides both aesthetic and sustainable benefits to the community and environment by increasing permeable surface and reducing the heat island effect of hardscape and paving. Because a portion of this road is super-elevated, a median will capture runoff before being routed via a storm drain to the main storm drain system for Otay Lakes Road prior to discharging to the Lower Otay Reservoir. The wider median facilitates the use of vegetation and permeable surface to provide storm water and water quality benefits to support the protection of the Lower Otay Reservoir.

B. Vary right-of-way width from 90 ft. to 100 ft.

The Applicants request a design exception to vary the right of way from 90 ft. to 100 ft to accommodate a 10' pathway along Otay Lakes Road (See Appendix A for proposed street section for Otay Lakes Road). The Boulevard with Intermittent Turn Lanes (4.2B) classification does not require a pathway. The Design Modification would allow a 10 ft. pathway on one side of Otay Lakes Road. This pathway is proposed to be on the south side of Otay Lakes Road from Lake Crest (connecting to the existing City of Chula Vista 10 ft. regional trail) to the second project entry. At this location, the pathway would continue along the south side of Otay Lakes Road for the remainder of the project frontage.

Pursuant to the County's Community Trails Master Plan, a 10' pathway is identified on Otay Lakes Road. In order to accommodate the pathway, the right-of-way width is proposed to vary from 90' to 100'. A 6 ft. landscaped parkway would buffer pathway users from vehicle traffic. The variable right-of way width also provides flexibility to minimize and avoid impacts to sensitive biological resources.

C. Replace 8 ft. shoulders with 6 ft. bike lanes (with parking restrictions)

Existing Otay Lakes Road is shared between motorists and bicyclists without a designated bike lane. To accommodate bicyclists, the Applicants request the addition of a 6 ft. bike lane in each direction instead of 8 ft. shoulders (See Exhibit A for proposed street section for Otay Lakes Road). To accommodate the added bike lanes, six feet has been added to each outside travel lane. It is anticipated that a portion of the proposed bike lanes may be utilized as emergency refuge areas when necessary. Eliminating shoulders will discourage vehicles from parking adjacent to the Lower Otay Reservoir. The City of San Diego Water Utilities Department representatives expressed strong opposition to increasing accessibility to the Lower Otay Reservoir which resulted in a design to discourage parking adjacent to the lake.

Another goal of the proposed design for this portion of Otay Lakes Road was to minimize paving. Reducing the pavement width, (by replacing 8' shoulders with 6' bike lanes and adding a 14' median) increases the amount of pervious areas. Increasing pervious areas allows for treating storm water flows through the use of adequate ground cover. Due to the proximity of Otay Lakes Road to both the Upper and Lower Otay Reservoirs, minimizing pollutants is critical.

Reducing paving lessens the urban heat island effect because it results in less dark surface for heat reflection. Additionally, reduced paving limits the amount of material needed to pave Otay Lakes Road, which reduces the cost to construct the proposed improvements. Lastly, reduced paving also results in less costly maintenance over time because there is a smaller area to be maintained.

D. Roundabouts at the first and second project entries on Otay Lakes Road.

In lieu of providing a traffic signal at the intersections of Otay Lakes Road and the first two project entries, the Applicants propose roundabouts at these intersections to maintain a consistent and safe driving speed along Otay Lakes Road. With the development of the Otay Ranch Resort Village there will be a different driving experience along Otay Lakes Road. The addition of roundabouts rather than intersections improves the level of safety for drivers who commute on a daily basis between Jamul and Chula Vista.

Roundabouts are the only traffic control devices which prevent cars from unnecessarily idling. Idling at traffic controls produces carbon emissions; therefore, limiting the amount of idling reduces emissions of greenhouse gases (GHGs). Roundabouts also reduce the amount of paving because they typically include a landscaped component which lessens the heat island effect because there is less dark surface for heat reflection. Additionally, reduced paving limits the amount of material needed to pave which can reduce the costs of constructing the proposed improvements. Lastly, reduced paving also results in less costly maintenance over time because there is a smaller area to be maintained.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):

None. The modifications are to an existing circulation element road.

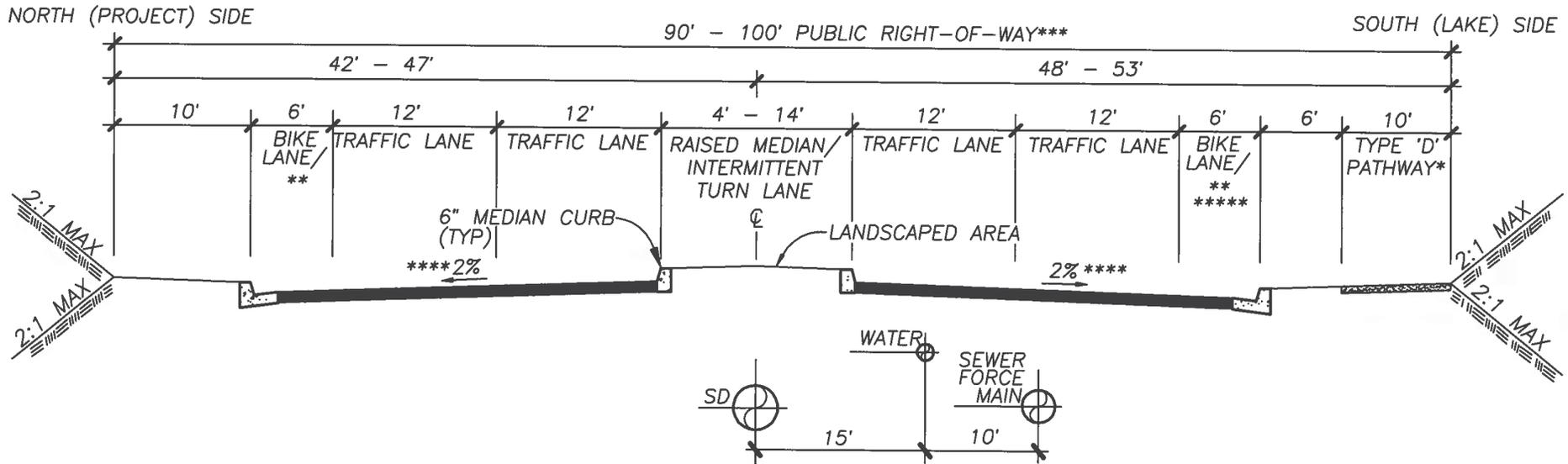
Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved:

Inconsistency with the Otay Subregional Plan goals, policies, and objectives by implementing County standard road classifications and design.

Provide Design and Cost Estimate for meeting the Condition:

Not Applicable

Exhibit A



1

OTAY LAKES ROAD PUBLIC ROAD

BOULEVARD WITH INTERMITTENT TURN LANES (MODIFIED)

NTS

DESIGN EXCEPTIONS:

- A. ADD MINIMUM 4' TO 14' LANDSCAPED MEDIAN
- B. VARIABLE RIGHT-OF-WAY WIDTH FROM 90' UP TO 100'
- C. REPLACE 8' SHOULDERS WITH 6' BIKE LANES (WITH PARKING RESTRICTIONS)
- D. ROUNDABOUTS AT THE FIRST AND SECOND PROJECT ENTRIES ON OTAY LAKES ROAD

*PATHWAY WILL BE ON RESERVOIR SIDE OF OTAY LAKES ROAD

**EMERGENCY REFUGE AREA

***RIGHT OF WAY WIDTH VARIES FROM 90' TO 100' BETWEEN SECTIONS B AND 1b

****SEE PLAN FOR PRECISE SUPERELEVATION GRADES.

COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS

**Request for a
Design Exception to a Road Standard
and/or Modification to Project Conditions**

Project Number: PDS2004-3810-04-002 (SP) **Date of Request:** May 17, 2019

Project Location: East of City of Chula Vista/County boundary and north of Otay Lakes Road easterly past John Nichols Airfield

Thos. Bros. Map/Grid: Page 1293 A-4; B-3,4,5; C-3,4,5,6; D-3,4,5,6; E-3,4,5,6; F-3,4,5,6; G-5,6

APN: 598-130-04, 05, 06, 07; 598-140-04, 05, 06; 647-020-14; 647-030-05

Requestor Name: Baldwin & Sons LLC/Moller Otay Lakes Investment LLC **Telephone:** 619 515-9109

Address: 610 West Ash Suite 1500 San Diego, CA 92104

Road/Segment: Otay Lakes Road Driveway #2 to eastern development boundary
Community Collector with Intermittent Turn Lanes (Modified VTM Cross Section 1b)

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):

The segment of Otay Lakes Road is currently a 2-lane road (~26 ft. paved) in a rural setting with no paved shoulders or pathways. Directly south of this segment is the Lower Otay Reservoir. To the north is the proposed Otay Ranch Resort Village development and City of San Diego MSCP "Cornerstone" properties. Both the reservoir and the Cornerstone properties have extremely sensitive biological resources including vernal pools and wetland habitat.

The General Plan Update (GPU) designates Otay Lakes Road as a Community Collector with Improvement Options (2.1D) from the second project entry to the eastern project boundary of the Otay Ranch Resort Village (~2.5 miles). The Otay Ranch Resort Village Specific Plan proposes to amend this classification to a Community Collector with Intermittent Turn Lanes (2.1C) as depicted on Exhibit A. The projected average daily trips are 9,099 from the second project entry to the third project entry, 8,099 daily trips from the third project driveway to the fourth project driveway, and 5,347 daily trips from the fourth project driveway to SR-94. The Applicants request the following design exceptions to this classification:

- A. Variable parkway widths (4-20 ft.) on each side of the road.
- B. Replace 8 ft. shoulders with 6 ft. bike lanes with parking restrictions.
- C. Roundabouts at the third and fourth project entries on Otay Lakes Road.
- A. Variable parkway widths (4-20 ft.) to accommodate a regional trail and avoid/minimize impacts to biological resources.**

The County of San Diego Department of Parks and Recreation requires a pathway along Otay Lakes Road to implement the Community Trails Master Plan. There is currently no pathway along Otay Lakes Road. The Applicants request an 8 ft. wide pathway in a 20 ft. wide parkway on the south side of the road to accommodate the regional trail. The parkway width of 6 ft. proposed on the north side for this segment of Otay Lakes Road allows the overall right-of-way to be maintained and reduces biological impacts that will occur to City of San Diego MSCP Cornerstone properties and Otay Ranch Preserve land when widening the existing road to accommodate the pathway.

B. Replace 8 ft. shoulders with 6 ft. bike lanes with parking restrictions

Existing Otay Lakes Road is shared between motorists and bicyclists without a designated bike lane. To accommodate bicyclists, the Applicants request the addition of a 6 ft. bike lane in each direction instead of 8 ft. shoulders (See Appendix A for proposed street section for Otay Lakes Road). It is anticipated that a portion of the proposed bike lanes may be utilized as emergency refuge areas when necessary. The proposed asphalt concrete dike is mountable, therefore allowing vehicles to straddle the bike lane and parkway if necessary. In addition, eliminating shoulders will discourage vehicles from parking adjacent to the Lower Otay Reservoir. The City of San Diego Water Utilities Department representatives expressed strong opposition to increasing accessibility to the Lower Otay Reservoir which resulted in a design to discourage parking adjacent to the lake.

Another goal of the proposed design for this portion of Otay Lakes Road was to minimize paving. Reducing the pavement width, (by replacing 8' shoulders with 6' bike lanes) increases the amount of pervious areas. Increasing pervious areas provides additional benefit to water quality through the use of additional ground cover. Due to the proximity of Otay Lakes Road to the Lower Otay Reservoir, minimizing pollutants is critical.

Reducing paving lessens the urban heat island effect because it results in less dark surface for heat reflection. Additionally, reduced paving limits the amount of material needed to pave Otay Lakes Road, which reduces the cost to construct the proposed improvements. Lastly, reduced paving also results in less costly maintenance over time because there is a smaller area to be maintained.

C. Roundabouts at the third and fourth project entries on Otay Lakes Road

In lieu of providing the left turn lanes required along this segment of Otay Lakes Road, the Applicants propose roundabouts at these intersections to maintain a consistent and safe driving speed along Otay Lakes Road. With the development of the Otay Ranch Resort Village there will be a different driving experience along Otay Lakes Road. The addition of roundabouts rather than intersections improves the level of safety for drivers who commute on a daily basis between Jamul and Chula Vista.

Roundabouts are the only traffic control devices which prevent cars from unnecessarily idling. Idling at traffic controls produces carbon emissions; therefore, limiting the amount of idling reduces emissions of greenhouse gases (GHGs). Roundabouts also reduce the amount of paving because they typically include a landscaped component which lessens the heat island effect because there is less dark surface for heat reflection. Additionally, reduced paving limits the amount of material needed to pave which can reduce the costs of constructing the proposed improvements. Lastly, reduced paving also results in less costly maintenance over time because there is a smaller area to be maintained.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):

None. The modifications are to an existing circulation element road.

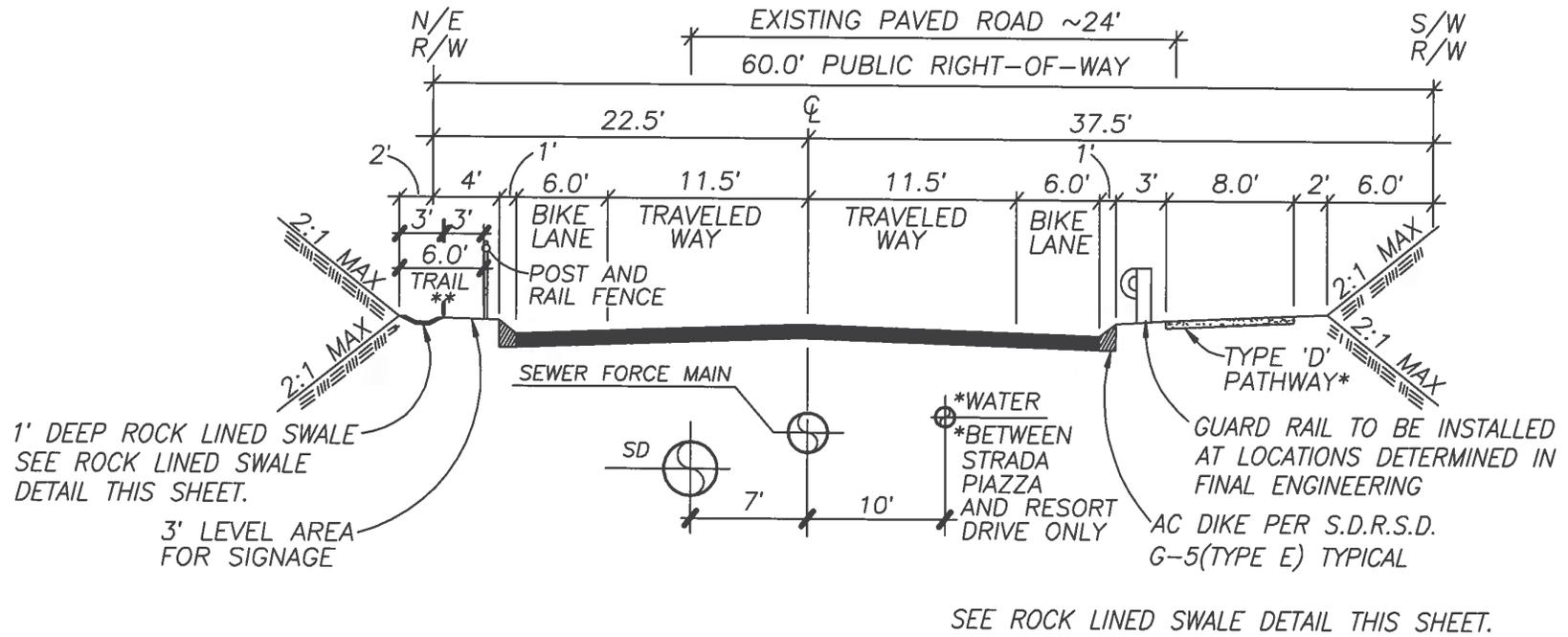
Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved:

Inconsistency with the Otay Subregional Plan goals, policies, and objectives by implementing County standard road classifications and design.

Provide Design and Cost Estimate for meeting the Condition:

Not Applicable

Exhibit A



1' DEEP ROCK LINED SWALE
SEE ROCK LINED SWALE
DETAIL THIS SHEET.
3' LEVEL AREA
FOR SIGNAGE

GUARD RAIL TO BE INSTALLED
AT LOCATIONS DETERMINED IN
FINAL ENGINEERING
AC DIKE PER S.D.R.S.D.
G-5 (TYPE E) TYPICAL

SEE ROCK LINED SWALE DETAIL THIS SHEET.

1b

OTAY LAKES ROAD PUBLIC ROAD

COMMUNITY COLLECTOR WITH INTERMITTENT TURN LANES (MODIFIED) NTS

DESIGN EXCEPTIONS:

- A. VARIABLE PARKWAY WIDTH (4'-20') ON EACH SIDE OF ROAD
- B. REPLACE 8' SHOULDERS WITH 6' BIKE LANES (WITH PARKING RESTRICTIONS)
- C. ROUNDABOUTS AT THE THIRD AND FOURTH PROJECT ENTRIES ON OTAY LAKES ROAD

* PATHWAY WILL BE ON RESERVOIR SIDE OF OTAY LAKES ROAD

** TRAIL LOCATION SUBJECT TO FINAL DETERMINATION BETWEEN PIAZZA URBINO AND STRADA PIAZZA
WHERE NO TRAIL IS PROPOSED, ROCK LINED SWALE WILL BE PROVIDED

DEPARTMENT OF PUBLIC WORKS

**Request for a
Design Exception to a Road Standard
and/or Modification to Project Conditions**

Project Number: PDS2004-3810-04-002 (SP)

Date of Request: May 17, 2019

Project Location: East of City of Chula Vista/County boundary and north of Otay Lakes Road easterly past John Nichols Airfield

Thos. Bros. Map/Grid: Page 1293 A-4; B-3,4,5; C-3,4,5,6; D-3,4,5,6; E-3,4,5,6; F-3,4,5,6; G-5,6

APN: 598-130-04, 05, 06, 07; 598-140-04, 05, 06; 647-020-14; 647-030-05

Requestor Name: Baldwin & Sons LLC/Moller Otay Lakes Investment LLC **Telephone:** 619 515-9109

Address: 610 West Ash Suite 1500 San Diego, CA 92104

Road/Segment: Strada Piazza/Piazza Urbino/Circulo Almalfi
Proposed Light Collector with Median and Intermittent Left Turn Lane
(Modified VTM Cross Section 2b)

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):

Section 2b (Exhibit A) is the street section proposed for the Resort village core. The village core is a main activity center of the Resort Village. It is comprised of a 10.1-acre elementary school, a 10.5-acre neighborhood park, and a 2.7-acre public safety site. The mixed-use site is also located in the village core and includes approximately 6.7 acres of neighborhood serving commercial and multi-family residential units. Locating these uses within the village core accomplishes the Otay SRP policy to "**[Fashion villages] to encourage walking and biking on streets linked to interesting destinations.**" (Otay SRP, pg. 7). Section 2b serves as the main access for these public uses. The elementary school is anticipated to serve approximately 800 students

By locating the elementary school within the village core, children are encouraged to walk to school. To further facilitate this, the Resort Village Specific Plan proposes 10-foot pathways on both sides of the street. Implementing 10-foot pathways achieves the Otay SRP policy of "**Promot[ing] alternative forms of transportation, such as bicycle and cart paths, riding and hiking trails, and pedestrian walkways as an integral part of the circulation system.**" (Otay SRP, pg. 219). Because Section 2b is adjacent to an elementary school, the street will be posted with a 25-mph speed limit while children are present. The Applicants are proposing a Light Collector with Median and Intermittent Left Turn Lane (2.2C) and requesting the following modifications to this designation:

- A. Increase right-of-way width from 78 ft. to 100 ft.
- B. Decrease striped median from 14 ft. to minimum of 10 ft. for emergency vehicle access
- C. Eliminate 8 ft. shoulders.
- D. Increase parkways from 12 ft. to 29 ft.
- E. Replace 5 ft. PCC sidewalks with 10 ft. non-contiguous multi-use pathways.

Reason for requested Design Exception (provide attachment if additional space is required):

A. Increase right-of-way width from 78 ft. to 100 ft.

The Applicants request a design exception to vary the right-of-way from 78 ft. to 100 ft to accommodate additional landscaping, wider pathways, and implement traffic calming measures. The project proposes multiple traffic calming tools to enhance pedestrian activity and promote multi-modal transportation (walking, bicycling and vehicular). These traffic calming tools include: reduced travel way widths, landscaped parkways, medians, raised intersections, on-street parking, landscaped pop-outs and intersection neckdowns. These tools encourage drivers to reduce travel speeds. Designing streets with higher design speeds would send a conflicting message to drivers; therefore, the project is proposing to use lower design speeds to ensure drivers have a consistent message to slow down. See additional justification below.

B. Decrease striped median from 14 ft. to 10 ft. for emergency vehicle access

The reduction in median width reduces impervious surface and provides additional width to widen the total parkway width on both sides of the street. This modification also minimizes paving. Reducing the pavement width increases the amount of pervious areas. Increasing pervious areas allows for treating storm water flows through the use of adequate ground cover. Due to the proximity to the Lower Otay Reservoir, minimizing pollutants is critical.

Reducing paving lessens the "urban heat island effect" because it results in less dark surface for heat absorption. Additionally, reduced paving limits the amount of material needed for construction which reduces the cost to construct the proposed improvements. Lastly, reduced paving also results in lower maintenance cost over time because there is a smaller area to be maintained. Adding a paved median for emergency vehicle access allows the elimination of paved shoulders and potential conflicts for emergency vehicle response.

Concrete delineators will not be used on median edges.

C. Eliminate 8 ft. shoulders

The elimination of the 8 ft. shoulders reduces impervious surface and provides additional width to include 10-ft pathways on both sides of the street. This modification also minimizes paving. Reducing the pavement width increases the amount of pervious areas. Increasing pervious areas allows for treating storm water flows through the use of adequate ground cover. Due to the proximity to the Lower Otay Reservoir, minimizing pollutants is critical. A paved median for emergency vehicle access is added to address potential conflicts for emergency vehicle response.

Reducing paving lessens the "urban heat island effect" because it results in less dark surface for heat absorption. Additionally, reduced paving limits the amount of material needed for construction which reduces the cost to construct the proposed improvements. Lastly, reduced paving also results in lower maintenance cost over time because there is a smaller area to be maintained.

D. Increase parkways from 12 ft. to 29 ft.

The increase in parkway width provides additional area for a wider pathway and landscaping which provide a corresponding benefit to traffic calming and pedestrian safety. Enhanced landscaping provides both aesthetic and sustainable benefits to the community and environment.

E. Replace 5 ft. PCC sidewalks with 10 ft. non-contiguous multi-use pathways

Wider non-contiguous pathways separate pedestrians and cyclists from vehicular traffic on the roadway, resulting in a higher level of safety. Wider and safer pathways also encourage increased walking and cycling.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):

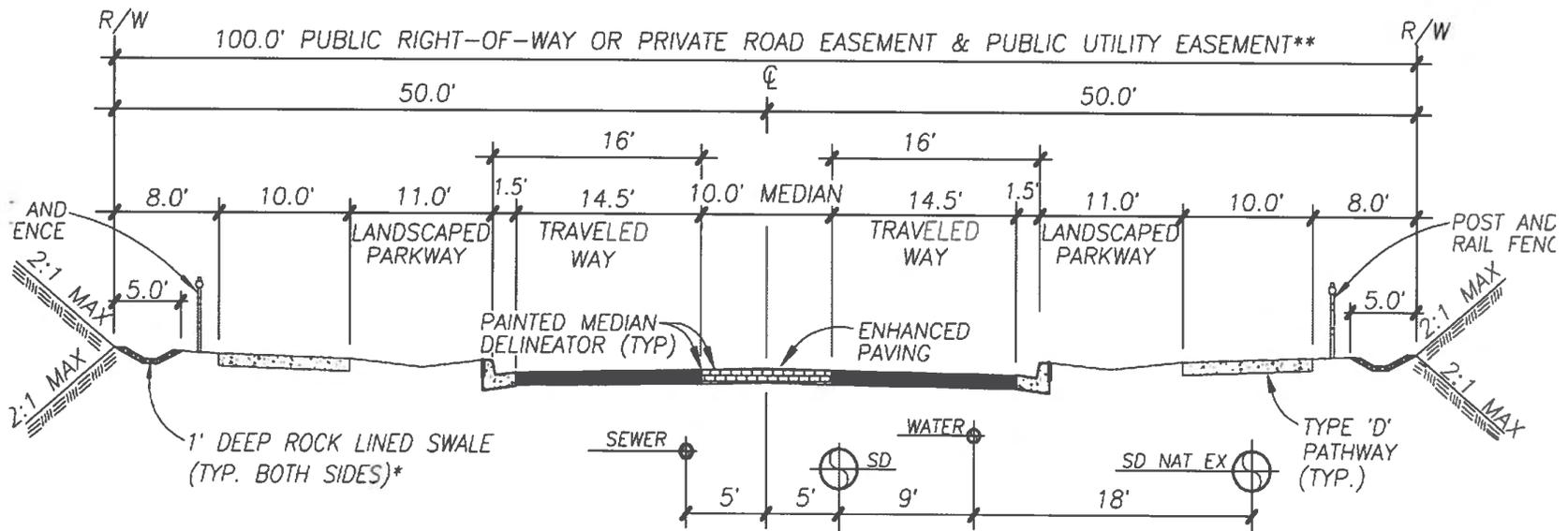
None.

Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved:

Inconsistency with the Otay Subregional Plan goals, policies, and objectives by implementing County standard road classifications and design.

Provide Design and Cost Estimate for meeting the Condition:

Not Applicable



2b STRADA PIAZZA (POR.), PIAZZA URBINO (POR.), CIRCULO ALMALFI PUBLIC RO/ & PRIVATE RO.
PROPOSED LIGHT COLLECTOR WITH MEDIAN & INTERMITTENT LEFT TURN LANE (MODIFIED)

NO PARKING EXCEPT AT PUBLIC PARK P-5 STRADA PIAZZA

DESIGN EXCEPTIONS:

- A. INCREASE RIGHT-OF-WAY WIDTH FROM 78' TO 100'
 - B. DECREASE STRIPED MEDIAN FROM 14' TO 10' FOR EMERGENCY VEHICLE ACCESS
 - C. ELIMINATE 8' SHOULDERS
 - D. INCREASE PARKWAYS FROM 12' TO 32'
 - E. REPLACE 5' P.C.C. SIDEWALKS WITH 10' NON-CONTIGUOUS MULTI-USE PATHWAYS
- * SEE ROCK LINED SWALE DETAIL SHEET 2
 ** SEE PLAN FOR LOCATION

DEPARTMENT OF PUBLIC WORKS

Request for a Design Exception to a Road Standard and/or Modification to Project Conditions

Project Number: PDS2004-3810-04-002 (SP) **Date of Request:** May 17, 2019

Project Location: East of City of Chula Vista/County boundary and north of Otay Lakes Road easterly past John Nichols Airfield

Thos. Bros. Map/Grid: Page 1293 A-4; B-3,4,5; C-3,4,5,6; D-3,4,5,6; E-3,4,5,6; F-3,4,5,6; G-5,6

APN: 598-130-04, 05, 06, 07; 598-140-04, 05, 06; 647-020-14; 647-030-05

Requestor Name: Baldwin & Sons LLC/Moller Otay Lakes Investment LLC **Telephone:** 619 515-9109

Address: 610 West Ash Suite 1500 San Diego, CA 92104

Road/Segment: Strada Piazza
Proposed Light Collector (Modified VTM Cross Section 2c)

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):

Section 2c (Exhibit A) is the street section proposed for the Resort village core and fronts the neighborhood elementary school. The elementary school is anticipated to serve approximately 800 students.

By locating the elementary school within the village core, children are encouraged to walk to school. To further facilitate this goal and enhance safety, the Resort Village Specific Plan proposes wider sidewalks and pathways separated from the street by wider parkways. Implementing 10-foot pathways achieves the Otay SRP policy of "**Promot[ing] alternative forms of transportation, such as bicycle and cart paths, riding and hiking trails, and pedestrian walkways as an integral part of the circulation system.**" (Otay SRP, pg. 219). Because Section 2c is adjacent to an elementary school, the street will be posted with a 25-mph speed limit while children are present. The Applicants are proposing a Light Collector (2.2E) and requesting the following modifications to this designation:

- A. Reduce design speed in village core from 40 MPH to 35 MPH.
- B. Increase right-of-way width from 64 ft. to 72 ft.
- C. Replace 8 ft. shoulders with 8 ft. parking bays delineated with a 1 ft. concrete edge.
- D. Increase parkways from 12 ft. to 14 ft. (north side) and 12 ft. to 18 ft. (south side).
- E. Replace 5 ft. PCC sidewalk with 10 ft. non-contiguous multi-use pathway on south side adjacent to school.
- F. Increase non-contiguous PCC sidewalk from 5 ft. to 6 ft. on north side.

Reason for requested Design Exception (provide attachment if additional space is required):**A. Reduce design speed in village core from 40 MPH to 35 MPH to promote safety.**

The reduction in design speed in the village core adjacent to the elementary school enhances pedestrian safety during non-school hours and improves the operational benefit for the roundabouts located at each end of the street segment. Reducing the design speed serves to condition drivers to the further reduction to 25 MPH during school hours by discouraging higher speed on a short street segment. The reduced design speed also increases the probability of pedestrian survival if hit by a vehicle.

B. Increase right-of-way width from 64 ft. to 72 ft.

The Applicants request a design exception to vary the right of way from 64 ft. to 72 ft to accommodate additional landscaping, wider pathways, and implement traffic calming measures. The project proposes multiple traffic calming tools to enhance pedestrian activity and promote multi-modal transportation (walking, bicycling and vehicular). These traffic calming tools include: reduced travel way widths, landscaped parkways, medians, raised intersections, on-street parking, landscaped pop-outs and intersection neckdowns. These tools encourage drivers to reduce travel speeds. Designing streets with higher design speeds would send a conflicting message to drivers; therefore, the project is proposing to use lower design speeds to ensure drivers have a consistent message to slow down.

C. Replace 8 ft. shoulders with 8 ft. parking bays delineated with a 1 ft. concrete edge.

The additional of parking bays provides traffic calming and additional parking access to high activity uses in the village core (elementary school, park, and homeowners' facility). This area may also be used for school drop off and pick up during school hours.

D. Increase parkways from 12 ft. to 14 ft. (north side) and 18 ft (south side).

The increase in parkway width provides additional separation from the street for safety and landscaping which provides a corresponding benefit to traffic calming and pedestrian safety. Enhanced landscaping provides both aesthetic and sustainable benefits to the community and environment. In addition, wider parkways facilitate the use of biofiltration units to treat storm water runoff to ensure the highest achievable level of storm water treatment to protect the Otay Reservoir.

E. Replace 5 ft. PCC sidewalk with 10 ft. non-contiguous multi-use pathway on south side adjacent to school.

Wider non-contiguous pathways separate pedestrians and cyclists from vehicular traffic on the roadway, resulting in a higher level of safety. Wider and safer pathways also encourage greater walking and cycling. The addition width provides adequate area for ingress and egress to the elementary school during operating hours.

F. Increase non-contiguous PCC sidewalk from 5 ft. to 6 ft. on the north side.

A wider non-contiguous sidewalk separates pedestrians from vehicular traffic on the roadway, provides additional capacity during school hours, both of which increase the level of safety and encourage walkability.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):

None.

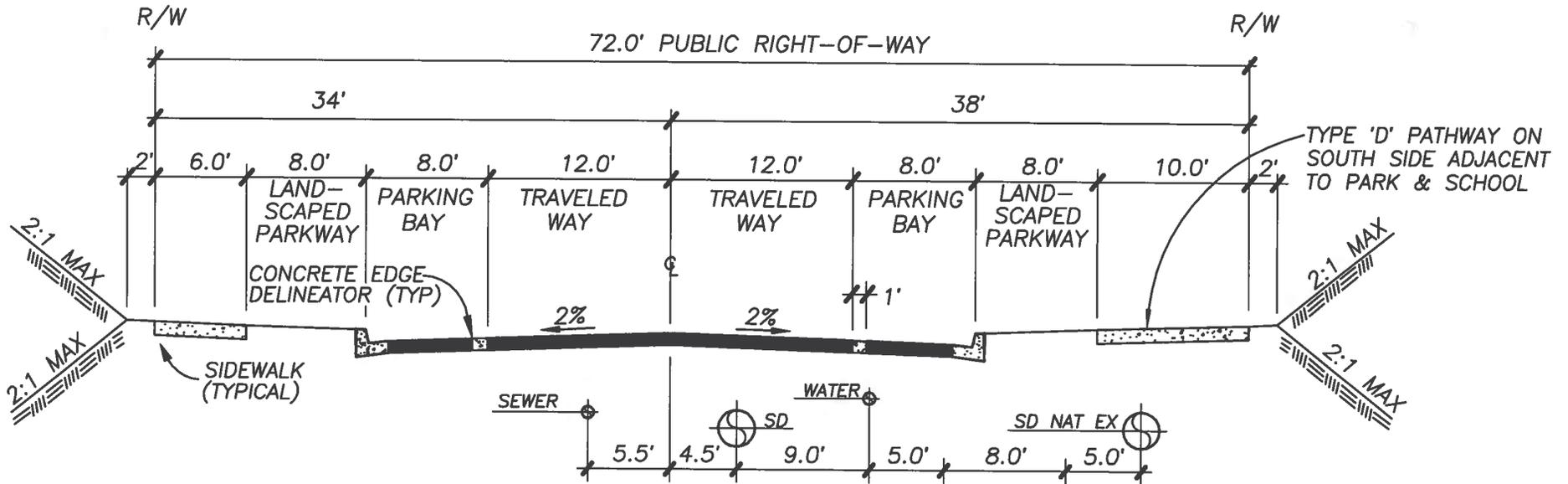
Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved:

Inconsistency with the Otay Subregional Plan goals, policies, and objectives by implementing County standard road classifications and design.

Provide Design and Cost Estimate for meeting the Condition:

Not Applicable

Exhibit A



2c

STRADA PIAZZA (POR.)

PUBLIC ROAD

PROPOSED LIGHT COLLECTOR (MODIFIED)

NTS

DESIGN EXCEPTIONS:

- A. REDUCE DESIGN SPEED IN VILLAGE CORE FROM 40 MPH TO 35 MPH
- B. INCREASE RIGHT-OF-WAY WIDTH FROM 64' TO 72'
- C. REPLACE 8' SHOULDERS WITH 8' PARKING BAYS DELINEATED WITH A 1' CONCRETE EDGE
- D. INCREASE PARKWAYS FROM 12' TO 14' (NORTH SIDE) AND 12' TO 18' (SOUTH SIDE)
- E. REPLACE 5' P.C.C. SIDEWALK WITH 10' NON-CONTIGUOUS MULTI-USE PATHWAY ON SOUTH SIDE ADJACENT TO SCHOOL
- F. INCREASE NON-CONTIGUOUS PCC SIDEWALK FROM 5' TO 6' ON NORTH SIDE

DEPARTMENT OF PUBLIC WORKS

**Request for a
Design Exception to a Road Standard
and/or Modification to Project Conditions**

Project Number: PDS2004-3810-04-002 (SP) **Date of Request:** May 17, 2019

Project Location: East of City of Chula Vista/County boundary and north of Otay Lakes Road easterly past John Nichols Airfield

Thos. Bros. Map/Grid: Page 1293 A-4; B-3,4,5; C-3,4,5,6; D-3,4,5,6; E-3,4,5,6; F-3,4,5,6; G-5,6

APN: 598-130-04, 05, 06, 07; 598-140-04, 05, 06; 647-020-14; 647-030-05

Requestor Name: Baldwin & Sons LLC/Moller Otay Lakes Investment LLC **Telephone:** 619 515-9109

Address: 610 West Ash Suite 1500 San Diego, CA 92104

Road/Segment: Strada Piazza/Piazza Urbino
Proposed Boulevard with Median (Modified at Entries Only VTM Cross Section 2d)

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):

Section 2d (Exhibit A) is the street section proposed for the second and third project entries. Project entry two carries the highest volume of any entry; one lane each for ingress and egress provides an acceptable level of service and no conflict with queuing backing into the Otay Lakes Road roundabout. Project entry three carries a low volume of daily trips with no queuing conflicts. These modifications provide a transition from Otay Lakes Road to the village and residential neighborhoods by creating a sense of entry and arrival to the village. The modified lane configuration meets level of service standards and enhanced landscaping acts to begin a traffic calming effect before entering the smaller scale residential streets.

The Applicants are proposing a Boulevard with Raised Median (4.2A) and requesting the following modifications to this designation:

- A. Travel lanes increased by 3 ft. to 14.5 ft. with 1.5 ft. curb on both sides, reducing the proposed median to minimum 10 ft. requirement.
- B. Eliminate 8 ft. shoulders and reduce lanes from four to two.
- C. Increase parkways from 14 ft. to 29 ft.
- D. Replace 5 ft. PCC sidewalks with 10 ft. non-contiguous multi-use pathways.

Reason for requested Design Exception (provide attachment if additional space is required):

- A. Travel lanes increased by 3 ft. to 14.5 ft. with 1.5 ft. curb on both sides, reducing the proposed median to minimum 10 ft. requirement for emergency vehicle access**

The Applicants request a design exception to increase the travel lanes and reduce the median to the minimum 10 ft. for emergency vehicle access. This street provides access to the village core through the second round about which carries the highest volume of trips.

B. Eliminate 8 ft. shoulders and reduce lanes from four to two

The project daily trips can be accommodated by a single lane in each direction at an acceptable level of service. The elimination of the 8 ft. shoulders reduces impervious surface and provides additional width to include 10-ft pathways on both sides of the street. This modification also minimizes paving. Reducing the pavement width increases the amount of pervious areas. Increasing pervious areas allows for treating storm water flows through the use of adequate ground cover. Due to the proximity to the Lower Otay Reservoir, minimizing pollutants is critical.

Reducing paving lessens the "urban heat island effect" because it results in less dark surface for heat absorption. Additionally, reduced paving limits the amount of material needed for construction which reduces the cost to construct the proposed improvements. Lastly, reduced paving also results in lower maintenance cost over time because there is a smaller area to be maintained.

Concrete delineators will not be used on median edges.

C. Increase parkways from 14 ft. to 29 ft.

The increase in parkway width provides additional area for a wider pathway and landscaping which provide a corresponding benefit to traffic calming and pedestrian safety. Enhanced landscaping provides both aesthetic and sustainable benefits to the community and environment, creating a transition from the rural nature of Otay Lakes Road to a sense of arrival in the residential village.

D. Replace 5 ft. PCC sidewalks with 10 ft. non-contiguous multi-use pathway

Wider non-contiguous pathways separate pedestrians and cyclists from vehicular traffic on the roadway, resulting in a higher level of safety. Wider and safer pathways also encourage increased walking and cycling. These segments are short and provide a transition from Otay Lakes Road into the residential neighborhoods.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):

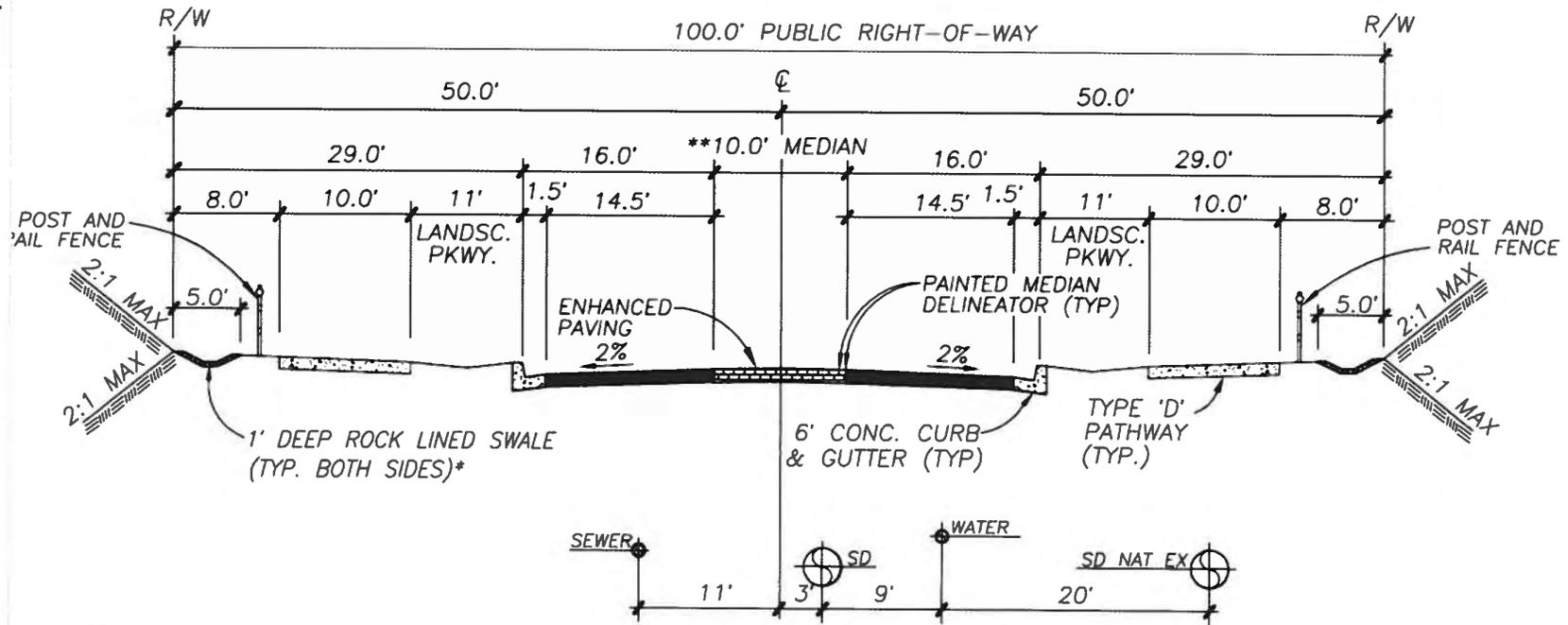
None.

Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved:

The Otay Subregional Plan goals, policies, and objectives are not met by implementing County standard road classifications and design.

Provide Design and Cost Estimate for meeting the Condition:

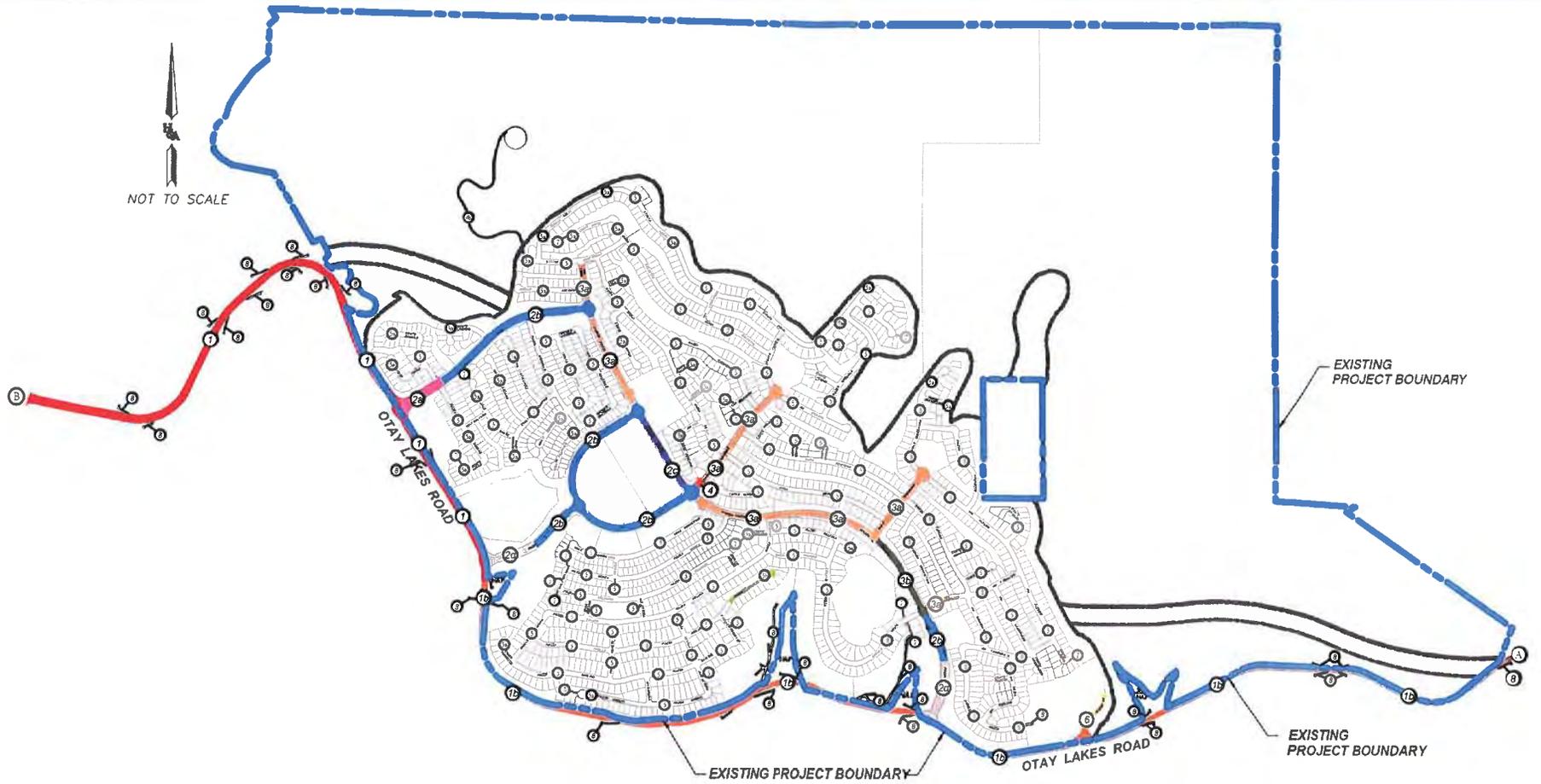
Not Applicable



2d STRADA PIAZZA (POR.), PIAZZA URBINO (POR.) PUBLIC ROAD
PROPOSED BOULEVARD WITH MEDIAN (MODIFIED AT ENTRIES ONLY) NTS
 NO PARKING

DESIGN EXCEPTIONS:

- A. INCREASE MEDIAN WIDTH FROM 14' TO 16' FOR EMERGENCY VEHICLE ACCESS
 - B. ELIMINATE 8' SHOULDERS AND REDUCE LANES FROM FOUR TO TWO
 - C. INCREASE PARKWAYS FROM 14' TO 29'
 - D. REPLACE 5' P.C.C. SIDEWALKS WITH 10' NON-CONTIGUOUS MULTI-USE PATHWAYS
- * SEE ROCK LINED SWALE DETAIL SHEET 2
 ** MEDIAN WIDTH VARIES IN ORDER TO CHANNEL TRAFFIC THROUGH ROUNDABOUTS SAFELY



1-221

STREET CROSS SECTION INDEX

NTS

LEGEND

- | | | | |
|---|---|---|---|
| <p>1 BOULEVARD WITH INTERMITTENT TURN LANES MODIFIED (90-100')</p> <p>1b COMMUNITY COLLECTOR WITH INTERMITTENT TURN LANES MODIFIED (60')</p> <p>2a BOULEVARD WITH MEDIAN (106')</p> | <p>2b LIGHT COLLECTOR WITH MEDIAN & INTERMITTANT LEFT TURN LANE (100')</p> <p>2c LIGHT COLLECTOR (72')</p> <p>2d BOULEVARD WITH MEDIAN (100')</p> <p>3a MINOR COLLECTOR (68')</p> | <p>3b MINOR COLLECTOR (76')</p> <p>4 GATED ENTRY RESIDENTIAL (90')</p> <p>4b WATER TANK ACCESS ROAD (20')</p> <p>5 RESIDENTIAL ROAD (56')</p> <p>5a RESIDENTIAL CUL-DE-SAC ROAD (53')</p> | <p>5b RESIDENTIAL ROAD SINGLE LOADED (43.5')</p> <p>6 RESORT ROAD (40')</p> <p>7 PRIVATE ROAD (32')</p> <p>8 BASIN/STORM DRAIN/HEADWALL MAINTENANCE ACCESS EASEMENT (15')</p> |
|---|---|---|---|



...Dedicated to Community Service

2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2004
TELEPHONE: 670-2222, AREA CODE 619 www.otaywater.gov

July 25, 2019

Sent via e-mail to ejohnston@baldwinsons.com

Project Nos.: d0909-090175
d0910-090176
d0909-090331
Activity: 3111

Mark Wardlaw
County of San Diego
Planning & Development Services
5510 Overland Avenue, Ste 310
San Diego, CA 92123

Subject: Project Facility Availability – Water;
Otay Ranch Village 13 Resort Village

Dear Mr. Wardlaw:

The Otay Water District (“District”) has no objection to the Otay Ranch Village 13 Resort Village (Project). The developer will be required to petition the District and the San Diego Local Agency Formation Commission (“LAFCO”) for land annexation into the District Boundary and a Water Improvement District. The District approved the first Water Supply Assessment and Verification Report (WSA&V) at its May 7, 2014 Board meeting and the second WSA&V was approved at its May 2, 2018 Board meeting. Follow link for agenda and minutes: <https://otaywater.gov/board-of-directors/agenda-and-minutes/board-agenda/>.

The developer should meet with the District early in the entitlement process to discuss the schedule, report submittal requirements, and to set up a deposit account to cover staff time. The developer is required to submit a Sub-Area Master Plan that demonstrates the required water facilities for the Project, coordination of the water facilities with adjacent projects, and include a calculation of water demands prior to the commencement of the Project.

As per Section 62.01 of the District Code of Ordinances, “To provide for future line extensions, pipelines installed within public streets must be constructed to the subdivision boundary and pipelines not installed within a public right-of-way must be installed in a District easement or right-of-way and must extend across the frontage of the parcel or parcels to be served.”

Mark Wardlaw

Project Facility Availability – Water; Otay Ranch Village 13 Resort Village

July 25, 2019

Page 2 of 3.

The developer will be required to submit improvement plans for District approval and extend the water mains to front all properties in question. The developer will be required to extend all proposed potable and recycled water pipelines surrounding the subject property, per the District's Master Plan including on-site, in-tract, and off-site water facilities. If service laterals do not exist for the Project, the applicant must pay to have the District install them.

The use of recycled water within watersheds tributary to surface water storage reservoirs that provide supply for potable domestic water uses must be approved by the owners of the reservoirs in order to protect water quality in these reservoirs. Should the use of recycled water be granted by the watershed owners and prior to the purchase of any recycled water meter(s), irrigation plans must be: (1) designed to District water agencies' standards for reclaimed standards/specifications and (2) submitted to the District and the County Department of Environmental Health for plan check and approval. The developer must contact the District for further requirements.

When a customer requests water service on a parcel of land with irrigated landscape equal to 5,000 square feet or more, a separate meter will be required for irrigation purposes on the site. If service laterals do not exist for the Project, the applicant must pay to have the District install them.

Each service must have an approved reduced pressure principle backflow device purchased and installed by the owner. The fire service line will not be allowed to be connected to any buildings; the line will be intended for fire services purposes only. Failure to comply with this request will result in violation of the District's Code of Ordinances and will be subject to penalties determined by the District. Water furnished for fire hydrant or fire sprinkler service shall be used only for fire protection purposes and shall be connected to a District water main. Where service is provided for fire hydrant or fire sprinkler service on privately-owned land, the service shall be provided by the District at the property line of land to be served. The developer should contact the Project's fire agency for any fire protection requirements.

Water availability is subject to all District requirements in effect at the time and you are strongly encouraged to adopt water conservation measures throughout the development.

The District's Engineering Public Services Division can be contacted at (619) 670-2241, or visit the website at www.otaywater.gov for further requirements regarding inspection services, water main extensions, service laterals, backflow devices, meter costs, Code of Ordinances, and any other conditions that may have arisen since this letter was written for this Project.

Mark Wardlaw
Project Facility Availability – Water; Otay Ranch Village 13 Resort Village
July 25, 2019
Page 3 of 3.

Also, enclosed are the documents you forwarded with your review request.

Sincerely,
OTAY WATER DISTRICT



Dan Martin, P.E.
Assistant Chief of Engineering

DM:jf

Enclosure: Project Facility Availability – Water

cc: Lakeview 1, LLC/Lakeview 2, LLC (w/o enclosure)
Moller Otay Lakes Investment, LLC
610 West Ash St., Ste 1500
San Diego, CA 92101



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

Letreview 1 & 2, LLCs / Moller Otay Lakes Investment LLC c/o Dansk Investment Group 949.640.8300 / 805.278.7320 Owner's Name _____ Phone _____ 20 Corporate Plaza Dr. / 6591 Collins Drive Suite E11 Owner's Mailing Address _____ Street _____ Newport Beach CA 92660 / Moorpark CA 93021 City _____ State _____ Zip _____	ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____ <b style="font-size: 2em; float: right; margin-right: 10px;">W DISTRICT CASHIER'S USE ONLY
--	--

SECTION 1. PROJECT DESCRIPTION	TO BE COMPLETED BY APPLICANT								
A. <input checked="" type="checkbox"/> Major Subdivision (TM) <input checked="" type="checkbox"/> Specific Plan or Specific Plan Amendment <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance: _____ <input type="checkbox"/> Boundary Adjustment Rezone (Reclassification) from _____ to _____ zone. <input type="checkbox"/> Major Use Permit (MUP), purpose: _____ <input type="checkbox"/> Time Extension... Case No. _____ <input type="checkbox"/> Expired Map... Case No. _____ <input checked="" type="checkbox"/> Other General Plan Amendment _____ B. <input checked="" type="checkbox"/> Residential Total number of dwelling units <u>1,938</u> <input checked="" type="checkbox"/> Commercial Gross floor area <u>20,000 SF</u> <input type="checkbox"/> Industrial Gross floor area _____ <input checked="" type="checkbox"/> Other Gross floor area <u>Resort & Conference ~50,000 SF</u> C. <input checked="" type="checkbox"/> Total Project acreage <u>1,869</u> Total number of lots <u>1,962</u> D. Is the project proposing the use of groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the project proposing the use of reclaimed water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Assessor's Parcel Number(s) (Add extra if necessary) <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 80%;">598-130-04, 05, 06, 07</td><td style="width: 20%;"></td></tr> <tr><td>598-140-04, 05, 06</td><td></td></tr> <tr><td>647-020-14</td><td></td></tr> <tr><td>647-030-05</td><td></td></tr> </table> Thomas Guide Page <u>1312</u> Grid <u>B2-G2 & B2-B6</u> Otay Lakes Road North of Lower Otay Reservoir, County of San Diego Project address _____ Street _____ Jamul/Dulzura _____ 91935 Community Planning Area/Subregion _____ Zip _____ Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT. Applicant's Signature: <u>[Signature]</u> Date: <u>07/23/2019</u> Address: <u>610 West Ash Street #100, San Diego CA 92101</u> Phone: <u>619.515.9109</u> (On completion of above, present to the district that provides water protection to complete Section 2 below.)	598-130-04, 05, 06, 07		598-140-04, 05, 06		647-020-14		647-030-05	
598-130-04, 05, 06, 07									
598-140-04, 05, 06									
647-020-14									
647-030-05									

SECTION 2: FACILITY AVAILABILITY	TO BE COMPLETED BY DISTRICT
District Name: <u>Otay Water District</u> Service area <u>22</u> A. <input checked="" type="checkbox"/> Project is in the district. <input type="checkbox"/> Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation. <input type="checkbox"/> Project is not in the district and is not within its Sphere of Influence boundary. <input type="checkbox"/> The project is not located entirely within the district and a potential boundary issue exists with the _____ District. B. <input checked="" type="checkbox"/> Facilities to serve the project <input checked="" type="checkbox"/> ARE <input type="checkbox"/> ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____. (Number of sheets) <input type="checkbox"/> Project will not be served for the following reason(s): _____ C. <input checked="" type="checkbox"/> District conditions are attached. Number of sheets attached: _____ <input type="checkbox"/> District has specific water reclamation conditions which are attached. Number of sheets attached: _____ <input type="checkbox"/> District will submit conditions at a later date. D. <input type="checkbox"/> How far will the pipeline(s) have to be extended to serve the project? _____ This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted. Authorized Signature: <u>[Signature]</u> Print Name <u>Tanya Ayala-Mason</u> Print Title <u>Permit Technician</u> Phone <u>619-670-2241</u> Date <u>7/24/19</u> NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT On completion of Section 2 and 3 by the District, applicant is to submit this form with application to: Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123	



THIS APPROVAL OF AVAILABILITY IS
 SUBJECT TO ALL OTAY WATER DISTRICT
 REQUIREMENTS IN EFFECT AT THE TIME OF
 APPLICATION FOR SERVICE.



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
 ZONING DIVISION

2020-06

Please type or use pen

Lakeview 1, LLC; Lakeview 2, LLC; Moller Otay Lakes Investments, LLC Owner's Name _____ Phone _____ 610 West Ash Street Suite 1500 Owner's Mailing Address _____ Street _____ San Diego, CA 92101 City _____ State _____ Zip _____	ORG _____ ACCT _____ DPWWWDPOSSAL ACT _____ TASK _____ DATE _____ AMT \$ <u>15.00</u> DISTRICT CASHIER'S USE ONLY	S
---	--	----------

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

<p>A. <input checked="" type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Certificate of Compliance: _____ <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Boundary Adjustment <input checked="" type="checkbox"/> Specific Plan or Specific Plan Amendment <input type="checkbox"/> Rezone (Reclassification) from _____ to _____ zone <input type="checkbox"/> Major Use Permit (MUP), purpose: _____ <input type="checkbox"/> Time Extension... Case No. _____ <input type="checkbox"/> Expired Map... Case No. _____ <input type="checkbox"/> Other _____</p> <p>B. <input checked="" type="checkbox"/> Residential Total number of dwelling units <u>1,938</u> <input checked="" type="checkbox"/> Commercial Gross floor area <u>40,000 SF</u> <input type="checkbox"/> Industrial Gross floor area _____ <input checked="" type="checkbox"/> Other Gross floor area <u>200-room resort, parks, school</u></p> <p>C. Total Project acreage <u>1,869</u> Total lots <u>1,964</u> Smallest proposed lot <u>4,250 SF</u></p> <p>D. Is the project proposing its own wastewater treatment plant? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Is the project proposing the use of reclaimed water? <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project. OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.</p> <p>Applicant's Signature: <u>[Signature]</u> Date: <u>January 17, 2020</u> Address: <u>610 Wst Ash Street, Suite 1500, San Diego, 92101</u> Phone: <u>619.919.5115</u> (On completion of above, present to the district that provides sewer protection to complete Section 2 below.)</p>	<p>Assessor's Parcel Number(s) (Add extra if necessary)</p> <table border="1"> <tr> <td>598-130-04, 05, 06</td> <td>598-140-04, 05, 06</td> </tr> <tr> <td>647-020-14</td> <td>647-030-05</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table> <p>Thomas Guide Page <u>1312</u> Grid <u>B2-G2, B6</u> Otay Lakes Road, north of Lower Otay Reservoir Project address _____ Street _____ Otay Community Planning Area/Subregion _____ Zip _____</p>	598-130-04, 05, 06	598-140-04, 05, 06	647-020-14	647-030-05				
598-130-04, 05, 06	598-140-04, 05, 06								
647-020-14	647-030-05								

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District name San Diego County Sanitation District Service area Spring Valley - Village 13

A. Project is in the District.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and is not within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
 Project will not be served for the following reason(s): _____

C. District conditions are attached. Number of sheets attached: 1
 District has specific water reclamation conditions which are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

D. How far will the pipeline(s) have to be extended to serve the project? As-Required

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

[Signature] Peejay Tubongbanua, DPW Unit Manager (858) 694-2659 01/23/2020
 Authorized Signature _____ Print Name and Title _____ Phone _____ Date _____

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



Village 13
Sewer Availability Form
Residential: 1938 units,
Commercial: 40,000 SF gross floor area
Other: 200-room resort, parks, and school
APNs: 598-130-04,05,06
APNs: 598-140-04,05,06
APNs: 647-020-14
APNs: 647-030-05

ATTACHMENT

Sewer facilities to serve the project will be available subject to the following conditions placed on applicant:

1. Amendment of the LAFCO sphere of influence and annexation of the project into the San Diego county Sanitation District (District) by LAFCO (Government Code, 56000 et seq).
2. Satisfaction of all conditions of map approval and improvement agreements, including construction by the developer and acceptance by the District of on-site sewerage facilities, property, and easements.
3. Payment of all costs associated with easement acquisition, District annexation, any necessary sewer facility or financial studies, and any necessary agreements for maintenance, operation, and financing of sewerage infrastructure to serve the project.
4. Payment of all fees to City of Chula Vista and District, including those specified in "Sewage Transportation Agreement for Salt Creek Interceptor Sewer."
5. Fund and construct sewerage facilities necessary for connection to Salt Creek Interceptor.



COUNTY OF SAN DIEGO

INTER-DEPARTMENTAL CORRESPONDENCE

June 16, 2017

TO: Mike Barnett, Assistant Sheriff
FROM: Deena Raver, Project Manager
VIA: Chain of Command

IMPACT TO SHERIFF'S FACILITIES FROM PROPOSED DEVELOPMENT ASSOCIATED WITH VILLAGE 13 AND VILLAGE 14

Background

In southeast unincorporated San Diego County, there are three proposed developments planned that fall within the Ranch San Diego (RSD), Imperial Beach (IB), and Rural Enforcement command areas. The proposed developments are referred to as Village 13, Village 14 with Planning Area 16 & 19, and Villages 15 and 17. If the projects are developed as currently proposed, there would be an additional 3,300 new residential units built in the Sheriff's jurisdiction. The attached GIS exhibit provided by Planning and Development Services on June 14, 2017, identifies the boundaries of each proposed development.

Village 13 is a planned residential neighborhood located on Otay Lakes Road adjacent to and east from Chula Vista. The development would consist of 1,938 housing units, as well as shopping, business and school facilities. Based on Chula Vista's statistics for calls for service (CFS) in adjacent communities with similar development patterns, it is estimated that Village 13 will receive 1.38 annual CFS per housing unit, for a total of approximately 2,674 annual calls for service. This level of service demand would require six (6) additional patrol deputies as stated in the Otay Ranch Preserve and Resort Supplemental Environmental Impact Report (SEIR) and the attached the Inter-Departmental Correspondence, dated May 22, 2008. As part of their review of the Village 13 project, Law Enforcement Services Bureau (LESB) and Facilities and Special Projects staff identified the need for a storefront with public counter and suspect processing area due to the travel time from Village 13 to the IB and RSD Stations. The proposed project was approved with a designated 2.1 acre Public Safety Site that could house a Sheriff's Storefront with approximately 300 square feet of space. An alternative site was also provided within a Multiple Use area of the project.

Villages 15 and 17 are two potential developments proposed for this region, but the Sheriff's Department has not yet received a formal development review request from the Department of Planning and Development Services (PDS). Village 15 is located on Otay Lakes Road adjacent

to Otay Lake and east of the City of Chula Vista. The site is subject to many environmental restrictions and no residential development is planned in the area. The Village 17 project proposed off Otay Lakes Road just southwest of Hwy 94 also has many environmental restrictions, but includes 396 residential units.

In March 2017, the Sheriff's Department was asked to review the entitlement applications and Environmental Impact Report (EIR) for Village 14 and Planning Area 16 & 19, which are located within Proctor Valley and Jamul Ridge. On March 7, 2017, a meeting was held with the PDS Planner, Greg Mattson, Sheriff's Project Manager Deena Raver, and affected Sheriff's command staff (Commander Dave Moss, RSD Captain Marco Garmo, then-Rural Captain Hank Turner, then-Imperial Beach Lt. Herb Taft and Rural Enforcement Lt. Paul Robbins) to discuss the Sheriff's need for facility improvements due to the proposed development in the region.

Analysis

Proposed Developments:

- Village 13 is currently within the IB command area and proposes 1,881 single family dwelling units (SFD) and 57 multi-family units for a total of 1,938 residences.
- Village 17 is within the Rural Enforcement command area and proposes 396 SFD.
- Village 14, which includes Planning Area 16 and 19, is proposing 1,119 SFD and falls within both the RSD and IB command areas.

LESB and Facilities & Project Management staff reviewed the EIR for Otay Ranch Village 14 and Planning Areas 16 and 19. Captain Garmo provided the response to the request to review in coordination with Sheriff's Project Manager Deena Raver (see the attached Law Enforcement Services Form provided to PDS in April 2017). The EIR analysis identified that the proposed project would result in the need for 0.5 additional sworn personnel. The proposed project includes a 2.3 acre public safety site within the Central Village Core which could accommodate a 300 square foot Sheriff's storefront facility. The storefront could also be accommodated in the commercial space within the Mixed Use area

Geographically, Village 14 is separated from Village 13 by the ridgeline of the Jamul Mountains. Access to Village 14 is gained only from Proctor Valley Road, while Village 13 is solely accessed from Otay Lakes Road. Travel distance between these two developments is approximately 15 miles from Village core to Village core. Given the topography and access point separations between these two developments, a second Sheriff's Storefront is needed in the proposed Village 14 project.

Recommendation

Staff studies previously completed for the review of Village 13 reflected the need for a 900 square foot Sheriff's storefront. However, due to the topographic, geographic and access issues associated with the current development proposals, staff believes that two smaller storefronts would better facilitate law enforcement services to these communities. A Sheriff's storefront is needed within both the Village 13 and Village 14 Projects. It is recommended that the proposed (for Village 14) and approved (for Village 13) 300 square foot storefronts each be increased by 200 square feet to allow for suspect processing and short term holding for detainees. The

attached "Space Plan 500 SQ.FT. Storefront" diagram illustrates the how the proposed space would be utilized for two deputy work stations, a public counter, holding bench and processing area.

With the concurrence of LESB Command, staff will provide comment on the EIR for Village 14 requesting that the proposed storefront size be increased to 500 square feet. Additionally, when a supplemental EIR is recirculated for Village 13 (due to some significant proposed changes to the original development proposal), staff will provide similar comment requesting that the previously approved Sheriff's storefront within that project be enlarged to 500 square feet. It is also recommended that LESB consider realigning beat and command areas, so that these developments fall within the RSD command area. RSD is the logical station to provide patrol units to this area given the geographic proximity of that facility and the comparative distance for both IB and Rural Enforcement.

WILLIAM D. GORE, SHERIFF



Deena Raver, Project Manager
Facilities and Special Projects
Management Services Bureau

Attachments:

- Unincorporated Otay Ranch Villages & Planning Areas Exhibit, June 14, 2017
- Inter-Departmental Correspondence Re: Field Staffing Projections: Village 13 and Future Port of Entry, May 22, 2008
- Village 14 and Planning Areas 16 & 19 Law Enforcement Services Response Form, April 7, 2017
- Space Plan 500 SQ.FT. Storefront

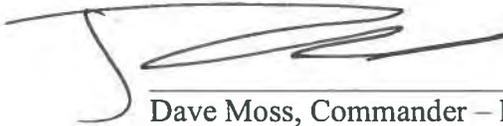
ENDORSEMENTS:

Approved via email/attached (x) Approve () Disapprove Date: _____
Marco Garmo, Captain - Rancho San Diego Station

Comments: _____

Approved via email/attached (x) Approve () Disapprove Date: _____
Lori Ross, Captain – Alpine Station/Rural Enforcement

Comments: _____

 () Approve () Disapprove Date: 06/19/17
Dave Moss, Commander – Patrol Operations

Comments: _____

 () Approve () Disapprove Date: JUN 26th 2017
Mike Barnett, Assistant Sheriff – Law Enforcement Services Bureau

Comments: _____



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Lakeview 1, LLC; Lakeview 2, LLC; Moller Otay Lakes Investment, LLC
 Owner's Name _____ Phone _____

610 West Ash Suite 1500
 Owner's Mailing Address _____ Street _____

San Diego CA 92101
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. **LEGISLATIVE ACT**
 Rezones changing Use Regulations or Development Regulations
 General Plan Amendment
 Specific Plan
 Specific Plan Amendment

B. **DEVELOPMENT PROJECT**
 Rezones changing Special Area or Neighborhood Regulations
 Major Subdivision (TM)
 Minor Subdivision (TPM)
 Boundary Adjustment
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____

C. Residential Total number of dwelling units 1938
 Commercial Gross floor area 40,000
 Industrial Gross floor area _____
 Other Gross floor area 200 room hotel, parks, school, HOA

D. Total Project acreage 1,869 Total number lots +1,900

Assessor's Parcel Number(s)
 (Add extra if necessary)

598-130-04	598-140-05
598-130-05	598-140-06
598-130-06	647-020-14
598-130-07	647-030-05

Thomas Guide Page 1312 Grid B2-G2, B6
 Otay Lakes Road, North of Lower Otay Reservoir
 Project address _____ Street _____
 Otay 91915
 Community Planning Area/Subregion _____ Zip _____

Applicant's Signature: [Signature] Date: April 2, 2018
 Address: 610 West Ash Suite 1500 San Diego, CA 92101 Phone: 619 515-9109
 (On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

SWEETWATER UNION HIGH SCHOOL DISTRICT
 District Name: _____

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: NA miles: _____
 Junior/Middle: EASTLAKE MIDDLE SCHOOL miles: 3.9
 High school: EASTLAKE HIGH SCHOOL miles: 4.5

This project will result in the overcrowding of the elementary junior/school high school. (Check)
 Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
 Project is located entirely within the district and is eligible for service.
 The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

[Signature] MOISES G. AGUIRRE
 Authorized Signature Print Name
ASSISTANT SUPERINTENDENT FACILITIES OPERATIONS 619.585.6060
 Print Title Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1066

(858) 565-5981 • (858) 267-8770

FEB 26 2003

PROJECT FACILITY AVAILABILITY FORM

SCHOOL

Please type or use pen
(Two forms are needed if project is to be served by separate school districts)

Otay Project LP 619/234-4050

Owner's Name Phone
350 West Ash Street, Suite 730

Owner's Mailing Address Street
San Diego, CA 92101

City State Zip

ORG _____
ACCT _____
ACT _____ ELEMENTARY _____
TASK _____ HIGH SCHOOL _____
DATE _____ UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT
 Rezones changing Use Regulations or Development Regulations
 General Plan Amendment
 Specific Plan
 Specific Plan Amendment

B. DEVELOPMENT PROJECT
 Rezones changing Special Area or Neighborhood Regulations
 Major Subdivision (TM)
 Minor Subdivision (TPM)
 Boundary Adjustment
 Major Use Permit (MUP), purpose: resort hotel
 Time Extension...Case No. _____
 Expired Map...Case No. _____
 Other _____

C. Residential . . . Total number of dwelling units 2,120
 Commercial . . . Gross floor area 40,000 s.f.
 Industrial . . . Gross floor area _____
 Other . . . Gross floor area 800-room resort hotel

D. Total Project acreage 2.045 Total number lots +/- 2,000

Applicant's Signature: *including 1,368 acres open space Date: 1/30/03
 Address: 350 West Ash Street, Suite 730 San Diego, CA 92101 Phone: 619/234-4050 ext 106

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

Assessor's Parcel Number(s)
(Add extra if necessary)

(see attached)

Thomas Bros. Page 1293 Grid -J; 1-6
 Otay Lakes Road
 Project address Street
 Otay Subregional Plan, V. 2 19115
 Community Planning Area/Subregion Zip

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: Sweetwater Union High School Dist.
 If not in a unified district, which elementary or high school district must also fill out a form? C.V. Elementary School

Indicate the location and distance of proposed schools of attendance. Elementary: _____ miles
 Junior/Middle: Eastlake Middle miles: 5 High school: Eastlake High miles: 6

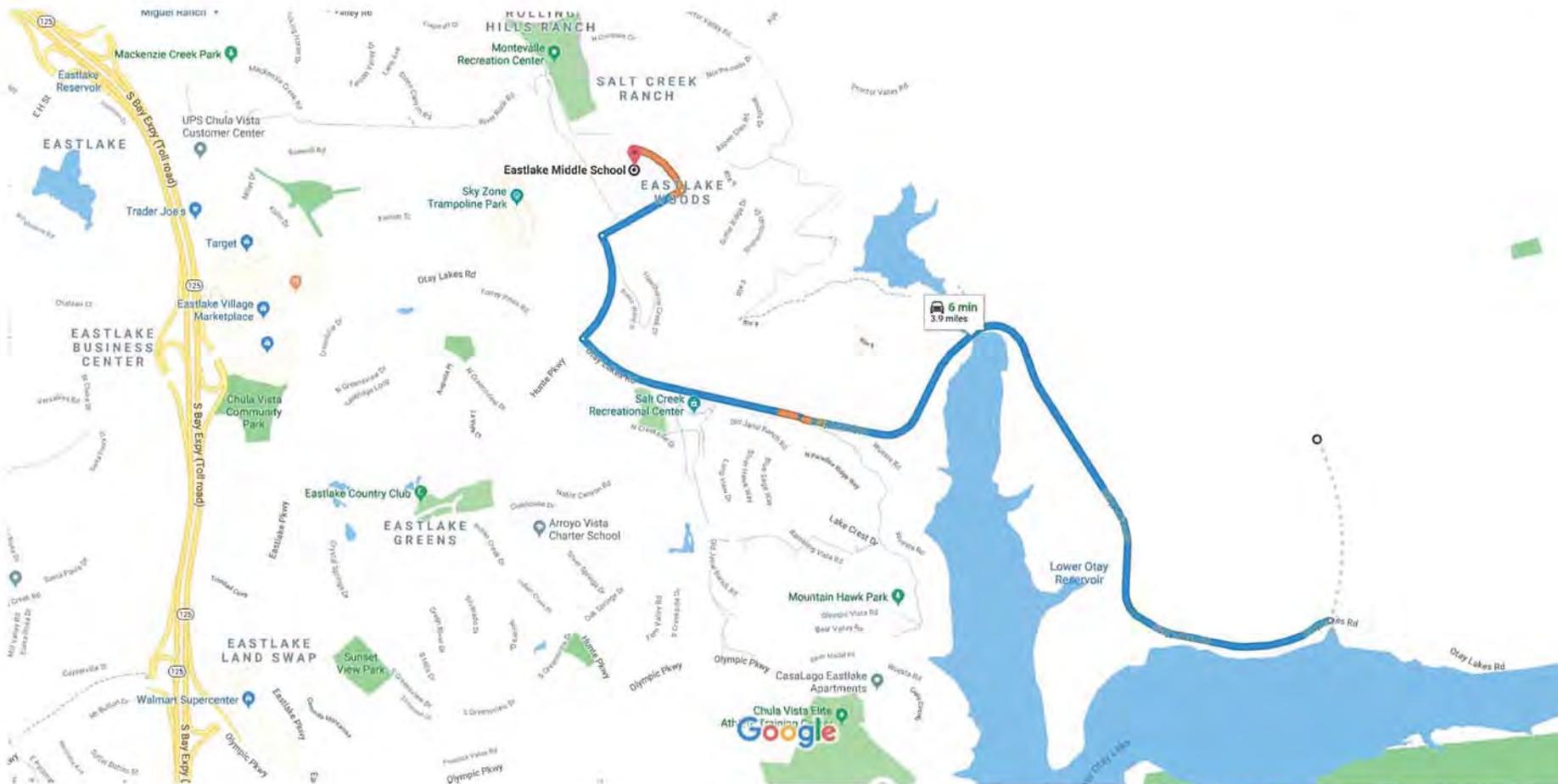
This project will result in the overcrowding of the elementary junior/school high school. (Check)
 Fees will be levied or land will be dedicated in accordance with either Government Code Section 53080 or Section 65970 prior to the issuance of building permits.
 Project is located entirely within the district and is eligible for service.
 The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized signature: [Signature] Print name: Katy Wright
 Print title: Director of Planning Phone: 619 691-5553

On completion of Section 2 by the district, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

Google Maps 32.6430480, -116.9125934 to Eastlake Middle School

Drive 3.9 miles, 6 min



1-234

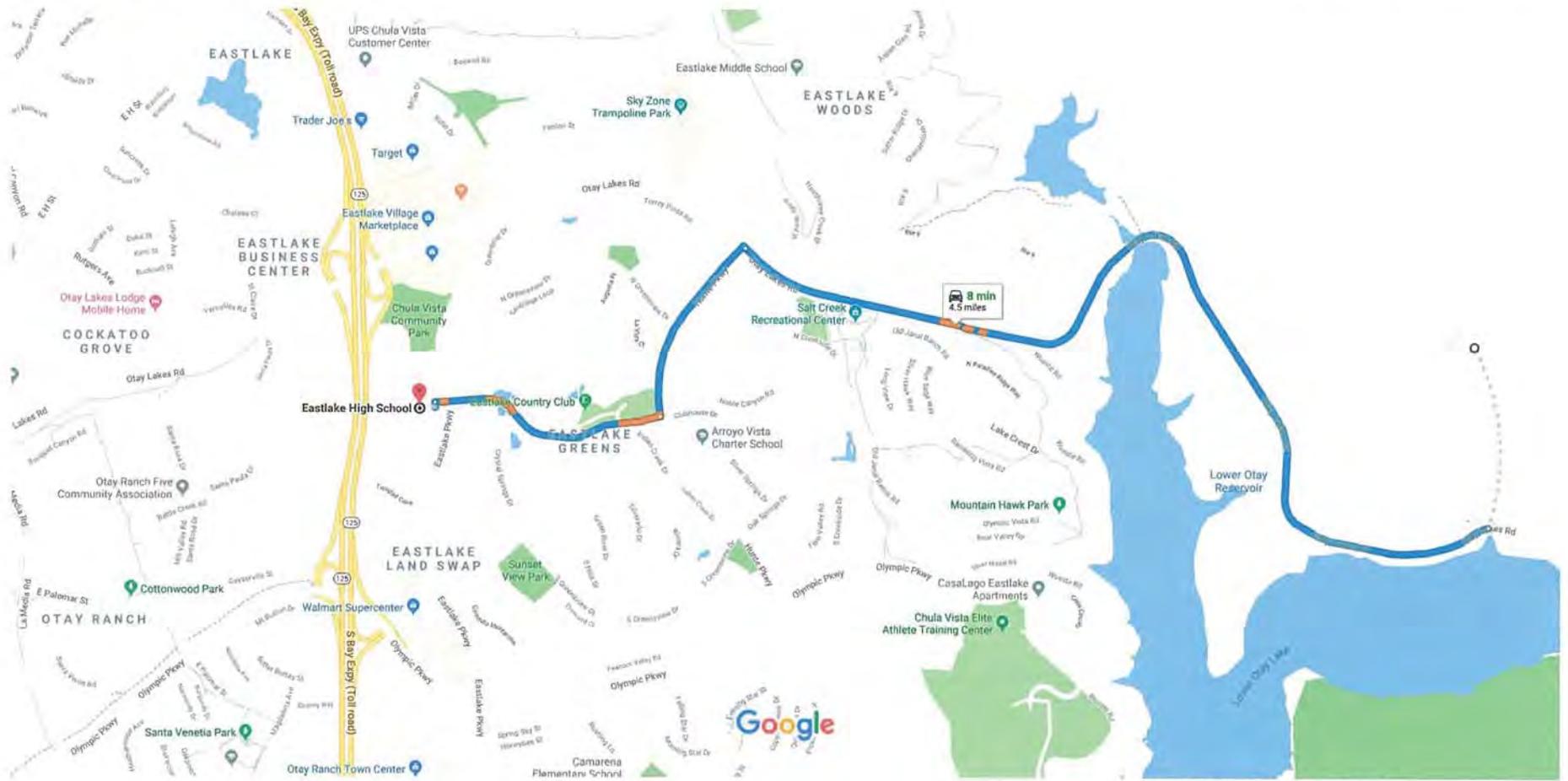
Map data ©2018 Google 1000 ft

via Otay Lakes Rd
Fastest route, the usual traffic

6 min
3.9 miles

Google Maps 32.6430480, -116.9125934 to Eastlake High School

Drive 4.5 miles, 8 min



1-235

via Otay Lakes Rd
Fastest route, the usual traffic

8 min
4.5 miles



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

Lakeview 1, LLC; Lakeview 2, LLC; Moller Otay Lakes Investment, LLC

Owner's Name _____ Phone _____

610 West Ash Suite 1500 _____

Owner's Mailing Address _____ Street _____

San Diego CA 92101 _____

City State Zip _____

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

Sc

ELEMENTARY _____

HIGH SCHOOL _____

UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT

Rezones changing Use Regulations or Development Regulations

General Plan Amendment

Specific Plan

Specific Plan Amendment

B. DEVELOPMENT PROJECT

Rezones changing Special Area or Neighborhood Regulations

Major Subdivision (TM)

Minor Subdivision (TPM)

Boundary Adjustment

Major Use Permit (MUP), purpose: _____

Time Extension... Case No. _____

Expired Map... Case No. _____

Other _____

C. Residential Total number of dwelling units 1938

Commercial Gross floor area 40,000

Industrial Gross floor area _____

Other Gross floor area 200 room hotel, parks, school, HOA

D. Total Project acreage 1,869 Total number lots +1,900

Assessor's Parcel Number(s)
(Add extra if necessary)

See Attached	

Thomas Guide Page 1312 Grid B2-G2, B6

Otay Lakes Road, North of Lower Otay Reservoir

Project address _____ Street _____

Otay 91915

Community Planning Area/Subregion _____ Zip _____

Applicant's Signature: [Signature] Date: April 2, 2018

Address: 610 West Ash Suite 1500 San Diego, CA 92101 Phone: 619 515-9109

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: Chula Vista Elementary School District

If not in a unified district, which elementary or high school district must also fill out a form?
Sweetwater Union High School District

Indicate the location and distance of proposed schools of attendance.

Elementary: Salt Creek Elementary School miles: ~4

Junior/Middle: N/A miles: N/A

High school: N/A miles: N/A

This project will result in the overcrowding of the elementary junior/school high school. (Check)

Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

Project is located entirely within the district and is eligible for service.

The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized Signature: [Signature] Print Name: Carolyn L. Scholl

Facilities Planning Manager Phone: 619-425-9600 ext. 1375

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123





County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

Moller Otay Lakes Development, LLC 805-299-8214 Owner's Name Phone 6591 Collins Drive, E-11 Owner's Mailing Address Street Moorpark CA 93021 City State Zip	ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____ DISTRICT CASHIER'S USE ONLY
---	---

F

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance: _____
 Boundary Adjustment
 Rezone (Reclassification) from _____ to _____ zone
 Major Use Permit (MUP), purpose: Resort - 200 rooms
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____

B. Residential Total number of dwelling units 1,938
 Commercial Gross floor area 20,000
 Industrial Gross floor area _____
 Other Gross floor area _____

C. Total Project acreage 1869 Total lots 1,950 Smallest proposed lot 5,000sf

Assessor's Parcel Number(s)
(Add extra if necessary)

Thomas Guide. Page 1293 Grid 'A-J: 1-6
Otay Lakes Road, County of San Diego
 Project address Street
Otay Subregional Plan, V.2 91915
 Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.
 Applicant's Signature: _____ Date: 9/19/18
 Address: 6591 Collins Drive, E-11, Moorpark, CA 93021 Phone: 805-299-8214
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District Name: San Diego County Fire Authority
 Indicate the location and distance of the primary fire station that will serve the proposed project:
New fire station to be built within the development

A. Project is in the District and eligible for service.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and not within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is _____ minutes.
 25 minutes.
 Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. District conditions are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

Within the proposed project 100 feet of clearing will be required around all structures.
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: _____ JAMES PINE, Asst. FM 858.495.5434 7/9/18
 Print Name and Title Phone Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to
 Planning & Development Services - Zoning Counter, 5510 Overland Ave., Suite 110, San Diego, CA 92123



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
ZONING DIVISION

Please type or use pen

Baldwin & Sons Owner's Name	619-515-9109 Phone		ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____
F			
610 W. Ash Street, Suite 1500 Owner's Mailing Address			
San Diego CA 92101 City State Zip			
			AMT \$ _____ DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision Certificate of Compliance: _____
 Boundary Adjustment
 Rezone (Reclassification) from _____ to _____ zone.
 Major Use Permit (MUP), purpose: Resort - 200 rooms
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____

B. Residential Total number of dwelling units 1,938
 Commercial Gross floor area 20,000
 Industrial Gross floor area _____
 Other Gross floor area _____

C. Total Project acreage 1869 Total lots 1,950 Smallest proposed lot 5,000sf

Assessor's Parcel Number(s) (Add extra if necessary)	

Thomas Guide. Page 1293 Grid A-J: 1-6
 Otay Lakes Road, County of San Diego
 Project address Street
 Otay Subregional Plan, V.2 91915
 Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: July 5, 2018
 Address: 610 W. Ash Street, Suite 1500, San Diego, CA 92101 Phone: 619-515-9109
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: San Diego County Fire Authority

Indicate the location and distance of the primary fire station that will serve the proposed project:
New fire station to be built within the development

A. Project is in the District and eligible for service.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and not within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 25 minutes.
 Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. District conditions are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

Within the proposed project 150 feet of clearing will be required around all structures.
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: [Signature] JAMES PINE, Asst. FM 858.495.5434 7/9/18
 Print Name and Title Phone Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

**Attachment F –
ENVIRONMENTAL FINDINGS**

ENVIRONMENTAL FINDINGS

I. CEQA FINDINGS

- A. Find that the Planning Commission reviewed and considered the information contained in the Final Environmental Impact Report (Final EIR) dated March 2020, on file with Planning & Development Services as Environmental Review Number (ER) PDS2004-3910-04-19-005 prior to making its recommendation on the project. The Final Environmental Impact Report prepared includes project-specific analysis of Alternative H, which is the Project being consideration.
- B. Find that the County recirculated two Draft EIR elements, 1) a new Section 2.10 Global Climate Change to replace in its entirety Section 3.8 and 2) revised Chapter 4: Project Alternatives to include a new reduced footprint Alternative H. Alternative H reflects the MSCP hardline for Village 13 and included detailed project level technical reports tiering off the DEIR, new specific plan with supporting attachments, a replacement tentative map and other required supporting documents. This Otay Ranch Resort Village Alternative H is the County's preferred project (Project). The Planning Commission reviewed both the DEIR and Recirculated DEIR elements before making its recommendation on the project.
- C. Certify that the Environmental Impact Report (EIR) dated March 2020 on file with Planning & Development Services as Environmental Review Number PDS2004-3910-04-19-005 and the Recirculation has been completed in compliance with the California Environmental Quality Act and the State CEQA Guidelines, that the EIR was presented to the Board of Supervisors and that the Board of Supervisors reviewed and considered the information contained therein before approving the project, and that the EIR reflects the independent judgment and analysis of the Board of Supervisors.
- D. Adopt the findings concerning mitigation of significant environmental effects pursuant to CEQA Guidelines Section 15091. (Attachment F)
- E. Adopt the Statement of Overriding Considerations pursuant to State CEQA Guidelines Section 15093. (Attachment G)
- F. Adopt the Decision and Explanation Regarding Recirculation of the certain elements of the Draft Environmental Impact Report pursuant to State CEQA Guidelines Section 15088.5(e). Due to the additions and changes made to the Draft EIR, the County decided to recirculate two revised portions of the Draft EIR-Global Climate Change EIR Section 2.10 and Revised Project Alternatives Chapter 4.0. Pursuant to CEQA Guidelines Section 15088.5(f)(2), the County limited reviewer comments to the revised chapters or portions of the recirculated Draft EIR only. (Attachment G)
- G. Adopt the Mitigation Monitoring and Reporting Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines Section 15091(d). (Attachment N)

II. OTHER ENVIRONMENTAL FINDINGS

- A. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code Section 67.801 et seq.).

- B.** Find that the Otay Ranch GDP/SRP Developable Areas and the Proposed Project are exempt from the RPO requirements and are subject to the Otay Ranch Resource Management Plan (RMP) Preserve which provides assurances for long-term resource protection, management, restoration, and enhancement (County Code Section 86.605(i)). As part of the Otay Ranch RMP Preserve it describes the process for conveyance of land to the Otay Ranch RMP Preserve and funding of preserve management and monitoring.
- C.** Find that the project is consistent with the Multiple Species Conservation Plan (MSCP) and the County Subarea Plan, adopted by the Board of Supervisors on October 22, 1997 and that the project is exempt from the Biological Mitigation Ordinance (County Code Section 86.503(a)(4)). The Multiple Species Conservation Program Conformance Statement for Otay Lakes Resort Village 13 dated March 2020 is on file with the Department of Planning and Development Services.

**Attachment G –
ENVIRONMENTAL DOCUMENTATION**

**FINDINGS REGARDING SIGNIFICANT EFFECTS PURSUANT
TO STATE CEQA GUIDELINES
SECTIONS 15090, 15091 AND 15093**

Otay Ranch Resort Village 13

**GPA 04-003, SP 04-002, VTM -19-5361 RPL1, REZ 04-009,
and VSTP-19-033
Environmental Log Number ER 04-19-005**

SCH No. 2004101058

March 2020

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
I. INTRODUCTION	1
A. Project Description	3
1. Project Location	3
2. Summary of Project Description.....	3
II. ENVIRONMENTAL IMPACTS FOUND TO BE NOT SIGNIFICANT OR LESS THAN SIGNIFICANT	12
III. POTENTIALLY SIGNIFICANT IMPACTS THAT CAN BE MITIGATED BELOW A LEVEL OF SIGNIFICANCE (CEQA GUIDELINES § 15091(A)(1))	12
A. Biological Resources.....	12
B. Cultural Resources	40
C. Geology and Soils	55
D. Hazards and Hazardous Materials	58
E. Noise	59
F. Transportation and Traffic	68
G. Global Climate Change.....	80
IV. IMPACTS FOUND TO BE SIGNIFICANT AND UNAVOIDABLE	92
A. Aesthetics and Visual Resources	92
B. Air Quality.....	97
C. Solid Waste.....	104
V. IMPACTS FOUND TO BE SIGNIFICANT AND UNAVOIDABLE WITHIN THE RESPONSIBILITY AND JURISDICTION OF ANOTHER PUBLIC AGENCY	105
A. Transportation and Traffic	106
VI. FINDINGS REGARDING ALTERNATIVES	107
A. Proposed Project as Compared to the No Project Alternative (Alternative A).....	113
1. Description No Project Alternative.....	113
2. Finding	114
3. Facts in Support of Finding.....	114
B. Proposed Project as Compared to the Existing Otay Ranch SRP (Alternative B)	117
1. Description of Alternative.....	117
2. Finding	117
3. Facts in Support of Finding.....	118
C. Proposed Project Compared to Western Portion Reduced Footprint (484 acres)/Reduced Residential Units (1,241 units) (Alternative C)	122
1. Description of Alternative.....	122

2. Finding 122

3. Facts in Support of Finding..... 123

D. Proposed Project Compared to the Western Portion Reduced Footprint (484 acres) (Alternative D).....129

1. Description of Alternative..... 129

2. Finding 130

3. Facts in Support of Finding..... 131

E. Proposed Project Compared to the Western Portion Reduced Footprint (550 acres)/Reduced Residential Units (1,391 units) (Alternative E).....136

1. Description of Alternative..... 136

2. Finding 136

3. Facts in Support of Finding..... 137

F. Proposed Project Compared to the Western Portion Reduced Footprint (550 acres) (Alternative F)142

1. Description of Alternative..... 142

2. Finding 143

3. Facts in Support of Finding..... 144

G. Proposed Project Compared to Eastern Portion Reduced Footprint (224 acres)/Reduced Residential Units (465 units) (Alternative G)149

1. Description of Alternative..... 149

2. Finding 149

3. Facts in Support of Finding..... 150

H. Proposed Project Compared to Alternative H (the MSCP Preserve Boundary Reduced Footprint Alternative) (692.5 acres)155

1. Description of Alternative H..... 156

2. Finding 156

3. Facts in Support of Finding..... 158

VII. OTHER CE1QA CONSIDERATIONS..... 175

A. Reasons Why the Project is Being Proposed, Notwithstanding Significant Unavoidable Impacts.....175

B. Growth-Inducing Impacts175

C. Significant Irreversible Environmental Changes175

D. Potentially Significant Effects from Implementation of Mitigation Measures177

E. Effects Found not to be Significant177

VIII. GENERAL CEQA FINDINGS 177

A. Mitigation Monitoring and Reporting Program177

1. General Finding 177

2. Environmental Design Considerations 178

3. Regulatory Compliance 178

B. CEQA Guidelines Sections 15091 and 15092 Findings178

C. County’s Preparation of the EIR Pursuant to CEQA Guidelines Section 15084(d).....179

D. County’s Independent Judgment179

E. Nature of Findings.....179

F. Reliance on Record180

G. Custodian of Records181

H. Relationship of Findings to EIR181

I. Responses to Late Comments Not Required.....181

J. Recirculation Not Required181

IX. CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT,
CEQA GUIDELINES SECTION 15090 183

X. STATEMENT OF OVERRIDING CONSIDERATIONS 183

A. Overriding Benefits Resulting from the Project.....184

B. Conclusion.....194

LIST OF TABLES

<u>Table</u>	<u>Page</u>
1.0 Otay Ranch Resort Village 13 Comparison of Proposed Project to Project Alternatives.....	195

This page intentionally left blank.

CEQA Findings and Statement of Overriding Considerations

I. INTRODUCTION

The Board of Supervisors (“Board”) of the County of San Diego (“County”) hereby certifies that the Board has reviewed and considered the information contained in the Final Environmental Impact Report (“EIR”), identified below, for the Otay Ranch Resort Village 13 Project Alternative H (“Project”). These Findings Regarding Significant Effects (“Findings”) have been prepared to support and justify approval of Alternative H.

The Board further certifies that the Final EIR has been completed in compliance with the California Environmental Quality Act ("CEQA"), Public Resources Code §§ 21000 et seq., the State CEQA Guidelines, California Code of Regulations, Title 14, §§ 15000 et seq. (“CEQA Guidelines”), and the County's EIR Report Format and General Content Requirements, and that the Final EIR reflects the independent judgment of the Board. (Pub. Resources Code § 21082.1(c)(3).) In certifying the Final EIR as adequate under CEQA, the Board hereby adopts these CEQA Findings and Statement of Overriding Considerations.

These findings and statement of overriding considerations disclose the environmental effects associated with Alternative H, located within unincorporated San Diego County. This statement is made pursuant to CEQA (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code Sections 21081, 21081.5, and 21081.6, and the State CEQA Guidelines (Cal. Code Regs., tit. 14, §15000 et seq.), specifically Sections 15091 and 15093. The potentially significant effects of Alternative H were identified in the 2015 Draft and 2019 Recirculated Environmental Impact Reports ("EIRs") as well as subsequently in the Final EIR.

Public Resources Code Section 21081 and State CEQA Guidelines Section 15091 require that the lead agency, in this case the County of San Diego Board of Supervisors, prepare written findings for identified significant impacts, accompanied by a brief explanation of the rationale for each finding. Specifically, State CEQA Guidelines Section 15091 states, in part, that:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 - (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the Final EIR.
 - (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such

CEQA Findings and Statement of Overriding Considerations

changes have been adopted by such other agency or can and should be adopted by such other agency.

- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

If significant impacts cannot be mitigated to less than significant levels, the decision-making agency is required to balance, as applicable, the benefits of a proposed project against its significant unavoidable environmental impacts when determining whether to approve the project. (Pub. Resources Code § 21081, CEQA Guidelines § 15093.) If the benefits of a proposed project outweigh the significant unavoidable adverse environmental impacts, the adverse effects may be considered “acceptable.”

The Final EIR for Alternative H identified potentially significant effects that could result from implementation. However, the Board finds that the inclusion of certain specified mitigation measures as part of the Alternative H approval will reduce many, but not all, of those effects to less-than-significant levels. Certain impacts not reduced to less-than-significant levels are impacts related to: aesthetics, air quality, solid waste, and transportation and traffic (See Section IV – Impacts Found to be Significant and Unavoidable and Section V - Impacts Found to be Significant and Unavoidable Within the Jurisdiction of Another Agency); and are overridden due to specific Alternative H benefits. (See, Section X, Statement of Overriding Considerations, below).

Therefore, in accordance with CEQA, Pub. Resources Code Section 21081, and the CEQA Guidelines Sections 15091 and 15092, the Board certifies the Final EIR for Alternative H, adopts these findings, the statement of overriding considerations, and the Mitigation Monitoring and Reporting Plan (“MMRP”) has been prepared and is incorporated into the Alternative H conditions of approval, and approves Alternative H. In adopting the MMRP for the Project, the Board finds that the MMRP meets the requirements of Public Resources Code Section 21081.6 by providing for the implementation and monitoring of measures intended to mitigate potentially significant effects of Alternative H.

The Board further adopts the following related Alternative H approvals to facilitate implementation and development of Alternative H: (i) General Plan Amendment PDS2004-3800-04-003; (ii) Specific Plan PDS2004-3810-04-002; (iii) Rezone PDS2004-3600-04-009; (iv) Vesting Site Plan PDS2019-STP-19-033; and (v) Vesting Replacement Tentative Map PDS2019-TM-5361 RPL 1.

CEQA Findings and Statement of Overriding Considerations

A. Project Description**1. Project Location**

The Project Area is located in an unincorporated area in southwestern San Diego County, approximately 0.25 miles east of the Chula Vista city limit. More specifically, the Project Area is located north of Otay Lakes Road and southeast of Proctor Valley Road within the Jamul Mountains, U.S. Geological Survey 7.5-minute quadrangle, Portion of the Rancho Jamul according to the United States Patent Map thereof recorded in Book 1, of Patents, Page 89 on July 29, 1872; Portions of Sections 4, 5, and 6, Township 18 South, Range 1 East, San Bernardino Meridian, according to the official plat thereof; Portions of Section 32 and all of Lots 3 and 4 of Section 31, Township 17 South, Range 1 East, San Bernardino Meridian, according to the official plat thereof. The approximate center of the Project Area is located at a latitude and longitude of 32°38'37" north and 116°54'34" west. The Project site encompasses approximately 1,869 acres.

2. Summary of Project Description**Background**

The Project site is a component of the approximately 23,000-acre Otay Ranch General Development Plan/Otay Subregional Plan (GDP/SRP) master-planned community approved in October 1993 which spans the City of Chula Vista, San Diego County, and the Otay Mesa area of the City of San Diego. The Project site also lies within the boundaries of, and is subject to, the Multiple Species Conservation Program (MSCP) County Subarea Plan, which the County adopted in 1997, and which provides incidental take coverage for 85 species under Section 10 of the federal Endangered Species Act. The MSCP County Subarea Plan does not provide take coverage for the Quino checkerspot butterfly (*Euphydryas editha quino*) (QCB), a federally endangered species that occupies the Project site. For this reason, the Project applicant must secure incidental take coverage for QCB through another mechanism authorized under the ESA (e.g., Section 7 consultation).

The Project applicant had agreed to eliminate proposed development in the eastern portion of the Project site (known as R1, R2, and R3) to increase the buffer between the development/Preserve hardline and the wildlife corridor on the Village 13 Project Site. This reduced development footprint in the eastern portion also increased the buffer between the hardline with the National Wildlife Refuge to the east which contains critical habitat for QCB. The Board of Supervisors implemented this revised hardline in 2001 and later updated it in 2018 as part of the Otay Ranch Phase 2 Resource Management Plan Update (Phase 2 RMP Update).

In the mid-2000s the County of San Diego, United States Fish and Wildlife Service (USFWS), property owners, the Quino stakeholder group, and other stakeholders began discussions to add

CEQA Findings and Statement of Overriding Considerations

the QCB as a covered species under the MSCP County Subarea Plan. While these discussions were taking place, the County released the Otay Ranch Resort Draft EIR for public review in 2015.

The applicant had revised the project hardline established by the MSCP and incorporated a necessary boundary adjustment to accommodate the previously developed Quino conservation strategy which was submitted as part of the original Otay Ranch Resort Village 13 proposed Project. The USFWS and California Department of Fish and Wildlife (the “Wildlife Agencies”), in a letter dated March 30, 2017, indicated that they “are unable to concur with the proposed Boundary Adjustment.”

Because the Wildlife Agencies would not concur on the proposed MSCP Boundary Adjustment as part of the proposed Project, the finding that the Otay Ranch Resort Village 13 proposed Project would be consistent with the MSCP South County Subarea Plan could not be made. In the absence of the required MSCP consistency finding, the Otay Ranch Resort Village 13 proposed Project could not be approved.

Subsequent to the release of the Draft EIR for public review in 2015, the applicant, with input from County staff, developed a new project alternative (“Alternative H”) to address the MSCP South County Subarea Plan inconsistency. Alternative H was developed specifically to achieve MSCP South County Subarea Plan consistency while still accomplishing most of the project objectives.

Alternative H was not included among the project alternatives described and analyzed in the Otay Ranch Resort Village 13 Draft EIR released in 2015. To provide the public with an opportunity to review and comment on new Alternative H, the County recirculated Chapter 4, Project Alternatives of the EIR and new technical reports pertaining to Alternative H. The County also recirculated the Global Climate Change section of the EIR and associated appendices. The Global Climate Change section was included as Section 3.8 of the 2015 Draft EIR, but was recirculated in its entirety as Section 2.10 in 2019. The recirculated elements (Chapter 4 and Section 3.8) were released for the required public review and comment period from April 11, 2019 through May 28, 2019.

The Recirculated elements of the Draft EIR analyze the environmental impacts of Alternative H in relation to those of the Otay Ranch Resort Village 13 proposed Project, and also describes how Alternative H eliminates any inconsistency with the MSCP South County Subarea Plan. This analysis includes discussions regarding Alternative H’s mitigation measures and environmental design considerations to the extent they differ from those of the Otay Ranch Resort Village 13 proposed Project. The recirculated Alternatives Chapter and Global Climate Change section, and associated appendices, are incorporated in the Final EIR.

CEQA Findings and Statement of Overriding Considerations

At the request of the applicant, the County now recommends Alternative H as the preferred “Project”. As stated previously, these Findings Regarding Significant Effects (“Findings”) have been prepared to support and justify the approval of Alternative H.

Project Description

Alternative H implements a master-planned community consisting of single-family residential uses, a resort, commercial uses, and a Village Core connected through a system of roadways, public parks, trails, open space, and private recreational amenities. Alternative H also includes conveyance obligation of approximately 790.3 acres of Otay Ranch Resource Management Plan (RMP) Preserve within the Project site. The Otay Ranch RMP Preserve is a component of the Multiples Species Conservation Program (MSCP) Preserve.

Alternative H would include a maximum of 1,881 single-family and 57 multi-family residential units. The Village Core would include a neighborhood-serving mixed-use site with approximately 20,000 square feet of commercial/retail stores, a 2.3-acre public safety site (fire station/Sheriff’s storefront), and a 10.5-acre public park and associated amenities, as well as a 10.1-acre elementary school site. Alternative H also includes 69.3 acres of Conserved Open Space within the Project site. Residential neighborhoods would all be connected to public parks and private recreation facilities via an internal pathway and trail system.

Alternative H is designed around an active lifestyle and wellness recreation theme, and would incorporate an extensive parks and recreation system, including five neighborhood private parks totaling 14.6 acres. Private recreation facilities would include a private swim club with a community meeting room and other outdoor recreation amenities on a 6.1-acre parcel (referred to as the Homeowners Recreation Facility). The pedestrian network would be composed of a 4.7-mile regional trail along Otay Lakes Road extending from Chula Vista the trailhead of the Otay River Valley Park, a 3.4-mile perimeter trail connecting to Otay Lakes Road, and 1.7 miles on pathways internal to the Project.

In total, Alternative H would include 1,107.2 acres of Preserve. As a requirement of the Otay Ranch RMP, Alternative H would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve. It is anticipated most of this obligation would be conveyed within the project site. Any remaining conveyance acreage would be met through off-site acquisitions within the Otay Ranch RMP Preserve, which will then be conveyed to the Otay Ranch RMP Preserve. The final conveyance acreage would be based on the 1.188 mitigation ratio as determined at Final Map.

a. Project Components

Alternative H includes the following development areas:

CEQA Findings and Statement of Overriding Considerations

i. Village Core

The Village Core is located within the central area of the Project site. The approximately 29.5-acre Village Core will include a 6.6-acre mixed-use site with up to 20,000-square feet of commercial/retail space, a 10.1-acre elementary school site, a 2.3-acre public safety site, and a 10.5-acres of public community park. Adjacent to the Village Core is the 6.1-acre Homeowners Recreation Facility.

ii. Residential Neighborhoods

Alternative H will be comprised of ten residential neighborhoods totally 1,881 residential units. Executive homesites include five single family lot sizes ranging from 4,250 square feet to 27,000 square feet which are anticipated to accommodate approximately 15 varied single-family floorplans with a density of 3.6 du/acre. Alternative H also includes a location for 57 multi-family homes in a horizontal or vertical multiple-use configuration. Recreation amenities include six parks totaling 25.1 acres and a homeowners' recreation facility of 6.1 acres.

iii. Resort

The 16.6-acre Resort District is designed to provide areas for hotel, conference center, timeshare/condo-hotel units and ancillary commercial uses offering commodities and services to visitors, to provide an opportunity for recreational facilities, and to provide adequate space to meet the needs of commercial activity, including off-street parking, storage, and loading areas.

b. Project Facilities and Services**i. Water Service**

The Otay Water District (OWD) is the retail water provider for Alternative H. The total projected potable water demand for the Project is 1.177 million gallons per day (mgd). OWD's revised 2015 Urban Water Management Plan anticipated that the Project would use only potable water due to the constraints on recycled water use within watersheds tributary to the Lower Otay Reservoir, a drinking water reservoir for the City of San Diego, to protect the water quality of the reservoir. Alternative H is not currently within the service areas of Otay Water District and San Diego County Water Authority and would be required to annexed into these water purveyors upon approval by the Board of Supervisors.

The applicant has prepared a Project-specific Overview of Water Service Supplemental Analysis (**Appendix D-17** to the EIR) pursuant to which the

CEQA Findings and Statement of Overriding Considerations

Project's potable water would be provided by OWD, which relies on the San Diego County Water Authority, a member of the Southern California Metropolitan Water District. The Metropolitan Water District's water supply sources consist of the State Water Project and the Colorado River Aqueduct. Figure 4-1, Proposed Water Facilities, of **Appendix D-17** to the EIR, illustrates a conceptual plan for the water reservoir and waterlines proposed to convey water to and within the Project Area.

ii. Sewer Service

The applicant has prepared a Project-specific Overview of Sewer Service Supplemental Analysis (**Appendix D-16** to the EIR) which estimated the average sewage generation for the Project to be approximately 0.51 mgd. Alternative H is not currently within the boundary of a wastewater service district and would be annexed into the San Diego County Sanitation District. Sewer capacity for the Project would be provided by the San Diego County Sanitation District using the City of Chula Vista's wastewater transportation system to convey flows through the Salt Creek Interceptor, pursuant to the existing agreement between the City and the County. The Salt Creek Interceptor ranges from a 15-inch-diameter line to a 48-inch-diameter line and conveys flow to the City of San Diego's Metropolitan (Metro) sewer system. The Project site will connect to the Salt Creek Interceptor where it crosses Otay Lakes Road, approximately one mile west of the Project site. Any new facilities needed to connect to the City of Chula Vista's wastewater transportation system would be constructed as part of Alternative H. The Salt Creek Interceptor has been sized to accommodate ultimate Otay Ranch developments in their service area, including Alternative H. Figure 5-1, Proposed Sewer System, of **Appendix D-16**, illustrates a conceptual plan to convey flows from the Project site to the Salt Creek Interceptor.

iii. Solid Waste

Solid waste services would be provided by Republic Services, which is the collection and disposal operator in the Project Area. Republic Services owns the Otay Landfill and the Sycamore Canyon Landfill. Solid waste would primarily be transferred to the Otay Landfill; however, both landfills have existing capacity. The current permit (37-AA-0010) anticipates that Otay Landfill would be in operation until 2028 based on current waste generation rates (County of San Diego 2015), and the Sycamore Canyon Landfill is anticipated to be in operation until 2042.

iv. Energy

The Project site is within the San Diego Gas & Electric Company (SDG&E) service

CEQA Findings and Statement of Overriding Considerations

area and would receive service via an extension from the existing facility at the intersection of Otay Lakes Road and Lake Crest Drive.

v. Drainage and Stormwater Management

Alternative H would include six regional-type biofiltration basins at the downstream portions of the developed areas and along Otay Lakes Road to address pollution control and flow control. In addition, Alternative H has incorporated low-impact development strategies, including minimizing impervious surfaces through a clustered lot design, curb-cuts to landscaping, rural swales, and directing street runoff to biofiltration basins.

vi. Schools

Alternative H would designate approximately 10.1 acres for an elementary school site (Chula Vista Elementary School District) within the Village Core. Alternative H would generate approximately 794 elementary school students, 232 middle school students, and 437 high school students. The Chula Vista Elementary and Sweetwater Union High School Districts will determine which schools have capacity within their respective districts at the time of student registration.

vii. Fire Protection and Emergency Services

The Project site is within the boundaries of the San Diego County Fire Authority (SDCFA) and County Service Area 135. The Alternative H reserves a 2.3-acre public safety site for a permanent fire station in the Village Core. The Fire Protection Plan (**Appendix D-21** to the Final EIR) analyzes the phasing for the provision of fire service and how the timing for construction of the temporary and permanent fire stations are to be addressed. The applicants have entered into a Fire Protection and Mitigation Term Sheet agreement with the SDCFA which provides details regarding timing, funding, staffing, equipment and construction of the fire station.

viii. Law Enforcement

The County Sheriff's Department currently provides law enforcement services to the Project Area and would continue to provide service in the area. The County Sheriff has determined that a 500-square-foot storefront facility is needed to serve Alternative H. The storefront facility would be provided at the public safety site or in the mixed-use site within the Village Core.

ix. Public Parks, Recreation Facilities, and Trails

CEQA Findings and Statement of Overriding Considerations

Alternative H would provide approximately 31.2 acres of public and private parks and recreation facilities, and 9.8 miles of trails. The Public Facilities Finance Plan (PFFP) - Exhibit O of the Otay Ranch Resort Village 13 Alternative H Specific Plan illustrates the locations of the proposed parks and recreation facilities. The PFFP provides additional information regarding phasing and implementation of the facilities (Appendix IV of the Otay Ranch Resort Village 13 Alternative H Specific Plan).

c. Associated Project Approvals

The following Project approvals also need to be secured to authorize build-out of Alternative H:

i. General Plan Amendment

Alternative H includes amendments to the Land Use Element of the County General Plan to correct minor mapping inconsistencies in the Land Use Designation and Regional Categories Maps. Alternative H also includes an amendment to the Mobility Element of the County General Plan to modify the classification and alignment of Otay Lakes Road.

ii. Otay Ranch GDP/SRP Amendment

Alternative H would amend the text of the County's Otay Ranch GDP/SRP. The Project would include minor amendments to the Otay Ranch GDP/SRP to align the County's document with the Chula Vista Otay Ranch General Development Plan. These minor amendments include refinements to more accurately describe and depict Alternative H.

iii. Specific Plan

Pursuant to California Government Code Sections 65450–65457, a Specific Plan describes the land uses, public facilities and services, development regulations, and implementation strategies for a project. As required by the Otay Ranch GDP/SRP, the Otay Ranch Village 13 Alternative H Specific Plan refines and implements the land use plans, goals, objectives, and policies of the adopted Otay Ranch GDP/SRP through the Site Utilization Plan, Grading Concept Plan, Circulation Plan, and Landscape Concept Plan. The adopted Otay Ranch GDP/SRP identifies implementation tasks that must be performed as conditions of approval of specific plans, including preparation of particular plans and technical reports. These

CEQA Findings and Statement of Overriding Considerations

implementation requirements have been satisfied through the preparation of various supporting documents and plans included or referenced in the Final EIR.

iv. Rezone

Alternative H includes a Rezone to correct minor mapping inconsistencies to the County Zoning Map.

v. Vesting Replacement Tentative Map

Alternative includes the Vesting Replacement Tentative Map (PDS2019-VTM-5361 RPL1), prepared pursuant to the County Subdivision Ordinance. The Tentative Map addresses subdivision of the Project site, street standards, and infrastructure. A list of Alternative H's proposed waivers and design exceptions for Tentative Map TM 5361 are listed on Sheets 2 and 3 of the Vesting Replacement Tentative Map; these waivers and design exceptions are required to modify lots and the street standards for the Vesting Replacement Tentative Map.

vi. Other Permits and Approvals

Other permits and approvals, which are known to be needed, or may be needed, in order to implement various components of Alternative H in the future, are identified in **Table 1.0-1**, Proposed Discretionary Approvals and Permits and **Table 1.0-2**, Future Discretionary Approvals and Permits of the Final EIR's Project Description (Section 1).

B. Project Objectives

The underlying purpose of the proposed Project is to implement a planned community and biological preserve sufficient in size and scale to realize both the applicant's vision and the vision of the existing entitlements for the Project Area (defined below) as set forth in the Otay Ranch General Development Plan/Otay Subregional Plan, Volume II (Otay Ranch GDP/SRP) (City of Chula Vista and County of San Diego 1993a).

Project Objectives are as follows:

1. Implement the goals, objectives, and policies of the adopted Otay SRP, the Otay Ranch RMP, and the County MSCP Subarea Plan South County segment.
2. Create a prestigious destination resort that maximizes the unique South County open space, high terrain, and lake views within a distinct, predominantly single-family

CEQA Findings and Statement of Overriding Considerations

home community, and allow first time buyers and others to transition to distinct, high-quality homes within Otay Ranch.

3. Decrease the intensity of development at higher elevations away from Lower Otay Lake, and thereby enhance unique South County open space, high-terrain, and lake views.
4. Establish an executive level, “specialty” housing enclave within Otay Ranch that attracts business owners and employees within both the Otay Ranch and Otay Mesa planned business parks, urban centers, and university uses, thereby providing this segment of the housing community with communities to live and work in South County.
5. Create increased housing diversity within Otay Ranch by balancing higher densities associated with Otay Ranch’s multi-family development with lower density, predominantly single-family homes to ensure a balance of housing opportunities in South County, consistent with the Otay SRP.
6. Ensure public facilities are provided in a timely manner and financed by the residents and occupants, and thereby ensure no adverse fiscal consequences to other neighboring communities within Otay Ranch.
7. Preserve the Project site’s most sensitive resources, including the Quino checkerspot butterfly and higher quality vernal pools.
8. Preserve the major north/south rocky canyon located in the eastern portion of the Project site as a wildlife corridor, and connect to a wildlife crossing under Otay Lakes Road.
9. Relocate the Otay Ranch Village 15 elementary school site to the Otay Ranch Resort Village 13 in order to create a neighborhood elementary school environment within the village core and thereby enhance self-sufficiency of the Project’s land use plan.
10. Provide a continuous public trail system through the community, with access to the resort, the village core, mixed-use area and surrounding trails, including the California Riding and Hiking Trail.
11. Provide for a neighborhood park system that provides a variety of active recreational opportunities within walking distance of all planned neighborhoods.
12. Create an internal, safe, and efficient street circulation system that is safe and efficient and that promotes walking and community cohesiveness while minimizing paved surfaces.
13. Incorporate sustainable design elements and the latest conservation technologies, consistent with creating a distinct destination-resort unique to the South County.

II. ENVIRONMENTAL IMPACTS FOUND TO BE NOT SIGNIFICANT OR LESS THAN SIGNIFICANT

The County finds that, based upon the Final EIR (including the recirculated Alternatives Chapter and Global Climate Change Section and associated appendices) and other substantial evidence in the record, the project-related impacts associated with those issue areas discussed in Chapter 3 of the Otay Ranch Resort Village 13 Project Final EIR, including Agricultural Resources (Section 3.1), Hydrology and Water Quality (Section 3.2), Land Use and Planning (Section 3.3), Mineral Resources (Section 3.4), Population and Housing (Section 3.5), Public Services (Section 3.6), Utilities and Service Systems (Section 3.7), and Energy Use and Conservation (Section 3.8), are less than significant and no mitigation is required pursuant to Public Resources Code Section 21081(a) and CEQA Guidelines Section 15091(a).

Accordingly, changes or alterations are not required for these less than significant impacts pursuant to Public Resources Code Section 21081(a)(1) and CEQA Guidelines Section 15091(a)(1).

III. POTENTIALLY SIGNIFICANT IMPACTS THAT CAN BE MITIGATED BELOW A LEVEL OF SIGNIFICANCE (CEQA GUIDELINES § 15091(A)(1))

Pursuant to Section 21081(a) of the Public Resources Code and Section 15091(a)(1) of the State CEQA Guidelines, the County of San Diego Board of Supervisors finds that, for each of the following significant effects identified in the Final EIR, changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment. The significant effects and mitigation measures are stated fully in the Final EIR. These findings are explained below and are supported by substantial evidence in the record of proceedings.

A. Biological Resources

Significant Effect: BI-1a-1f Potential permanent and temporary impacts to sensitive vegetation communities on-site.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H that mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-1a through 1f:

M-BI-1a Conveyance On or before the recordation of the first Final Map for the project, the Project Applicant shall coordinate with the County of San Diego to establish and annex the project area into a County-administered Community Facilities District to fund the on-going management and maintenance of the Otay Ranch Preserve. Prior to the recordation of each Final Map within

CEQA Findings and Statement of Overriding Considerations

the Tentative Map, the project applicants shall convey land within the Otay Ranch Preserve to the Otay Ranch Preserve Owner/Manager or its designee at a 1.188 acre for each “Developable Acre” impacted at Final Map as defined by the Otay Ranch RMP. Based on analysis in this document, the total required conveyance for this project is approximately 790.3 acres with the final acreage determined based on the total of each Final Map for the project. The conveyance may be, but is not required to be, located within Otay Ranch Resort Village 13 per the Otay Ranch RMP.

M-BI-1b Biological Monitoring: Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits for any areas adjacent to the Preserve and the off-site facilities located within the Preserve, the Project applicant shall provide written confirmation that a County-approved biological monitor has been retained and will be on-site during clearing, grubbing, and/or grading activities. The biological monitor shall attend all pre-construction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas, and protective fencing. The biological monitor shall also be responsible for implementing the monitoring as required and specified in the restoration plans. The biological monitor shall be authorized to halt all associated project activities that may be in violation of the County’s MSCP Subarea Plan and/or permits issued by any other agencies having jurisdictional authority over the project.

Before construction activities occur in areas adjacent to Preserve areas containing sensitive biological resources, all workers shall be educated by a County-approved biologist to recognize and avoid those areas that have been marked as sensitive biological resources.

M-BI-1c Temporary Fencing Prior to issuance of land development permits, including clearing, grubbing, grading and/or construction permits, the Project Applicant shall install prominently colored, fencing and signage wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to the Preserve and for all off-site facilities constructed within the Preserve. Prior to release of grading and/or improvement bonds, a qualified biologist shall provide evidence to the satisfaction of the Director of Planning and & Development Services (or his/her designee) and the Director of Parks and Recreation, that work was conducted as authorized under the approved land development permit and associated plans.

M-BI-1d Upland Restoration. Restoration areas include those areas within the Preserve that will be impacted as allowable uses for infrastructure. These areas include the temporary graded slopes for the road to the water tank, for slopes along Otay Lakes Road, and for the natural drainage bypass facility areas. These restoration areas may incorporate salvaged materials, such as seed collection and translocation of plant materials as determined to be appropriate. The project

CEQA Findings and Statement of Overriding Considerations

biologist shall review the plant materials prior to grading and will determine if salvage is warranted. If salvage is not appropriate due to site conditions, plant conditions, or reproductive stage of the plants, a letter indicating that will be prepared and submitted to the Director of the Department of Planning & Development Services and the Director of Parks and Recreation. Prior to grading the project, a Conceptual Upland Restoration Plan will be submitted to and receive approval from the Director of Planning & Development Services (or her/his designee), the Director of Parks and Recreation and the Preserve Owner/Manager (POM). (see Appendix D of the Biological Resources Technical Report Supplemental Analysis, **Appendix D-3**).

The plan shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, and any relevant contingency measures. The Conceptual Upland Restoration Plan shall include, but not be limited to, the following to ensure the establishment of the restoration objectives: a 24- by 36-inch map showing the restoration areas, site preparation information, type of planting materials (species ratios, source, size of container, etc.), planting program, 80% success criteria, 5-year monitoring plan, and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, monitoring, and report preparation. The report shall be prepared by a County of San Diego approved biologist and a state of California licensed landscape architect.

M-BI-1e Limited Building Zone (LBZ) Easement. To protect sensitive biological resources in the adjacent Preserve and Conserved Open Space, a Limited Building zone (LBZ) easement will be granted to the County on HOA manufactured open space along the perimeter of the development footprint, as well as the Conserved Open Space, to be confirmed at the time of each Final Map where the LBZ is located. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the Preserve, restrict unauthorized access, prohibit landscaping with exotic pest plants that may invade the Preserve, and prohibit artificial lighting and focal use areas that would alter wildlife behavior in the Preserve. This easement requires the landowner to maintain permanent fencing and signage. The easement precludes (1) placement, installation, or construction of habitable structures, including garages or accessory structures designed or intended for occupancy by humans or animals; (2) landscaping with exotic pest plants; (3) artificial lighting except low-pressure sodium fixtures shielded and directed away from the preserve; and (4) focal use areas including arenas, pools, and patios.

M-BI-1f Fencing and Signage. To protect the Preserve from entry upon completion of construction, an open space fence or wall will be installed along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the Otay Ranch Resort Village 13 Alternative H Preserve Edge Plan, Proposed Fencing, Preserve signage, and Fuel Modification Zones (see map pocket). The barrier must be a minimum construction of vertical metal fencing, but may be other suitable construction material, as approved by Department

CEQA Findings and Statement of Overriding Considerations

of Planning & Development Services and the Director of Parks and Recreation (DPR). To protect the Preserve from entry, informational signs will be installed, where appropriate, along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the Otay Ranch Resort Village 13 Alternative H Preserve Edge Plan. The signs must be corrosion resistant, a minimum of 6 inches by 9 inches in size, on posts not less than 3 feet in height from the ground surface, and state the following (or similar if approved by the Otay Ranch Preserve Owner/Manager (POM)/DPR):

Sensitive Environmental Resources Area Restricted by Easement

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: (ER-04-19-005)

Rationale: Implementation of **M-BI-1a through 1f** would reduce permanent and temporary direct impacts to potential sensitive vegetation communities on-site to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading activities, installation of temporary construction fencing and signage, conveyance of habitat to the Otay Ranch RMP Preserve and funding of ongoing RMP Preserve maintenance and management; preservation of Conserved Open Space; and installation of an open space fence or wall along open space edges to protect the Otay Ranch RMP Preserve and areas of Conserved Open Space from entry upon occupancy of housing units.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-1a-1f** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the Final EIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents.

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3 and D-3**, Biological Resources Technical Report

CEQA Findings and Statement of Overriding Considerations

Significant Effect: Impact BI-2 - Potential permanent impacts to sensitive vegetation communities on City of San Diego Cornerstone Lands.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-2

Prior to widening Otay Lakes Road, the Project applicant shall mitigate for the impacts to Cornerstone Lands and complete a MHPA Boundary Adjustment to the satisfaction of the City of San Diego Development Services Director (or their designee). Replacement of MHPA lands within Cornerstone Lands is proposed to be at a 4:1 ratio for lands inside the MSCP Preserve. For replacement lands that are located outside of the MSCP Preserve, the mitigation is at a 1:1 ratio. Mitigation for impacts to the various vegetation communities shall be based on the tier of the impacted lands in accordance with the mitigation ratios provided by the MSCP. The mitigation and MHPA Boundary Adjustment may be implemented within the Otay Ranch RMP Preserve on property surrounding the existing Cornerstone Lands, north of Otay Lakes Road, or may be off-site at a location determined to be acceptable by the City of San Diego.

Rationale: Implementation of **M-BI-2** would reduce off-site permanent and temporary direct impacts to sensitive vegetation communities within the City of San Diego MSCP Cornerstone Lands to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; restoration of temporary impacts; and that the applicant or its designee obtain required federal and state permits and that wetland/riparian habitat is mitigated at the appropriate ratio. The Boundary Line Adjustment to the MHPA requires the replacement lands to be of equal or greater biological value.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-2** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)

CEQA Findings and Statement of Overriding Considerations

- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3** and **D-3**, Biological Resources Technical Report

Significant Effect: Impact M-BI-3 - Potential permanent impacts to sensitive vegetation communities on City of Chula Vista lands.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-3

Prior to issuance of any land development permits, including clearing or grubbing and grading and/or construction permits, the project will be required to obtain a Habitat Loss and Incidental Take (HLIT) Permit pursuant to Section 17.35 of the Chula Vista Municipal Code for impacts to Chula Vista MSCP Tier I, II, and III vegetation communities in accordance with Table 5-3 of the Chula Vista MSCP Subarea Plan. Mitigation for off-site impacts outside of Otay Ranch will be in accordance with the Chula Vista MSCP Subarea Plan and the Chula Vista HLIT Ordinance.

Prior to issuance of any land development permits, the Project applicant shall mitigate for direct impacts pursuant to Section 5.2.2 of the City of Chula Vista MSCP Subarea Plan. In compliance with the Subarea Plan, the Project Applicant shall secure mitigation credits within a City- and wildlife agency-approved Conservation Bank or other approved location offering mitigation credits consistent with the ratios specified by MSCP.

The Project applicant shall be required to provide verification of purchase to the City prior to issuance of any land development permits.

In the event that a Project Applicant is unable to secure mitigation through an established mitigation bank approved by the City and wildlife agencies, the Project Applicant shall secure the required mitigation through the conservation of an area containing in-kind habitat within the City's MSCP Subarea Plan or MSCP Planning Area in accordance with the mitigation ratios contained in Table 5-3 of the City of Chula Vista MSCP Subarea Plan and subject to wildlife agency concurrence.

Prior to issuance of any land development permit for the widening of Otay Lakes Road, and to the satisfaction and oversight of the City's Development Services Director (or her/his designee), the Project Applicant shall secure the parcel(s) that will be permanently preserved for in-kind habitat impact mitigation, if a mitigation bank purchase is unavailable, the Project Applicant shall prepare a long-term management and monitoring plan for the mitigation area, secure an appropriate management entity to ensure that long-term biological resource management and monitoring of

CEQA Findings and Statement of Overriding Considerations

the mitigation area is implemented in perpetuity, and establish a long-term funding mechanism for the management and monitoring of the mitigation area in perpetuity.

The long-term management and monitoring plan shall provide management measures to be implemented to sustain the viability of the preserved habitat and identify timing for implementing the measures prescribed in the management and monitoring plan. The mitigation parcel shall be restricted from future development and permanently preserved through the recordation of a biological open space easement or other mechanism approved by the wildlife agencies as being sufficient to ensure that the lands are protected in perpetuity. The biological open space easement or other mechanism approved by the wildlife agencies shall be recorded prior to issuance of any land development permits.

Rationale: Implementation of **M-BI-3** would reduce off-site permanent and temporary direct impacts to sensitive vegetation communities within the City of Chula Vista to less than significant because it would require biological monitoring during clearing, grubbing, and/or grading activities; installation of temporary construction fencing and signage adjacent to sensitive vegetation communities or other biological resources; restoration of temporary impacts; and that the applicant or its designee obtain required federal and state permits and that wetland/riparian habitat is mitigated at the appropriate ratio.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-3** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3** and **D-3**, Biological Resources Technical Report

Significant Effect: Impact BI-4 – Potential permanent and temporary impacts to jurisdictional waters and wetlands on-site.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

CEQA Findings and Statement of Overriding Considerations

Mitigation Measures: M-BI-4

Prior to impacts occurring to waters and wetlands under the jurisdiction of ACOE, CDFW and RWQCB, the Project Applicants shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and a CDFW Code 1600 Streambed Alteration Agreement. Impacts shall be mitigated at a minimum 1:1 ratio by creation or purchase of credits for the creation of jurisdictional habitat of similar functions and values. A suitable mitigation site shall be selected and approved by the resource agencies during the permitting process. The ratio of wetland mitigation shall be determined by the permitting agencies varying from 2:1 to 5:1 overall. Mitigation for impacts to wetlands and non-wetland waters could occur offsite within the Otay River Valley as a part of or adjacent to the Otay River Restoration Project or other appropriate mitigation site as approved by the County and Wildlife Agencies. Mitigation would be provided to meet the mitigation ratios outlined in the wetland permit applications. The wetland creation should include at least a 1:1 ratio of each of the wetland vegetation communities impacted. The remainder of the creation/enhancement obligation may be fulfilled with any wetlands type as defined by the wetland permitting agencies.

Rationale: Implementation of **M-BI-4** would reduce permanent and temporary impacts to jurisdictional aquatic resources within the Project area to less than significant because it would require that the applicant or its designee obtain required federal and state permits and that wetland/riparian habitat is mitigated at the appropriate ratio.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-4** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the Final EIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3** and **D-3**, Biological Resources Technical Report

Significant Effect: Impact BI-5 – Potential permanent impacts to vernal pools on-site.

CEQA Findings and Statement of Overriding Considerations

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-7

This mitigation measure identifies two options for addressing the proposed Project's potential impacts on vernal pools.

Option No. 1: Under this option, the Project Applicants shall restore and reconfigure the K6 vernal pool group and provide a 100-foot minimum buffer around the pools and their watershed. No activities, including fuel modification, would be permitted within the buffer. The required restoration and reconfiguration shall involve reconstruction of the mima mounds and basins, removal of weedy vegetation, revegetation of the mounds with upland sage scrub species, and inoculation of the pools with vernal pool species. A Conceptual Vernal Pool Mitigation Plan shall be prepared that outlines the location and activities of the restoration (Appendix B of the Biological Resources Technical Report Supplemental Analysis, **Appendix D-3**). The plan will be submitted to, and be to the satisfaction of, the Director of Planning & Development Services, Director of Parks and Recreation, and USFWS. A ratio of at least 1:1 restoration shall include the establishment of new vernal pool basins within the K6 vernal pool group. The balance of the mitigation ratio shall include enhancement of the existing pools. A total of 0.26 acre is available for enhancement within the existing pools. The additional restoration mitigation requirement (a total of 0.112 acre) shall be directed toward establishing new basins within the K6 vernal pool group.

Based on the inundation records, fairy shrimp surveys, and floral inventory, the following potential vernal pools meet the previously applied ACOE jurisdictional criteria:

Assuming all of K6 (approximately 0.11 acre of vernal pool basin) is impacted and the mitigation requirement is a combination of 2:1 (pools not occupied by San Diego fairy shrimp – 0.107 acre) and 5:1 (for one pool occupied by San Diego fairy shrimp – 0.005-acre), as outlined above, a total mitigation of 0.239 acre shall be required. This is typically satisfied by providing at least 1:1 as restoration and the balance as enhancement. Enhancement within the K6 pools will likely be restricted by the resource agencies to those pools not containing fairy shrimp. **Table 2.3-12** of the Draft EIR (2015) summarizes the existing conditions of the pools within the K6 mesa. The Conceptual Vernal Pool Mitigation Plan provides for the short-term management and monitoring of the restoration area. Long-term management will be provided by the POM or included with the requirements of the Conserved Open Space (see M-BI-17).

Option No. 2: Under this option, the Project applicant would mitigate the Project's vernal pool impacts in the K6 vernal pool complex by purchasing vernal pool mitigation bank credits for a

CEQA Findings and Statement of Overriding Considerations

total of 0.239 acre at a combined 2:1 (for pools **not** occupied by San Diego fairy shrimp) and 5:1 mitigation ratio (for pools that are occupied by San Diego fairy shrimp).

Rationale: Implementation of **M-BI-7** would reduce permanent and temporary impacts to vernal pools within Alternative H area to less than significant because it would require that a Conceptual Vernal Pool Mitigation Plan be prepared, or that wetland/riparian habitat is mitigated at the appropriate ratio.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-5** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3** and **D-3**, Biological Resources Technical Report

Significant Effect: Impact BI-6 – Potential indirect impacts to jurisdictional waters and vernal pools.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-13

Prior to issuance of grading permits for development areas adjacent to the Preserve, the Project applicants shall develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be developed, approved, and implemented during construction to control storm water runoff such that erosion, sedimentation, pollution, and other adverse effects are minimized. The following performance measures contained in the Project's Preserve Edge Plan (**Appendix D-23**) shall be implemented to avoid the release of toxic substances associated with urban runoff:

CEQA Findings and Statement of Overriding Considerations

- Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures.
- Where deemed necessary, storm drains shall be equipped with silt and oil traps to remove oils, debris, and other pollutants. Storm drain inlets shall be labeled “No Dumping–Drains to Ocean.” Storm drains shall be regularly maintained to ensure their effectiveness.
- Parking lots shall be designed to allow storm water runoff to be directed to vegetative filter strips and/or oil-water separators to control sediment, oil, and other contaminants.
- Permanent energy dissipaters shall be included for drainage outlets.
- The BMPs contained in the SWPPP shall include silt fences, fiber rolls, gravel bags, and soil stabilization measures such as erosion control mats and hydro seeding.

Rationale: Implementation of **M-BI-13** would reduce temporary indirect impacts to jurisdictional aquatic resources within the Project area to less than significant because it would require development of a SWPPP, and erosion and runoff control.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-6** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3** and **D-3**, Biological Resources Technical Report

Significant Effect: Impact BI-7 – Potential permanent impacts to jurisdictional waters and wetlands on Cornerstone Lands.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-5

CEQA Findings and Statement of Overriding Considerations

Prior to impacts occurring to waters and wetlands within the City of San Diego Cornerstone Lands, under the jurisdiction of ACOE, CDFW, and RWQCB, the Project Applicants shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and a CDFW Code 1600 Streambed Alteration Agreement. Impacts shall be mitigated at a 1:1 ratio by creation or purchase of credits for the creation of jurisdictional habitat of similar functions and values in order to account for no net loss of wetlands. A suitable mitigation site shall be selected and approved by the resource agencies during the permitting process. The ratio of wetland mitigation shall be 3:1 overall with 1:1 of creation (establishment) and 2:1 proposed to be enhancement. Mitigation for impacts to wetlands and non-wetland waters would occur within the Otay River Valley as a part of or adjacent to the Otay River Restoration Project. The Project applicant is currently discussing the exact location of the mitigation parcel; however, mitigation would be provided to meet the mitigation ratios outlined in the wetland permit applications. The wetland creation shall include at least a 1:1 ratio of each of the wetland vegetation communities impacted. The remainder of the creation/enhancement obligation may be fulfilled with any wetlands type.

The temporary impacts to ephemeral and intermittent waters shall be mitigated by restoring them to original conditions immediately upon completion of the Project and shall be subject to all of the success criteria and monitoring as the permanent impacted wetlands.

Rationale: Implementation of **M-BI-5** would reduce potential permanent impacts to jurisdictional waters and wetlands on Cornerstone Lands within the Project area to less than significant because it would require that the applicant or its designee obtain required federal and state permits and that wetland/riparian habitat is mitigated at the appropriate ratio.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-7** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3** and **D-3**, Biological Resources Technical Report

CEQA Findings and Statement of Overriding Considerations

Significant Effect: Impact BI-8 – Potential permanent impacts to jurisdictional waters and wetlands on County of San Diego Lands

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-6

Prior to any project-related impact to waters within the City of Chula Vista under the jurisdiction of ACOE, CDFW, and RWQCB, the Project Applicants shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and a CDFW Code 1600 Streambed Alteration Agreement. Such impacts shall be mitigated at a 1:1 ratio by creation or purchase of credits for the creation of jurisdictional habitat of similar functions and values. A suitable mitigation site shall be selected and approved by the resource agencies during the permitting process. Mitigation for impacts to wetlands and non-wetland waters would occur within the Otay River Valley as a part of or adjacent to the Otay River Restoration Project. The Project Applicants are currently discussing the exact location of the mitigation parcel; however, mitigation would be provided to meet the mitigation ratios outlined in the wetland permit applications. The ratio of wetlands mitigation shall be 3:1 overall with 1:1 to be creation (establishment) and 2:1 to be enhancement. The wetland creation shall include at least a 1:1 ratio of each of the wetland vegetation communities impacted. The remainder of the creation/enhancement obligation may be fulfilled with any wetlands type.

The temporary impacts to ephemeral and intermittent waters shall be mitigated by restoring them to their original conditions immediately upon completion of the Project and shall be subject to all of the success criteria and monitoring as the permanently impacted wetlands. The mitigation will include planting of San Diego marsh-elder at a 2:1 ratio within areas that are temporarily impacted and will include additional planting of this species to comply with the 2:1 ratio required by the RMP2.

Rationale: Implementation of **M-BI-6** would reduce permanent impacts to jurisdictional waters and wetlands on County of San Diego Lands to less than significant because it would require that the applicant or its designee obtain required federal and state permits and that wetland/riparian habitat is mitigated at the appropriate ratio.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-8** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

CEQA Findings and Statement of Overriding Considerations

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3 and D-3**, Biological Resources Technical Report

Significant Effect: Impact BI-9 – Potential indirect impacts to vegetation communities.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-14

During construction, material stockpiles shall be covered when not in use. This will prevent fly-off that could damage nearby sensitive plant communities. During grading and construction, graded areas shall be periodically watered to minimize dust affecting adjacent vegetation.

During Project operation, all recreational areas that use chemicals or animal by-products, such as manure, that are potentially toxic or impactive to sensitive habitats or plants shall incorporate methods on-site to reduce impacts caused by the application and/or drainage of such materials into Preserve areas.

No invasive nonnative plant species shall be introduced into areas immediately adjacent to the Preserve. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat.

During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This will protect sensitive vegetation from being inundated with sediment-laden runoff.

Dewatering shall be conducted in accordance with standard regulations of RWQCB. A National Pollutant Discharge Elimination System (NPDES) permit, issued by RWQCB to discharge water from dewatering activities, shall be required prior to start of construction. This will minimize erosion, siltation, and pollution within sensitive communities.

Design of drainage facilities shall incorporate long-term control of pollutants and storm water flow to minimize pollution and hydrologic changes. An Urban Runoff Plan and operational BMPs shall

CEQA Findings and Statement of Overriding Considerations

be approved by the San Diego County Department of Planning and Development Services prior to construction.

Grading and/or improvement plans shall include the requirement that a fencing and signage plan be prepared, and that permanent fences or walls be placed along the open space boundaries. Placement of permanent fencing or walls is required at the conclusion of the grading activity and prior to Record Plan approval.

A hydroseed mix that incorporates native species, is appropriate to the area, and is without invasive shall be used for slope stabilization in transitional areas.

Peruvian pepper trees and other invasive vegetation would not be planted in streetscapes, or within 50 feet of the Preserve, where they could impact native habitat.

Rationale: Implementation of **M-BI-14** would reduce temporary indirect impacts to vegetation communities to less than significant because it would require erosion and runoff control; and prevention of chemical pollutant movement during construction; prevention of invasive/non-native species introduction; acquisition of the appropriate permits for construction; and implementation of grading, enhancement, fencing, and signage plans.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-9** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3** and **D-3**, Biological Resources Technical Report

Significant Effect: Impact BI-10 – Potential permanent impacts to San Diego fairy shrimp.

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

CEQA Findings and Statement of Overriding Considerations

Mitigation Measures: M-BI-10 Fairy Shrimp Take Authorization:

Prior to the issuance of the first grading permit that impacts the K6 vernal pool complex, the Project applicant shall demonstrate to the satisfaction of the Director of Planning and Development Services (or his/her designee) that the Project has secured take authorization of San Diego fairy shrimp through Section 7 Consultation, a Section 10 incidental take permit, or as may be incorporated into the provisions of the MSCP Subarea Plan to achieve the best results toward the survival and recovery of the species. If the project receives take authorization through the federal Endangered Species Act (FESA) Section 7 or Section 10 processes, the Project Applicants will comply with any and all conditions, including preconstruction surveys that the USFWS may require for take of Fairy shrimp pursuant to FESA.

Rationale: Implementation of **M-BI-10** would reduce permanent impacts to San Diego fairy shrimp within the Project area to less than significant as it requires the Project to secure take authorization through a Section 7 Consultation, Section 10 incidental take permit, or as may be incorporated into the provisions of the MSCP Subarea Plan Quino Checkerspot Butterfly Addition to achieve the best results toward the survival and recovery of the species.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-10** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3 and D-3**, Biological Resources Technical Report

Significant Effect: Impact BI-11 – Potential permanent impacts to Quino checkerspot butterfly

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-9a, M-BI-9b and M-BI-17

CEQA Findings and Statement of Overriding Considerations

M-BI-9a Quino Take Authorization: On or before the recordation of the first Final Map that affects Quino checkerspot butterfly or its habitat, the Project applicant shall demonstrate to the satisfaction of the Director of Planning & Development Services (or her/his designee) that it has secured the necessary take authorization for Quino checkerspot butterfly through one of the following: (a) Section 7 Consultation, (b) Section 10 incidental take permit, or (c) the County's MSCP Subarea Plan Quino checkerspot butterfly Addition, if and when approved. If the project receives take authorization through the County's Quino checkerspot butterfly Addition, the project will thereby satisfy any and all Quino checkerspot butterfly mitigation requirements of the County. If the project receives take authorization through the federal Endangered Species Act (FESA) Section 7 or Section 10 processes, the Project Applicants will comply with any and all conditions, including preconstruction surveys that the USFWS may require for take of Quino checkerspot butterfly pursuant to FESA. The Project shall conserve a total of 1,176.5 acres (69.3 acres of open space and 1107.2 acres of preserve land) through a biological open space easement for the Quino checkerspot butterfly habitat required by the USFWS in the relevant Biological Opinion (Section 7) Habitat Conservation Plan (Section 10).

This biological open space easement shall be for the protection of biological resources, and all of the following shall be prohibited on any portion of the land subject to said easement: grading; excavating; placing soil, sand, rock, gravel, or other material; clearing vegetation; constructing, erecting, or placing any building or structure; vehicular activities; dumping trash; or using the area for any purpose other than as open space. The only exceptions to this prohibition are for activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning & Development Services. This biological open space easement shall authorize the County and its agents to periodically access the land to perform management and monitoring activities for species and habitat conservation.

The Project Applicants shall show the on-site biological open space easement on the Final Map and biological open space easement exhibit with the appropriate granting language on the title sheet concurrent with Final Map Review. The Project Applicants then shall submit these documents for preparation and recordation with the Department of General Services, and pay all applicable fees associated with preparation of the documents.

M-BI-9b Quino Management/ Enhancement Plan: Prior to the issuance of the first grading permit that impacts Quino checkerspot butterfly, the Project applicant shall prepare a long-term Quino Checkerspot Butterfly Management/ Enhancement Plan that shall, at a minimum, include a survey methodology for on-site Preserve areas pre- and post-construction to monitor effects on Quino checkerspot butterfly population health (see **Appendix C – Quino Checkerspot Butterfly Management/Enhancement Plan** of **Appendix D-3 – Biological Resources Technical Report Supplemental Analysis – Alternative H**). This plan will be submitted to, and be to the satisfaction

CEQA Findings and Statement of Overriding Considerations

of, the Director of Planning & Development Services, Director of Parks and the POM. The Quino Checkerspot Butterfly Management/Enhancement Plan may be superseded or unnecessary upon completion and adoption of the County of San Diego Quino Checkerspot Butterfly MSCP Addition.

The plan will include performance measures that may include but are not limited to:

- Annual restoration and enhancement of 15 acres per year with quantitative and qualitative requirements that outline the percent native cover, percent survival, and percent nonnative cover as well as reviewing the health and vigor of the host plants;
- Quantifiable adaptive management triggers that rely on yearly as needed population monitoring and statistical changes in the population size to then require restoration as noted above;
- Reintroduction of the species and continued restoration of unoccupied areas when population declines are not noted;
- Establishment of a permanent funding mechanism to work in concert with the funding requirements of Preserve lands conveyed to the POM.

The project will comply with all mitigation requirements associated with the Quino Checkerspot Butterfly MSCP Addition. Adaptive management techniques shall be developed within the plan with contingency methods for changed circumstances. These measures shall ensure that the potential loss of individuals and the loss of habitat for the species related to the proposed development are adequately offset by measures that will enhance the existing preserved population, and shall provide data that will help the species recover throughout its range.

M-BI-17 Biological Open Space Easement for Conserved Open Space. On or before the recordation of the first Final Map that affects the lots listed below, the Project applicant will protect the Conserved Open Space areas: Lots E, F, G, H, and I. Specifically, these five lots shall be preserved on-site and shall be (a) added to the Otay Ranch RMP Preserve, and conveyed to the Otay Ranch RMP for POM management, or (b) managed under a County of San Diego (County) approved site-specific Resource Management Plan (RMP) through a County biological open space easement (see Appendix E of the Biological Resources Technical Report Supplemental Analysis, **Appendix D-3**). If the Project applicant pursues option (b) and secures a biological open space easement, the Conserved Open Space may be transferred to the Otay Ranch RMP at a later date in accordance with requirements of the County. This biological open space easement shall be for the protection of biological resources, and all of the following shall be prohibited on any portion of the land subject to said biological open space easement: grading; excavating; placing soil, sand, rock, gravel, or other material; clearing vegetation; constructing, erecting, or placing any building

CEQA Findings and Statement of Overriding Considerations

or structure; vehicular activities; dumping trash; or using the area for any purpose other than as open space. The only exceptions to this prohibition are for activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning & Development Services. This biological open space easement shall authorize the County and its agents to periodically access the land to perform management and monitoring activities for species and habitat conservation.

The Project Applicants shall show the on-site biological open space easement on the Final Map and biological open space easement exhibit with the appropriate granting language on the title sheet concurrent with Final Map Review. The Project Applicants then shall submit these documents for preparation and recordation with the Department of General Services, and pay all applicable fees associated with preparation of the documents.

If areas of Conserved Open Space are managed through the biological open space easement, the Project Applicants shall prepare and implement a site-specific RMP prior to the approval of the first Final Map. The site-specific RMP shall be submitted to the County and agencies for approval as required.

In addition, the County-approved site-specific RMP funding costs shall be identified and fully funded to ensure that the funding source remains adequate in perpetuity. One site-specific RMP should be developed to cumulatively manage all Conserved Open Space lands managed under this condition. If more than one biological open space easement is recorded, the site-specific RMPs may be phased to incorporate lands as they are dedicated to the County. This condition may be waived with written approval by the Director of Planning & Development Services to the extent that any of the areas of Conserved Open Space (69.3 acres) described are added to the Otay Ranch RMP Preserve for active monitoring and management by the POM.

Rationale: Implementation of **M-BI-9a**, **M-BI-9b**, **M-BI-17** would reduce permanent direct impacts to potential Quino checkerspot butterfly suitable habitat to less than significant because it would require conveyance of habitat to the Otay Ranch RMP Preserve and funding of ongoing RMP Preserve maintenance and management; preservation of Conserved Open Space; installation of an open space fence or wall along open space edges to protect the Otay Ranch RMP Preserve and areas of Conserved Open Space from entry upon occupancy of housing units; obtaining take authorization for Quino Checkerspot Butterfly and complying with any conditions required thereby; conveyance of potential Quino habitat to the Preserve; and preparation of a long-term Quino Checkerspot Butterfly Management/Enhancement Plan.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-11** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses

CEQA Findings and Statement of Overriding Considerations

to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3** and **D-3**, Biological Resources Technical Report

Significant Effect: Impact BI-12 – Potential permanent impacts to California adolphia.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-8

Prior to the issuance of land development permits, including clearing or grubbing and grading permits, for areas with salvageable California adolphia and plant species identified as requiring salvage in the RMP2 (San Diego thornmint, San Diego goldenstar, variegated dudleya, San Diego barrel cactus, and San Diego marsh-elder), the Project Applicants shall prepare a Resource Salvage and Restoration Plan to address the requirements of the RMP2. Impacted individuals of these species shall be translocated per the RMP2 requirements. The Resource Salvage and Restoration Plan shall be prepared by a County-approved biologist to the satisfaction of the Director of Planning & Development Services (or her/his designee) and in conjunction with the POM.

The Resource Salvage and Restoration Plan will also include compliance with the mitigation standards set forth in the RMP2, including those related to restoration and translocation for San Diego thornmint, San Diego goldenstar, variegated dudleya, San Diego barrel cactus, and San Diego marsh-elder in drainages.

The Resource Salvage and Restoration Plan shall, at a minimum, evaluate options for seed collection and plant salvage and relocation, including individual plant salvage, native plant mulching, selective soil salvaging, application of plant materials on manufactured slopes, and application/ relocation of resources within the Otay Ranch Resource Management Plan Preserve. The Resource Salvage and Restoration Plan shall include incorporation of relocation and restoration efforts for San Diego goldenstar, San Diego thornmint, variegated dudleya, and San

CEQA Findings and Statement of Overriding Considerations

Diego barrel cactus, and include San Diego marsh-elder (within this plan or as part of the wetland mitigation) and California adolphia. Relocation efforts may include seed collection and/or transplantation to a suitable receptor site and shall be based on the most reliable methods of successful relocation. The plan shall also include a recommendation for method of salvage and relocation/application based on feasibility of implementation and likelihood of success. The plan shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, success criteria, and any relevant contingency measures to ensure that no-net-loss is achieved. The plan shall also be subject to the oversight of the Director of Planning & Development Services (or her/his designee).

As required per RMP Policy 3.2, the Project Applicants will coordinate with the POM to meet the RMP2's restoration requirements for habitat restoration including Munz's sage and San Diego viguiera-dominated coastal sage scrub and native grassland. This restoration will be incorporated into the Biological Resource Salvage and Restoration Plan.

Rationale: Implementation of **M-BI-8** would reduce permanent direct impacts to special-status plant species to less than significant because it would require the preparation of a Biological Resource Salvation and Restoration Plan to evaluate options for seed collection and plant salvage and relocation, including individual plant salvage, native plant mulching, selective soil salvaging, application of plant materials on manufactured slopes, and application/relocation of resources within the Otay Ranch Resource Management Plan Preserve. M-BI-8 also requires coordination with the POM to meet the RMP 2's restoration requirements.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-12** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3 and D-3**, Biological Resources Technical Report

CEQA Findings and Statement of Overriding Considerations

Significant Effect: Impact BI-13 – Potential indirect impacts to sensitive plant species.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-14

During construction, material stockpiles shall be covered when not in use. This will prevent fly-off that could damage nearby sensitive plant communities. During grading and construction, graded areas shall be periodically watered to minimize dust affecting adjacent vegetation.

During Project operation, all recreational areas that use chemicals or animal by-products, such as manure, that are potentially toxic or impactful to sensitive habitats or plants shall incorporate methods on-site to reduce impacts caused by the application and/or drainage of such materials into Preserve areas.

No invasive nonnative plant species shall be introduced into areas immediately adjacent to the Preserve. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat.

During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This will protect sensitive vegetation from being inundated with sediment-laden runoff.

Dewatering shall be conducted in accordance with standard regulations of RWQCB. A National Pollutant Discharge Elimination System (NPDES) permit, issued by RWQCB to discharge water from dewatering activities, shall be required prior to start of construction. This will minimize erosion, siltation, and pollution within sensitive communities.

Design of drainage facilities shall incorporate long-term control of pollutants and storm water flow to minimize pollution and hydrologic changes. An Urban Runoff Plan and operational BMPs shall be approved by the San Diego County Department of Planning and Development Services prior to construction.

Grading and/or improvement plans shall include the requirement that a fencing and signage plan be prepared and that permanent fences or walls be placed along the open space boundaries. Placement of permanent fencing or walls is required at the conclusion of the grading activity and prior to Record Plan approval.

A hydroseed mix that incorporates native species, is appropriate to the area, and is without invasive shall be used for slope stabilization in transitional areas.

CEQA Findings and Statement of Overriding Considerations

Peruvian pepper trees and other invasive vegetation would not be planted in streetscapes, or within 50 feet of the Preserve, where they could impact native habitat.

Rationale: Implementation of **M-BI-14** would reduce temporary indirect impacts to sensitive plant species to less than significant because it would require erosion and runoff control; prevention of chemical pollutant movement during construction; prevention of invasive/non-native species introduction; acquisition of the appropriate permits for construction; and implementation of grading, enhancement, fencing, and signage plans.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-13** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3 and D-3**, Biological Resources Technical Report

Significant Effect: Impact BI-14 – Potential indirect impacts to sensitive wildlife species.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-15

No clearing, grading, or grubbing activities may occur within occupied gnatcatcher habitat during the breeding season for coastal California gnatcatcher (February 15 to August 15, annually). If construction occurs during the breeding season, a nesting survey for California gnatcatcher shall be conducted prior to the onset of construction and construction may occur if active nests can be avoided and provided an adequate buffer or noise levels are documented to be below 60 dBA L_{eq} at the nest site.

CEQA Findings and Statement of Overriding Considerations

When clearing, grading, or grubbing activities occur during the breeding season for raptors (January 15 to July 31, annually), nesting bird surveys shall be conducted by a qualified biologist for the San Diego County Department of Planning & Development Services to identify active nest locations. Construction activities shall be restricted or modified such that noise levels related to those activities are below 60 dBA L_{eq} , or other Wildlife Agency-approved restrictions, in the vicinity of the active nest site.

Lighting of all developed areas adjacent to the preserve shall be directed away from the preserve, wherever feasible and consistent with public safety. Where necessary, development shall provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the preserve and sensitive species from night lighting.

Uses in or adjacent to the preserve shall be designed to minimize noise impacts. Berms or walls shall be constructed adjacent to commercial areas and any other use that may introduce noises that could impact or interfere with wildlife utilization of the Preserve. Excessively noisy uses or activities adjacent to breeding areas must incorporate noise-reduction measures or be curtailed during the breeding season of sensitive bird species.

Grading and/or improvement plans shall include the requirement that a fencing and signage plan be prepared and that permanent fences or walls be placed along the open space boundaries. Placement of permanent fencing or walls is required at the conclusion of the grading activity and prior to Record Plan approval.

Rationale: Implementation of **M-BI-15** would reduce permanent indirect impacts to sensitive wildlife species to less than significant because it would require nesting bird surveys during breeding season; berms or walls to minimize noise impacts to wildlife; reduction in impacts from lighting; and fencing and signage plan.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-14** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)

CEQA Findings and Statement of Overriding Considerations

- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3 and D-3**, Biological Resources Technical Report

Significant Effect: Impact BI-15 – Potential direct and indirect impacts to nesting migratory birds.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-11 and M-BI-16

M-BI-11 To avoid any direct impacts to raptors and/or any migratory birds protected under the MBTA, removal of habitat that supports active nests on the proposed area of disturbance shall occur outside of the breeding season for these species (January 15 through August 15, annually). If removal of habitat on the proposed area of disturbance must occur during the breeding season, the Project Applicants shall retain biologist approved by the County of San Diego to conduct a pre-construction survey to determine the presence or absence of nesting birds including burrowing owl on the proposed area of disturbance. The pre-construction survey shall be conducted within 3 calendar days prior to the start of construction, and the results shall be submitted to the County of San Diego for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan, as deemed appropriate by the County of San Diego, shall be prepared and include proposed measures to be implemented to ensure that disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the County of San Diego for review and approval, and implemented to the satisfaction of the Director of Planning & Development Services (or her/his designee). The County of San Diego’s mitigation monitor shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

M-BI-16 **Burrowing Owl Preconstruction Survey for Alternative H.** Prior to issuance of any land development permits, including clearing, grubbing, and grading permits, the Project Applicants or its designee shall retain a County of San Diego-approved biologist to conduct focused preconstruction surveys for burrowing owl during breeding or non-breeding season. The surveys shall be performed no earlier than 7 days prior to the commencement of any clearing, grubbing, or grading activities and will be repeated if there is a lapse of construction activity longer than 7 days. If occupied burrows are detected, the County-approved biologist shall prepare a

CEQA Findings and Statement of Overriding Considerations

Plan that is consistent with the County of San Diego *Strategy for Mitigating Impacts to Burrowing Owls in the Unincorporated County*. This strategy states that burrowing owls must be relocated out of the impact area using passive or active methodologies subject to review and approval by the wildlife agencies (i.e., California Department of Fish and Wildlife and U.S. Fish and Wildlife Service) and the County. The Plan includes burrowing owl relocation plans to avoid impacts from construction related activities and may include construction of artificial burrows.

Rationale: Implementation of **M-BI-11** and **M-BI-16** would reduce potential direct and indirect impacts to raptors and/or migratory birds protected under the Migratory Bird Treaty Act to less than significant. **M-BI-11** would require preconstruction surveys during breeding season and a mitigation plan if nesting birds are detected. **M-BI-16** would require preconstruction burrowing owl surveys and a passive relocation plan.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-15** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. For more information, please refer to the following documents:

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3** and **D-3**, Biological Resources Technical Report

Significant Effect: Impact BI-16 – Potential direct and indirect impacts to wildlife.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-12

One wildlife culvert shall be constructed to provide and improve habitat linkages and movement corridors. In general, the design of the wildlife culvert has been developed to be consistent with

CEQA Findings and Statement of Overriding Considerations

the MSCP Subarea Plan, where feasible. The wildlife culverts shall have fencing to funnel wildlife movement, shall have a natural bottom with native vegetation at either end, and shall be of size and height of opening so there is direct line of sight from one end to the other. Because there is natural light within the culverts, low-level illumination is not included. The detail of the wildlife culvert or crossing that shall be provided is presented below:

Otay Lakes Road Wildlife Crossing (Identified as No. 1) (58 feet long × 20.75 feet wide × 12.08 feet tall = openness ratio of 1.12)

This structure shall be located under Otay Lakes Road. This crossing is also located below the grade of Otay Lakes Road to prevent wildlife from gaining access to the surface of the roadway. There is also a 6-foot wildlife path with a soft surface along this crossing to allow for wildlife movement.

Rationale: Implementation of **M-BI-12** would reduce potential direct and indirect impacts to wildlife to less than significant because it would require construct a wildlife culvert under Otay Lakes Road to improved habitat linkages and movement corridors.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-16** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3** and **D-3**, Biological Resources Technical Report

Significant Effect: Impact BI-17 – Potential impacts to Least Bell Vireo habitat off-site.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-BI-18

CEQA Findings and Statement of Overriding Considerations

No clearing, grading, or grubbing activities may occur within occupied least Bell's vireo habitat during the breeding season (March 15 to September 15, annually). If construction is proposed to occur during the breeding season, a nesting survey for least Bell's vireo shall be conducted prior to the onset of construction. The nesting bird surveys, if required due to construction timing, shall be conducted by a qualified biologist for the Director of Planning and Development Services to identify active nest locations. Construction may occur if active nests can be avoided and construction can be modified by methods such as construction of berms or walls to provide an adequate buffer, or to maintain noise levels below 60 dBA L_{eq} , or other Wildlife Agency approved restrictions at the nest site.

Lighting of preserve lands including areas occupied by least Bell's vireo shall be avoided or directed away from the preserve, wherever feasible and consistent with public safety. Where necessary, construction activities shall provide adequate shielding with native plants, berming, and/or other methods to protect the preserve and sensitive species from night lighting.

Grading and/or improvement plans shall include the requirement that protective fencing be placed along the open space boundaries and construction areas to prevent human access to occupied habitat. For areas temporarily impacted for construction of Otay Lakes Road, landscaping shall be limited to native vegetation and use of invasive plant species within the preserve area shall be prohibited. Temporary impacts shall be restored to suitable habitat for least Bell's vireo and/or suitable native successional habitat.

Rationale: Implementation of **M-BI-18** would reduce potential direct and indirect impacts to Least Bell Vireo to less than significant because it would restrict construction activities during the breeding season and/or require nesting bird surveys; mitigation for potential noise and light impacts; protective fencing to prevent human access; and restoration of temporary impacts to habitat.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact BI-17** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S and Table S-1
- FEIR Section 2.3
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.3)

CEQA Findings and Statement of Overriding Considerations

- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-3 and D-3**, Biological Resources Technical Report

B. Cultural Resources

Significant Effect: Impact CR-1 – Potential impacts to archeological resources (five prehistoric sites) within the proposed grading and brushing envelope.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-CR-1, M-CR-1a, b, d, f, i, and j

M-CR-1

Prior to the issuance of grading permits, the Project applicant shall implement or cause the implementation of a data recovery program, as described below, for the following five sites located within the proposed grading and brushing envelope:

SDI-11,406; SDI-11,409; SDI-12,371; SDI-16,309; SDI-16,332

Data Recovery Program

The data recovery program is contingent upon extracting a sample that will exhaust the data potential of each site. The County has not adopted a policy that identifies the specific level of excavation required to achieve mitigation of impacts by data recovery. In most cases, the level of sampling is dictated by the information potential of the site. Data recovery is commonly discussed in terms of sampling percentages, referring to the percent of the area of the significant subsurface deposit to be excavated. The general approach for achieving the mitigation of impacts through data recovery would begin with an indexing of the site. The site index shall include a sufficient sample of the subsurface deposit, ranging from 2.5 to 4.0 percent of each deposit, to effectively stratify the deposits into areas of differing artifact content, densities, and activity areas. The small percentage value proposed for site indexing is reflective of the basic characterization of each of the significant sites as quarry locations with minimal evidence of occupation activities. The indexing process shall use a static grid to cover each site, with a sample unit placed in each grid cell. Using a grid will produce a very structured, nonrandom, and uniform index of the content of each cultural deposit. Within the portion(s) of each site that retains the greatest research potential, an additional 2 percent of that area shall be excavated. For most sites in the data recovery program, the area excavated shall be between 2.5 and 3 percent of the significant subsurface deposit (area

CEQA Findings and Statement of Overriding Considerations

of greater research potential). This volume of recovery would be sufficient to successfully pursue the research objectives of the research design and to provide other researchers with a large information resource. At the sites considered to retain the greatest research potential, a third level of stratified sampling may be implemented to focus block excavations on areas that demonstrate intense artifact recovery, features, or multi-cultural depositional patterns.

The excavation of the subsurface deposits shall be accomplished with standard 1-meter-square test units excavated by hand in 10-centimeter levels. All units shall be screened, mapped, measured, and photographed through standard stratigraphic control measures. A more detailed description of the field methods to be used is provided in Section 10.5 of the Archaeological/Historical Study provided in this EIR, **Appendix D-4**.

For the phases of work at each site, the first phase shall be the site indexing and the second phase shall be the focused investigation. A third phase, if warranted, would be extremely focused on high-potential elements of any significant site. Each phase has specific goals: the site index is a nonrandom representative sample of the entire site, while the second and third phases are focused, biased, and intuitive studies of the area within the deposit that has the greatest potential.

The grid for each site shall be determined by the number of sample units needed to accomplish the sample level of 2.5 percent. For most sites, the grid shall be set at 15-meter or 25-meter intervals. To calculate the grid size, the number of test units that represent the Phase 1 sample was divided into the calculated area of the deposit. The resulting quotient represents the area within each grid cell, and the square root of this value provides the dimension of the grid cell. For example, assuming a site contained 2,000 square meters of a cultural deposit, a 2.5 percent sample would be 50 square meters. The grid size would be determined by dividing the deposit size (2,000 square meters) by the number of units (50), which equals 40 square meters. The square root of 40 square meters is 6.3 meters; thus, the intersection of each grid line is spaced at 6.3 meters. Within each 6.3-meter by 6.3-meter grid cell, one test unit would be excavated to complete the site index.

For consistency, all of the sites shall be treated similarly, with an index phase followed by a focused, intuitive phase in the area of greatest importance. The phases of the sampling procedure to be used at the sites included in the data recovery program are as follows.

Data Recovery Program Phase 1

The first phase of excavation at any particular site shall typically involve a 2.5 percent sample used to index the site content and document intra-site variation. Test units shall be uniformly distributed within each site using a grid system. For most sites, the presence of multiple rock outcroppings would constitute voids in the sample grid. These areas would be deleted from the calculations of

CEQA Findings and Statement of Overriding Considerations

site deposits when the data recovery programs are initiated; however, the areas represented by the outcrops cannot be calculated at this time.

Data Recovery Program Phase 2

The second phase of excavation shall consist of a 2 to 4 percent sample of each site area identified as representing the greatest research potential. The stratification of the site following the Phase 1 work would typically identify an area of approximately 10 percent of the sample area identified as retaining additional research potential. For this sampling phase, the test units must not be randomly placed but shall be intuitively located at the discretion of the archaeologist.

Data Recovery Program Phase 3

The last phase of excavation shall be conducted at any sites that are found to contain particularly important deposits worthy of extended excavation. The sample size of any such area is dependent on the nature of the deposit and research potential.

The procedures noted above shall be applied to each of the sites listed below in addition to any site-specific mitigation measures. The actual number of square meters to be excavated in any particular site would depend on the site size, importance, and research potential. The projected size of the sample for each of the sites listed below is a minimum of 2.5 percent, but the actual size of the sample needed to satisfy the data needs of the research objectives will ultimately be determined by the assessment of the recovery from the sample. The possibility exists that previously unidentified subsurface deposits would be identified during data recovery, increasing the research potential of a significant site. In this case, the sample size of the Phase 1 or Phase 2 excavation may be readjusted. If the recovery from any site is evaluated as redundant even before the minimum Phase 1 sample level of 2.5 percent is achieved, the consulting archaeologist shall request a variance from the County of San Diego to reduce the sample size to reflect the redundancy of the sample. This request would need to be supported by data and analysis from the excavations in progress at the site(s) in question. At each site, a backhoe may be employed following the completed sampling program to search for any anomalies within the site. Trenches would be used to expose portions of the sites; however, the number of trenches used in this type of investigation would be discussed and approved by the County before initiation.

Backhoe Trenching

All sites that are subject to data recovery and test unit excavations shall be subject to backhoe trenching following the test unit excavations to search for any unusual features or anomalies that would need to be examined further. The number and locations of the trenches to be excavated at each site shall be determined by the archaeologist on the basis of the size of the site and the

CEQA Findings and Statement of Overriding Considerations

recovery from the test units. If the trenches reveal the presence of deposits or features within a site that were not previously detected, then additional test units shall be excavated to expose the features and permit further investigation and recordation. For the significant site (16,332) that lies partially within the development envelope and partially within the Preserve (open space), the data recovery mitigation program would include portions of this site within the development envelope as well as an area 10-foot-wide extending into the open space portion of the site. This extension of the data recovery program into the open space portions of the sites is intended to provide mitigation for indirect impacts in the buffer area of the open space that directly affects the development envelope.

Data Recovery Procedures

For all sites that are subject to data recovery, the program to carry out the necessary data recovery procedures, including the applicable field methodologies, laboratory analyses, and special studies for these sites, shall be provided as described below.

The data recovery program must be consistent with the policies and guidelines of the County and with the California Office of Historic Preservation (OHP) publication, Guidelines for Archaeological Research Design Preservation Planning Bulletin No.5 (1991).

Field Methods

The data recovery program shall focus on the excavation of test units measuring 1-meter-square to a minimum depth of 30 centimeters or until bedrock is encountered. If cultural materials are present beyond this depth, the excavation shall continue until one sterile level is exposed. The units shall be excavated in controlled, 10-centimeter levels. All removed soils shall be sifted through 1/8-inch mesh hardware cloth. All artifacts recovered during the screening process shall be properly labeled with provenience information in the field and subsequently subjected to standard laboratory procedures of washing (if appropriate) and cataloging. The excavation of the units shall be documented with field notes, illustrations, and photographs.

At the conclusion of the test unit excavations, backhoe trenches may be excavated to investigate the site(s) further and search for any unusual features or artifact concentrations. When a backhoe is used, the methodology to be followed is outlined below:

- All trenches must be excavated under the supervision of the Project archaeologist.
- All trenches must be mapped, measured, photographed, and sketched.
- Periodic screening of the excavated material from the trenches shall be conducted.
- Provenience data for all screened soil shall be recorded.

CEQA Findings and Statement of Overriding Considerations

Based on data from the backhoe trenches, the data recovery program could be expanded to focus on features or unique deposits that differ from the materials already studied.

Any features discovered during the archaeological excavations shall be exposed through careful hand excavation. Additional test units may be needed to fully expose the features, which shall then be recorded by sketching and photography. Any datable materials found in association with discovered features shall be collected for radiocarbon dating. If obvious datable samples cannot be found at the sites in the data recovery program, then several bulk soil samples may be collected and processed in an attempt to date the deposits.

At each site, column samples shall be taken to permit microanalysis of midden contents. The columns shall measure 10 centimeters square and shall conform to the walls of selected completed test units to the bottom of the deposit. All of the soil from the column shall be collected and not screened in the field. The samples shall be returned to the laboratory for analysis. In addition, during hand excavation, special attention shall be given to the identification of lithic tools found in situ and their potential for residue analysis. When possible, such tools shall be bagged separately, thereby excluding them from the wet-screening process. A sample of the surrounding soil shall be collected to serve as a control sample, should the artifact be chosen for pollen, phytolith, or blood residue analyses.

Throughout the field operations, standard archaeological procedures shall be implemented. All test units and features shall be mapped using the established datums.

Laboratory Analysis

All of the materials recovered from the field excavations shall be subjected to standard laboratory analysis. Artifacts may be washed, if necessary, to permit proper identification. The artifacts shall be sorted and cataloged, including counts, materials, condition, weight, provenience, and unique artifact identification numbers.

The lithic artifacts recovered from the Project site shall be subjected to analysis, which shall include recordation of critical measurements and weight, and inspection for evidence of use/wear, retouch, patination, or stains. The recovered flakes (or a representative sample) shall be subject to an analysis of attributes such as size, condition, type, termination, and material. The attribute analysis shall include the flake collections recovered during the testing program.

Nonlithic materials, such as ecofacts (shell and bone), shall be subject to specialized analyses. The shell shall be cataloged by species and weight of recovery per level. The bone material shall be weighed and subsequently submitted for specialized faunal analysis. The laboratory analysis of the column samples may include flotation procedures to remove seeds and other microfaunal remains

CEQA Findings and Statement of Overriding Considerations

from the soil, followed by the screening of the remainder through a 1/16-inch mesh sieve, if the potential for nonlithic materials is noted in the deposit.

Other specialized studies that shall be conducted if the appropriate materials are encountered during the data recovery program include marine shell species identification, faunal analysis, otolith analysis (for seasonality), oxygen isotopic analysis (also for seasonality), radiocarbon dating, obsidian sourcing and hydration, and blood residue and phytolith studies. These specialized studies are briefly described below.

Shell Analysis

Analysis of any shell recovery would include the speciation of all shell fragments collected. The shell shall be recorded by weight and shall include a count of hinges to determine the minimum number of individuals represented by the recovery.

Faunal Analysis

Any bone material recovered during the data recovery program shall be analyzed by a faunal expert to identify species, types, age, and evidence of burning or butchering. The prehistoric bone recovery shall provide information concerning diet, activity areas within the sites, the habitats exploited, and methods of processing.

Radiocarbon Dating

This dating technique shall be attempted whenever possible. The investigations conducted thus far have not recovered any dateable material, although bulk soil dating was not attempted to determine if the deposits contained sufficient carbon for dating. The radiocarbon dating would be useful in conjunction with the stratigraphic recovery of cultural materials to establish the chronology of the sites. Therefore, the collection of samples for dating should be based on the presence of diagnostic artifacts, features, or geological strata delineations. In conjunction with the research topics, any possible opportunities to delineate parts of sites into Late Prehistoric and Archaic periods shall be advanced through the use of dating methods.

Blood Residue Studies

Organic residue on lithic artifacts may be useful in the determination of the species of animals represented by the residue. However, the use of blood residue studies is necessarily dependent upon the identification of such residues on artifacts. The detection of blood residue shall be made prior to any washing of artifacts so that the residue samples will not be lost.

CEQA Findings and Statement of Overriding Considerations

Isotopic Profiles

The analysis of Oxygen-18 isotopic profiles from shells may be used to determine the season during which the shells were collected. This process measures the ratio of isotopes of oxygen, which is determined by water temperature. A minimum of five shells shall be used in this analysis, particularly if no other means of determining seasonality can be used. Use of this type of analysis is not likely due to the paucity of shell at the site.

Obsidian Hydration and Sourcing

Any recovered obsidian artifacts shall be submitted to a specialist to determine the source of the lithic material. The obsidian shall also be analyzed to produce hydration readings, which may then be used to provide relative dates for the use of the artifacts.

Monitoring

All brushing and grading activities within the Project site shall be monitored on a full-time basis by one or more archaeologists, as dictated by the size of the grading operation. All utility excavations, road grading, or brush removal must be coordinated with the archaeological monitor. Any known resources that are graded must be intensively monitored during grading to ensure that any important features, isolates, or deposits are either recorded and collected, or excavated. Should any resources be encountered during the monitoring of the brushing and grading that were not previously recorded, the action shall be temporarily halted or redirected to another area while the nature of the discovery is evaluated. Any resources that may be encountered shall require testing to determine their significance. If the testing demonstrates that a resource is significant, then a data recovery program shall be implemented consistent with these mitigation measures.

Cultural Material Curation

Cultural materials recovered from the Project site shall be permanently curated at a facility that meets federal standards per 36 Code of Federal Regulations (CFR) Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. No other collections from previous studies could be located at the time of this study. Should any additional collections be discovered from previous studies, these will be curated with the collections generated from the site evaluations.

Site-Specific Data Recovery Programs

As part of the data recovery program and other actions described above under mitigation measure **M-CR-1**, the Project Applicants shall also cause a Data Recovery program to be implemented for

CEQA Findings and Statement of Overriding Considerations

each of the five CEQA significant prehistoric sites that would be impacted by implementation of the proposed Project as described below.

M-CR-1a Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-11,406, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall consist of a 2.5 percent sample of the 858-square-meter deposit. This represents a sample of 21 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 10 percent of the 858 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.

M-CR-1b Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-11,409, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall consist of a 2.5 percent sample of the 10,637-square-meter subsurface deposit. This represents a sample of 266 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 5 percent of the 10,637 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.

M-CR-1d Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-12,371, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall consist of a 2.5 percent sample of the 781-square-meter deposit. This represents a sample of 20 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 10 percent of the 781 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.

M-CR-1f Prior to the issuance of a grading permit, the Project applicant shall cause a Data Recovery program to be implemented for Site SDI-16,309, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall consist of a 2.5 percent sample of the 5,496-square-meter deposit. This represents a sample of 137 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 10 percent of the 5,496 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.

M-CR-1i Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-16,332, which shall focus on a uniform indexing of the subsurface deposit. The total area of the subsurface deposits is approximately 1,731 square meters. The development will impact approximately one-third of SDI-16,332, including 924 square meters of the significant subsurface deposits. This first level of index sampling shall

CEQA Findings and Statement of Overriding Considerations

consist of a 2.5 percent sample of the 924-square-meter deposit. This represents a sample of 23 square meters for the Phase 1 index. The County of San Diego has also required that a 10-foot-wide buffer strip within the open space portion of SDI- 16,332 be subjected to data recovery. This will add seven test units to the sample. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 10 percent of the 924 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.

M-CR-1j All cultural materials recovered from the Project, either during the mitigation program or during the past archaeological testing programs, shall be professionally prepared for permanent curation at a local facility meeting the criteria for such curation centers as listed in 36CFR79. The cost to curate collections shall be the responsibility of the applicant. Copies of field notes, reports, maps and catalog data shall be included with the curated collection.

Rationale: Implementation of **M-CR-1, M-CR-1a, b, d, f, i, and j** would reduce impacts to prehistoric archeological resources (five prehistoric sites) to less than significant by implementation of a data recovery program. These measures will be implemented prior to issuance of a grading permit and include:

- Uniform indexing of the subsurface deposit
- Phase 1 index sampling of 2.5% of the total area of the resource area
- Phase 2 excavations projected at 5% to 10% of area based upon research potential; total area to be determined by Phase 1 results
- For Site SDI-16,332, data recovery of a 10-foot wide buffer strip within the open space portion of the resource which adds seven test units to the sample

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact CR-1** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.4
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.4)

CEQA Findings and Statement of Overriding Considerations

- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-4 and D-4**, Archaeological/Historical Study and Supplemental
- FEIR **Appendices C-5 and D-5**, Paleontological Resource and Monitoring Assessment and Supplemental

Significant Effect: Impact CR-2 – Potential indirect impacts to archeological resources (10 prehistoric sites) within the designated open space area, including potential impacts associated with the future use of the Preserve for public hiking and trails.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-CR-2a and M-CR-2b.

M-CR-2a All sites, regardless of significance status, that are located outside of the development area shall be placed in open space easements. The sites may be included in general Project-wide open space preserves, in which case, site-specific easements would not be necessary. For sites that would be preserved within the development envelope, easements shall be dedicated for individual sites unless incorporated within larger biological or other open space designation. The open space designation shall include language that prohibits any type of surface modification to the sites or intrusions into the site by grading, trenching, or other development-related improvements. For any sites located within open space, a park area, or the Preserve, specific requirements for individual sites are necessary to ensure that the sites are not impacted by maintenance or landscaping. Open space areas shall be transferred to the County Department of Parks and Recreation (County Parks) and maintained as part of the Preserve. County Parks shall assume responsibility for the protection of the sites in the open space areas as part of the management of the Preserve. Aside from temporary fencing during grading and construction to ensure preservation during this period, no individual site preservation measures are deemed necessary during development activities. Subsequently, the long-term protection of the sites will be achieved through management of the Preserve by County Parks. During grading or brushing, the monitoring archaeologist shall determine the need for temporary fences and direct their installation to provide a physical barrier between the grading machinery and adjacent significant cultural resources that are designated for preservation or eventual data recovery. Once the open space areas are transferred to the Preserve, it will become the responsibility of the Preserve owner/manager to maintain the easements for the archaeological sites.

M-CR-2b Prior to any improvements to existing trails or development of new trails, improvement plans shall be reviewed by the Project archaeologist under the direction of the County to determine

CEQA Findings and Statement of Overriding Considerations

the potential for impacts to cultural resources, and the need for additional field research, testing, mitigation for potential impacts during construction and use, and monitoring of construction. The requirements of mitigation measure **M-CR-1** for data recovery and analysis, including Native American monitoring, shall be applied during all subsequent surveys if new cultural resources are identified.

Rationale: Implementation of **M-CR-2a** and **M-CR-2b** would reduce indirect impacts to archeological resources (10 prehistoric sites) to less than significant through avoidance and a data recovery program.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact CR-2** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.4
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.4)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-4** and **D-4**, Archaeological/Historical Study and Supplemental
- FEIR **Appendices C-5** and **D-5**, Paleontological Resource and Monitoring Assessment and Supplemental

Significant Effect: Impact CR-3 – Potential impacts to buried human remains

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-CR-3

In the event that human burials are encountered, standard procedures for such discoveries shall be implemented, including notification of the County Coroner's Office, the County, the Native American Heritage Commission, and local Native American representatives. Fieldwork shall cease in the area of any such discovery. The Native American representative and the County shall be

CEQA Findings and Statement of Overriding Considerations

consulted to determine a preferred course of action, and the burial shall be treated according to the requirements of Public Resources Code §5097.98.

Rationale: Implementation **M-CR-3** would reduce impacts to less than significant because it would implement an archaeological monitoring program and procedures for notification and consultation with the Native American representative to the County pursuant to Public Resources Code §5097.98.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact CR-3** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.4
- Chapter 4.0
- FEIR Chapter 7.0 (Section 7.4)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-4** and **D-4**, Archaeological/Historical Study and Supplemental
- FEIR **Appendices C-5** and **D-5**, Paleontological Resource and Monitoring Assessment and Supplemental

Significant Effect: Impact CR-4 – Potential impacts to paleontological resources within the upper sandstone/mudstone, middle gritstone, and lower fanglomerate members of the Otay Formation.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-CR-4

M-CR-4 Paleontological monitoring shall be conducted during all mass grading and excavation activities in surface exposures of the Otay Formation to mitigate any adverse impacts (i.e., loss or destruction) to potential nonrenewable paleontological resources. A mitigation monitoring and reporting program consistent with County and CEQA guidelines and requirements shall be developed and implemented prior to any mass grading and/or excavation-related activities,

CEQA Findings and Statement of Overriding Considerations

including utility trenching, within the Otay Formation. The mitigation monitoring and reporting program shall be conducted in accordance with the following procedures:

- A. A Qualified Paleontologist or Paleontological Resources Monitor (under the supervision of the Qualified Paleontologist) shall be on-site during all excavation operations within geologic formations that may contain paleontological resources (i.e., the Otay Formation). The Qualified Project Paleontologist is a person with a Ph.D. or master's degree in paleontology or related field, and who has knowledge of San Diego County paleontology, and documented experience in professional paleontological procedures and techniques. A Paleontological Monitor is defined as an individual with at least 1 year of experience in field identification and collection of fossil materials. The Paleontological Monitor shall work under the direct supervision of the Qualified Paleontologist. The Project Applicants shall authorize the Qualified Paleontologist and/or Paleontological Monitor to direct, divert, or halt any grading activity, and to perform all other acts required by the provisions listed below.
- B. The Qualified Paleontologist and/or Paleontological Monitor shall monitor all grading and excavation activities of undisturbed formations of sedimentary rock;
- C. If paleontological resources are unearthed, the Qualified Paleontologist or Paleontological Monitor shall do the following:
 1. Direct, divert, or halt any grading or excavation activity until such time that the sensitivity of the resource can be determined and the appropriate recovery implemented.
 2. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits.
 3. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the Project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting.
 4. Prepare collected fossil remains for curation to include cleaning the fossils by removing the enclosing rock material; stabilizing fragile specimens using glues and other hardeners, if necessary; and repairing broken specimens.
 5. Curate, catalog, and identify all fossil remains to the lowest taxon possible; inventory specimens; assign catalog numbers; and enter the appropriate specimen and locality data into a collection database.

CEQA Findings and Statement of Overriding Considerations

6. Transfer the cataloged fossil remains to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display. The transfer shall include copies of relevant field notes, maps, stratigraphic sections, and photographs.
- D. The Qualified Paleontologist shall prepare a final Paleontological Resources Mitigation Report summarizing the field and laboratory methods used, the stratigraphic units inspected, the types of fossils recovered, and the significance of the curated collection.
- E. Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation and submit an electronic copy of the report according to the County PDS Electronic Submittal Format Guidelines.

Rationale: Mitigation measure **M-CR-4** would reduce paleontological resources impacts to less than significant because it would require a Qualified Paleontologist to supervise a Paleontological Monitoring Program.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact CR-4** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.4
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.4)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-4** and **D-4**, Archaeological/Historical Study and Supplemental
- FEIR **Appendices C-5** and **D-5**, Paleontological Resource and Monitoring Assessment and Supplemental

Significant Effect: Impact CR-5 – Contribution to cumulative archaeological (prehistoric sites) impacts within the Project vicinity.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-CR-1, M-CR-2

See discussion of **Impact CR-1 and CR-2** above, for text of the **M-CR-1 and M-CR-2**.

Rationale: Mitigation measures **M-CR-1** and **M-CR-2** would reduce paleontological resources impacts to less than significant because they would require an avoidance and a data recovery program.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact CR-5** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.4
- Chapter 4.0
- FEIR Chapter 7.0 (Section 7.4)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-4 and D-4**, Archaeological/Historical Study and Supplemental
- FEIR **Appendices C-5 and D-5**, Paleontological Resource and Monitoring Assessment and Supplemental

Significant Effect: Impact CR-6 – Contribution to paleontological resource impacts within the Project vicinity.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-CR-4

See discussion of **Impact CR-4** above, for text of the **M-CR-4**.

Rationale: Mitigation measure **M-CR-4** would reduce paleontological resources impacts to less than significant because it would require a Qualified Paleontologist to supervise a Paleontological Monitoring Program.

CEQA Findings and Statement of Overriding Considerations

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact CR-6** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.4
- Chapter 4.0
- FEIR Chapter 7.0 (Section 7.4)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-4** and **D-4**, Archaeological/Historical Study and Supplemental
- FEIR **Appendices C-5** and **D-5**, Paleontological Resource and Monitoring Assessment and Supplemental

C. Geology and Soils

Significant Effect: Impact GE-1 – Potential for unstable slopes.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-GE-1a-c

M-GE-1a Otay Lakes Road, Widening (**Appendix C-8** of the Draft EIR [2015] and supplemental analysis **Appendix D-6** of the Recirculated EIR [2019]): Excavations of cut slopes shall be observed during grading by an engineering geologist to evaluate whether the soil and geologic conditions differ significantly from those expected. Cut slopes that expose shared claystone bedding may require slope stabilization consisting of stability fills. These stabilization measures shall be implemented if determined necessary by the engineering geologist.

M-GE-1b Vesting Replacement Tentative Map (**Appendices C-6** and **C-7** of the Draft EIR [2015] and supplemental analysis **Appendix D-6** of the Recirculated EIR [2019]): Because of the potential presence of adverse geologic structures, the geologic structure of permanent cut slopes composed of Otay Formation, Fanglomerate materials, or metavolcanic rock shall be analyzed in detail by an engineering geologist during grading operations. Grading of cut and fill slopes and intermediate terrace benching shall be designed in accordance with the requirements of the local

CEQA Findings and Statement of Overriding Considerations

building codes and the 2010 California Building Code (CBC). Additional recommendations for slope stabilization may be necessary if adverse geologic structure is encountered. Mitigation of unstable cut slopes can be achieved by the use of drained stability fills. In addition, cut slopes exposing cohesionless surficial deposits or rock slopes with unfavorable geologic structure may require stability fills. In general, the Typical Stability Fill Detail presented in Figure 10 (**Appendices C-6 and C-7**) and Figure 13 (**Appendix D-6**) should be used for design and construction of stability fills, where required. The backcut for stability fills should commence at least 10 feet from the top of the proposed finished-graded slope and should extend at least 3 feet into formational materials. For slopes that exceed 30 feet in height, the inclination of the backcut may be flattened as determined by the engineering geologist during grading operations.

M-GE-1c Vesting Replacement Tentative Map (Appendices C-6 and C-7 of the Draft EIR [2015] and supplemental analysis Appendix D-6 of the Recirculated EIR [2019]): Because of the potential presence of adverse geologic structures, the geologic structure of permanent cut slopes composed of Metavolcanic Rock should be analyzed in detail by an engineering geologist during the grading operations. The use of drained stability fills and rock slope stabilization measures such as rock bolting, or rockfall protection systems shall be implemented if adverse geologic structure is encountered.

Rationale: Implementation of the identified mitigation measures **M-GE-1a through M-GE-1c** would reduce impacts related to unstable slopes to less than significant because it requires review of excavation and grading by a registered geotechnical engineer that may recommend additional stabilization features to be implemented. Adherence to applicable laws and regulations are also required.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact GE-1** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.5
- Chapter 4.0
- FEIR Chapter 7.0 (Section 7.5)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

CEQA Findings and Statement of Overriding Considerations

- FEIR **Appendices C-6, C-7, C-8 and D-6**, Geotechnical Investigation and Supplemental

Significant Effect: Impact GE-2 – Potential for rock fall hazards on cut and natural slopes.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-GE-2a-d

M-GE-2a Otay Lakes Road, Widening (**Appendix C-8** of the Draft EIR [2015] and supplemental analysis **Appendix D-6** of the Recirculated EIR [2019]): Mitigation measures will be required along the eastern portion of the roadway due to the steepness of the natural slopes and boulder outcrops above the proposed cut slope. The areas of proposed rock fall mitigation are shown on **Figures 2.5-2A, 2.5-2B** and **Appendix D-6 Figure 11**. The mitigation shall consist of the construction of a rock fall debris fence or other acceptable catchment device at the toe of the proposed cut slope. The hard rock slopes should be evaluated by an engineering geologist during site development and final locations of the debris fence or alternative method shall be provided at that time.

M-GE-2b Vesting Replacement Tentative Map (**Appendices C-6 and C-7** Draft EIR [2015] and supplemental analysis **Appendix D-6** of the Recirculated EIR [2019]): Mitigation shall consist of the construction of rock fall debris fences or other acceptable catchment devices at the toe of proposed slopes or at the edge of daylight cut or fill areas. The area of proposed rock fall mitigation for Area A is shown on **Figure 2.5-2A** and Area B on **Figure 2.5-2B**. Area A consists of the northern-most section of proposed residential development, east of Upper Otay Reservoir and the northern section of Lower Otay Reservoir. Area B encompasses the eastern-most section of proposed residential development and resort. The hard rock slopes shall be evaluated by an engineering geologist during site development and final locations of the debris fences or alternative method shall be provided at that time.

M-GE-2c Vesting Replacement Tentative Map (**Appendix C-6 and 7** Draft EIR [2015] and supplemental analysis **Appendix D-6** of the Recirculated EIR [2019]): Hard rock slopes shall be analyzed in detail by an engineering geologist during the grading operations. In areas where loose or potentially hazardous rock is encountered during grading, the loose material shall be scaled off the slope face to mitigate the hazard. If adverse geologic structures are encountered during grading, rock slope stabilization measures such as rock bolting, or rock fall protection systems may be necessary.

M-GE-2d At the time of final design the geotechnical engineer shall certify that all mitigation measures provided reduce the level of significance of rock fall hazards have been implemented.

CEQA Findings and Statement of Overriding Considerations

Rationale: Implementation of the identified mitigation measures **M-GE-2a** through **M-GE-2d** would reduce impacts related to potential for rock fall hazards on cut and natural slopes to less than significant because it requires evaluation of the site by a registered geotechnical engineer, the construction of a rock fall debris fence or other acceptable catchment devices, rock bolting, or rock fall protection systems as needed, and certification of mitigation measures by the registered geotechnical engineer at final design.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact GE-2** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.5
- Chapter 4.0
- FEIR Chapter 7.0 (Section 7.5)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-6, C-7, C-8 and D-6**, Geotechnical Investigation and Supplemental

D. Hazards and Hazardous Materials

Significant Effect: Impact HZ-1 – Proposed storm water retention.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-HZ-1a-c

M-HZ-1a Project grading and improvements plans shall be reviewed by the Director of Public Works to determine that water quality basins are designed to drain within 72 hours and include a mechanism to open a flap gate or similar manual device if the drain time becomes too long. Manual drainage shall be conducted if water is held beyond 72 hours. Routine and semi-annual inspections shall include modification of orifice drain holes, if needed, to provide for optimum performance and suitable drain time.

CEQA Findings and Statement of Overriding Considerations

M-HZ-1b The Director of Public Works shall determine the design of the water quality basins include rip-rap fields at inlet scour-protection points to be self-draining concurrent with the processing of grading and improvement plans.

M-HZ-1c Routine and semi-annual water quality basin inspections to the satisfaction of the Director of Public Works shall include removal of accumulated trash and debris that may capture and hold rainwater or runoff, or that accumulates around the outlet riser pipe or discharge orifice; repair of erosion or low-lying areas where ponding of water develops; identification and elimination of possible vector harborage or burrowing rodent activity; inspection for sufficient vegetation coverage for basin side slopes and floor; reduction of vegetation height to minimize insect harborage, with the height of ground cover grasses reduced to a maximum height of 6 inches; investigation and elimination or minimization of upstream dry season flow sources if dry season flows are persistent and lead to constant ponding; and notification of San Diego County Vector Control if sources are from off-site properties.

Rationale: Implementation of the identified mitigation measures **M-HZ-1a** through **M-HZ-1c** would reduce impacts exposure to vectors from storm water retention to less than significant because it requires the design, maintenance and inspection of storm water basins to ensure conditions that prevent vectors.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact HZ-1** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.6
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.6)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR Appendices C-9, 10, 15, 20, 21, 22 and D-15, 20, 21

E. Noise

CEQA Findings and Statement of Overriding Considerations

Significant Effect: Impact N-1 - Traffic noise resulting in exposure of sensitive receptors within the Project site to exterior noise levels in excess of 60 dB CNEL, and interior noise levels in excess of 45 dBA CNEL.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-1a-e

M-N-1a The Project Applicants shall prepare a noise protection easement for lots encircled on **Figures 2-1** and **2-2** of the noise study addendum (**Appendix D-11**). The noise protection easement language shall contain a restriction stating that the structure and the outdoor activity area will be placed such that a noise barrier will complement the residence's architecture, will reduce noise levels at outdoor activity areas to within acceptable standards, and will not incorporate a solid (opaque) wall in excess of 10 feet in height.

M-N-1b Concurrent with approval of the Final Map, the Project Applicants shall dedicate to the County a noise protection easement on each of the lots encircled on **Figures 2-1** and **2-2** of the noise study addendum (**Appendix D-11**). These easements are for the protection of noise-sensitive locations from excessive traffic noise. The noise protection easements shall be shown on the Final Map(s).

M-N-1c For all lots encircled on **Figures 2-1** and **2-2** of the noise study addendum (**Appendix D-11**), the noise protection easement shall require that, prior to approval of the building permit or other development approval, an acoustical study is prepared based on proposed noise barrier placement and housing construction to demonstrate and ensure that interior noise levels are below 45 dBA CNEL.

M-N-1d The Project Applicants shall construct a noise barrier at the top of slopes and at the back of yards for any Noise Sensitive Land Use that would be exposed to a CNEL greater than 60 dBA as listed in **Table 2** of the noise study addendum. The barrier shall be constructed to the height specified in **Table 2** and generally follow applicable alignments shown on **Figures 2-1** and **2-2** in the noise study addendum (**Appendix D-11**). Barriers may be constructed of masonry, wood, and transparent materials, such as glass or Lucite. Earthen berms or a combination of berms and walls could also be used to provide noise attenuation.

M-N-1e Noise barriers, as described in **M-N-1d**, would not reduce noise levels to second-story elevations due to their lesser barrier heights relative to two-story structures. Where two-story homes are to be located where traffic noise levels would meet or exceed 60 dBA CNEL without abatement (see **Table 2** of the noise study addendum) and where two-story homes are planned to

CEQA Findings and Statement of Overriding Considerations

be constructed within 300 feet of the Otay Lakes Road edge of pavement, the noise protection easement required by mitigation measure **M-N-1** shall specify that the Project Applicants must demonstrate that interior noise levels due to exterior noise sources would not exceed 45 dBA CNEL prior to approval of the building permit or other development approval. In these cases, it is anticipated that the typical method of compliance would be to provide the homes with air conditioning or equivalent forced air circulation to allow occupancy with closed windows, which for most residential construction would provide sufficient exterior-to-interior noise reduction.

Rationale: Implementation of **M-N-1a** through **M-N-1e** would reduce impacts related to Future Plus Project traffic noise levels along some of the outdoor residential living areas located near Otay Lakes Road to less than significant because it would require installation of noise barriers along the single-family residential lots with rear- or side-yard exposures adjacent to Otay Lakes Road or employ methods to reduce noise exposure in second-story structures that would reduce noise levels at these outdoor residential living areas and require acoustic studies at issuance of building permit to ensure residential interior noise levels do not exceed 45 dBA CNEL.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact N-1** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.7
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.7)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-11** and **D-11** Noise Impact Report and Supplemental

Significant Effect: Impact N-2 – Noise generated by on-site HVAC and emergency generators.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-2

CEQA Findings and Statement of Overriding Considerations

Prior to Site Plan approval of proposed land uses within the mixed-use, resort, public safety, or single family residential sites, the Project Applicants or designee(s) shall prepare acoustical studies of proposed mechanical equipment, which shall identify all noise-generating equipment (including emergency generators and generators associated with the proposed sewer pump stations), predict property line noise levels from all identified equipment, and recommend mitigation to be implemented (e.g., enclosures, barriers, site orientation) as necessary to comply with the County Noise Ordinance, Section 36.404.

Rationale: Implementation of **M-N-2** would reduce impacts related to noise levels attributed to unshielded HVAC mechanical systems to less than significant because it would require acoustical studies of mechanical equipment and reduce noise-levels at property lines by implementing mitigation measures such as enclosures, barriers and site orientation to reduce noise levels.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact N-2** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.7
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.7)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-11** and **D-11** Noise Impact Report and Supplemental

Significant Effect: Impact N-3 – Noise generated by other on-site land use activities (e.g., other stationary sources) associated with the proposed Project could exceed the Sound Level Limits of Section 36.404 of the County Noise Ordinance.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-3

Prior to the issuance of a building permit for commercial land uses containing loading docks, delivery areas, and parking lots, the applicant, or its designee, will prepare an acoustical study(s)

CEQA Findings and Statement of Overriding Considerations

of proposed commercial land use site plans, which will identify all noise-generating areas and associated equipment, predict noise levels at property lines from all identified areas, and recommend mitigation to be implemented (e.g., enclosures, barriers, site orientation, reduction of parking stalls), as necessary, to comply with the County Noise Ordinance Section 36.404.

Rationale: Implementation of **M-N-3** would reduce impacts related to noise levels attributed to on-site land use activities (e.g., other stationary sources) to less than significant because it would require an acoustical study for development of commercial land uses and require mitigation to comply with the Sound Level Limits of Section 36.404 of the County Noise Ordinance.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact N-3** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.7
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.7)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-11** and **D-11** Noise Impact Report and Supplemental

Significant Effect: Impact N-4 – Noise generated by construction activities associated with the proposed Project, including rock crushing and drilling could exceed the construction hours of Section 36.408 and the construction Sound Level Limits of Section 36.409 of the County Noise Ordinance.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-4

To reduce construction noise impacts associated with rock drilling and crushing noise generated by Project-related blasting activities, Project applicant(s) of all phases of Project development shall conform to the following requirements, which shall be prominently noted on grading plans:

CEQA Findings and Statement of Overriding Considerations

- All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in San Diego County.
 - Each blast shall be monitored and recorded with an air blast over-pressure monitor and groundborne vibration accelerometer approved by the County that is located outside the closest residence to the blast.
 - A blasting plan, including estimates of the air blast over-pressure level and groundborne vibration at the residence closest to the blast, shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the blast plan.
- Blasting shall not exceed 0.1 in/sec peak particle velocity (PPV) at the nearest occupied residence in accordance with the County's Noise Guidelines.
- Blasting shall not be conducted within 1,000 feet of on- or off-site sensitive receptors unless the blasting study concludes that a distance less than 1,000 feet is within an acceptable noise level.
 - All rock drilling activities shall be located a minimum distance of 800 feet from the nearest property line where an occupied structure is located and shall comply with County noise standards pursuant to County Code Noise Ordinance Section 36.404. The 800-foot setback distance may be reduced if a noise study is conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances as determined by the noise study.
 - All rock crushing activities shall be located a minimum distance of 350 feet from the nearest property line where an occupied structure is located and shall comply with County noise standards pursuant to County Code Noise Ordinance Section 36.404. The 350-foot setback distance may be reduced if a noise study is conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances as determined by the noise study.

Rationale: Implementation of **M-N-4** would reduce impacts related to noise levels attributed to construction activities, including rock crushing and drilling to less than significant because it would require construction equipment is properly maintained and equipped with noise-reduction intake, exhaust mufflers, and engine shrouds in accordance with manufacturer recommendations, electrical power is used to run air compressors and similar power tools whenever feasible, equipment staging areas are located as far as feasible from occupied residences and schools, noise attenuation techniques are employed to ensure that noise levels remain below County requirements, and rock crushing and blasting activities maintain a minimum distance from on- and off-site sensitive receptors.

CEQA Findings and Statement of Overriding Considerations

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact N-4** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.7
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.7)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-11** and **D-11** Noise Impact Report and Supplemental

Significant Effect: Impact N-5 – Impulsive noise from explosives blasting or on-site rock-crushing and drilling activities resulting in exposure of a noise-sensitive land use to noise impacts in excess of County standards.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-5

To reduce impulse noise impacts associated with air blast over-pressure and rock drilling and crushing noise generated by Project-related grading activities, Project Applicants of all phases of Project development shall conform to the following requirements, which shall be prominently noted on grading plans:

- All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in San Diego County.
 - Each blast shall be monitored and recorded with an air blast over-pressure monitor and groundborne vibration accelerometer approved by the County that is located outside the closest residence to the blast.
 - A blasting plan, including estimates of the air blast over-pressure level and groundborne vibration at the residence closest to the blast, shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the blast plan.

CEQA Findings and Statement of Overriding Considerations

- Blasting shall not exceed 0.1 in/sec peak particle velocity (PPV) at the nearest occupied residence in accordance with the County’s Noise Guidelines.
- Blasting shall not be conducted within 1,000 feet of on- or off-site sensitive receptors unless the blasting study concludes that a distance less than 1,000 feet is within an acceptable noise level.
 - All rock drilling activities shall be located a minimum distance of 800 feet from the nearest property line where an occupied structure is located and shall comply with County noise standards pursuant to County Code Noise Ordinance Section 36.404. The 800-foot setback distance may be reduced if a noise study is conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances as determined by the noise study.
 - All rock crushing activities shall be located a minimum distance of 800 feet from the nearest property line where an occupied structure is located and shall comply with County noise standards pursuant to County Code Noise Ordinance Section 36.404. The 350-foot setback distance may be reduced if a noise study is conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances as determined by the noise study.

Rationale: Implementation of **M-N-5** would reduce impacts related explosives blasting or on-site rock-crushing and drilling activities to less than significant because it would require a blasting plan to ensure compliance with County standards, work to be performed and monitored by a County licensed blast contractor, and drilling and rock crushing activities to be located a minimum distance from the nearest property line.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact N-5** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.7
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.7)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

CEQA Findings and Statement of Overriding Considerations

- FEIR **Appendices C-11** and **D-11** Noise Impact Report and Supplemental

Significant Effect: Impact N-6 – Groundborne vibration on-site from construction equipment activities (site grading and truck transport), rock blasting, or rock-breaking activities could result in exposure of noise-sensitive land uses to significant vibrations or groundborne noise impacts in excess of the County guidelines.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-N-6

To reduce impacts associated with groundborne vibration generated by Project-related construction activities, the Project Applicants of all Project phases shall conform to the following requirements, which shall be prominently noted on grading plans:

- Heavy construction equipment shall not be operated within 200 feet of any residential structure.
- Rock blasting shall not be performed within 1,000 feet of a residential structure.
- Blasting shall not exceed 0.1 in/sec peak particle velocity (PPV) at the nearest occupied residence in accordance with the County's Noise Guidelines.
- A vibration analysis assessing the proposed blasting and materials handling associated with proposed project shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the plan.

Rationale: Implementation of **M-N-6** would reduce vibration impacts to noise sensitive land uses to less than significant because it would require preparation of a vibration analysis and necessary measures to be taken to ensure that future vibration levels do not exceed allowable limits.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact N-6** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.7
- FEIR Chapter 4.0

CEQA Findings and Statement of Overriding Considerations

- FEIR Chapter 7.0 (Section 7.7)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-11** and **D-11** Noise Impact Report and Supplemental

F. Transportation and Traffic

Existing Plus Project Phase 1

Significant Effect: Impact TR-1- Otay Lakes Road, between Wueste Rd and the City of Chula Vista/County boundary (unacceptable LOS, City of CV) – Proposed Phase I project trips would comprise more than 5 percent of the total segment volume, and would also add more than 800 ADT to this roadway segment.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-TR-1

Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane Major with Raised Median), such that the improvements are operational prior to construction of the 728th EDU.

Rationale: At the time the 2015 Draft EIR and 2019 Recirculation Package were released for public review, the agreement with the City of Chula Vista had not been obtained, and therefore impacts were determined to be significant and unavoidable. However, in December 2019 an agreement with the City of Chula Vista was secured, and therefore, implementation of **M-TR-1** would reduce impacts to Otay Lakes Road between Wueste Road and the City of Chula Vista/County boundary to less than significant because the Project Applicants have entered into an agreement to construct improvements such that the improvements are operational prior to construction of the 728th EDU.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact TR-1** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

CEQA Findings and Statement of Overriding Considerations

- FEIR Chapter S, and Table S-1
- FEIR Section 2.9
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.8)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-12 and D-12** Transportation Impact Study and Supplemental
- FEIR **Appendix D-19** City of Chula Vista Development Cooperation Agreement

Significant Effect: Impact TR-2 - Otay Lakes Road, between the City of Chula Vista/County boundary and Project Driveway #1 (unacceptable LOS, County) – Proposed project would add more than 200 ADT to this failing 2-lane roadway segment.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-TR-2 and M-TR-13

M-TR-2 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the County of San Diego to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between the City/County Boundary and Project Driveway #1/Intersection #42 from two lanes to four lanes (4.2A Boulevard with Raised Median). Due to phasing of construction, the Project Applicants shall prepare a supplemental traffic study prior to recordation of the first final map to determine the existing traffic plus EDU timing threshold, satisfactory to the County Engineer, such that the improvements are operational prior to the determination of the supplemental traffic study or construction of the 896th EDU, whichever is sooner.

M-TR-13 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the County of San Diego to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between the City/County Boundary and Driveway #2. Due to phasing of construction, the Project applicant shall prepare a supplemental traffic study prior to recordation of the first final map to determine the existing traffic plus EDU timing threshold, satisfactory to the County Engineer, such that the improvements are operational prior to the determination of the supplemental traffic study or construction of the 896th EDU, whichever is sooner.

CEQA Findings and Statement of Overriding Considerations

Rationale: Implementation of **M-TR-2 and M-TR-13** would reduce impacts to Otay Lakes Road Project Driveway #1 and Driveway #2 to less than significant because it would require the Project applicant to enter into an agreement to construct improvements the earlier of the 896th EDU or based upon the determination of a supplemental traffic study, whichever is sooner.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact TR-2** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.9
- Chapter 4.0
- FEIR Chapter 7.0 (Section 7.8)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-12 and D-12** Transportation Impact Study and Supplemental

Significant Effect: Impact TR-3 - Otay Lakes Road, between Project Driveway #1 and Driveway #2 (unacceptable LOS, County) – Proposed project would add more than 200 ADT to this failing 2-lane roadway segment

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-TR-3 and M-TR-13

Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the County of San Diego to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Project Driveway #1/Intersection #42 and Driveway #2 from two lanes to four lanes (4.2A Boulevard with Raised Median). Due to phasing of construction, the Project Applicants shall prepare a supplemental traffic study prior to recordation of the first final map to determine the existing traffic plus EDU timing threshold, satisfactory to the County Engineer, such that the improvements are operational prior to the determination of the supplemental traffic study or construction of the 896th EDU, whichever is sooner.

See discussion of Impact **TR-2** above for text of the **M-TR-13**.

CEQA Findings and Statement of Overriding Considerations

Rationale: Implementation of **M-TR-3 and M-TR-13** would reduce impacts to Otay Lakes Road between Project Driveway #1 and Project Driveway #2 to less than significant because it would require the Project Applicants to enter into an agreement to construct improvements the earlier of the 896th EDU or based upon the determination of a supplemental traffic study, whichever is sooner.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact TR-3** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Section 2.9
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.8)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-12 and D-12** Transportation Impact Study and Supplemental

Existing Plus Project Buildout

Significant Effect: Impact TR-4 - The unsignalized Otay Lakes Road/Wueste Road intersection (LOS E, City of Chula Vista) – With the addition of Project traffic, this intersection (#20) would operate at LOS E during the PM peak hour and the buildout Project traffic would comprise more than 5% of the total entering volumes.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-TR-4

Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, a traffic signal at the intersection of Otay Lakes Road and Wueste Road such that the improvements are operational prior to the construction of the 1,500th EDU.

CEQA Findings and Statement of Overriding Considerations

Rationale: At the time the 2015 Draft EIR and 2019 Recirculation Package were released for public review, the agreement with the City of Chula Vista had not been obtained, and therefore impacts were determined to be significant and unavoidable. However, in December 2019 an agreement with the City of Chula Vista was secured, and therefore, implementation of **M-TR-4** would reduce impacts to Otay Lakes Road between Wueste Road and the City of Chula Vista/County boundary to less than significant because the Project Applicants have entered into an agreement to construct improvements such that the improvements are operational prior to construction of the 1,500th EDU.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact TR-4** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.9
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.8)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-12** and **D-12** Transportation Impact Study and Supplemental
- FEIR **Appendix D-19** City of Chula Vista Development Cooperation Agreement

Significant Effect: Impact TR-5 - Otay Lakes Road, between Lake Crest Drive and Wueste Road in the City of Chula Vista (LOS F, City of Chula Vista) – Proposed buildout project trips would comprise 86.0% (more than 5%) of the total segment volume and would also add 16,310 ADT (more than 800 ADT) to this roadway segment. Additionally, the intersection of Otay Lakes Road/Wueste Road is projected to operate at unacceptable LOS E during the PM peak hour.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-TR-5

Prior to recordation of the first final map, the Project applicant shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Lake Crest Drive and Wueste Road from two lanes to four lanes (4-Lane

CEQA Findings and Statement of Overriding Considerations

Major with Raised Median) such that the improvements are operational prior to construction of the 910th EDU.

Rationale: At the time the 2015 Draft EIR and 2019 Recirculation Package were released for public review, the agreement with the City of Chula Vista had not been obtained, and therefore impacts were determined to be significant and unavoidable. However, in December 2019 an agreement with the City of Chula Vista was secured, and therefore, implementation of **M-TR-5** would reduce impacts to Otay Lakes Road between Wueste Road and the City of Chula Vista/County boundary to less than significant because the Project Applicants have entered into an agreement to construct improvements such that the improvements are operational prior to construction of the 910th EDU.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact TR-5** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.9
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.8)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-12** and **D-12** Transportation Impact Study and Supplemental
- FEIR **Appendix D-19** City of Chula Vista Development Cooperation Agreement

Significant Effect: Impact TR-6 - Otay Lakes Road, between Wueste Rd and the City of Chula Vista/County boundary (unacceptable LOS, City of CV) – Proposed project trips would comprise more than 5 percent of the total segment volume, and would also add more than 800 ADT to this roadway segment. Additionally, the intersection of Otay Lakes Road / Wueste Road is projected to operate at an unacceptable LOS during the PM peak hour.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-TR-6

CEQA Findings and Statement of Overriding Considerations

Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane Major with Raised Median) such that the improvements are operational prior to construction of the 728th EDU.

Rationale: At the time the 2015 Draft EIR and 2019 Recirculation Package were released for public review, the agreement with the City of Chula Vista had not been obtained, and therefore impacts were determined to be significant and unavoidable. However, in December 2019 an agreement with the City of Chula Vista was secured, and therefore, implementation of **M-TR-6** would reduce impacts to Otay Lakes Road between Wueste Road and the City of Chula Vista/County boundary to less than significant because the Project applicant has entered into an agreement to construct improvements such that the improvements are operational prior to construction of the 728th EDU.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact TR-6** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.9
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.8)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-12** and **D-12** Transportation Impact Study and Supplemental
- FEIR **Appendix D-19** City of Chula Vista Development Cooperation Agreement

Cumulative Year (2025)

Significant Effect: Impact TR-7 - Otay Lakes Road/Wueste Road (City of Chula Vista) intersection (LOS E, City of Chula Vista) – This intersection (#20) would operate at an unacceptable LOS during both the AM and PM peak hours with the addition of the Project traffic because the Project traffic would comprise more than 5% of the total entering volumes.

CEQA Findings and Statement of Overriding Considerations

Finding: Changes or alterations have been required in, or incorporated into, the Project which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-TR-7

Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, a traffic signal at the intersection of Otay Lakes Road and Wueste Road such that the improvements are operational prior to construction of the 1,234th EDU.

Rationale: At the time the 2015 Draft EIR and 2019 Recirculation Package were released for public review, the agreement with the City of Chula Vista had not been obtained, and therefore impacts were determined to be significant and unavoidable. However, in December 2019 an agreement with the City of Chula Vista was secured, and therefore, implementation of **M-TR-7** would reduce impacts to Otay Lakes Road between Wueste Road and the City of Chula Vista/County boundary to less than significant because the Project Applicants have entered into an agreement to construct improvements such that the improvements are operational prior to construction of the 1,234th EDU.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact TR-7** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.9
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.8)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-12** and **D-12** Transportation Impact Study and Supplemental
- FEIR **Appendix D-19** City of Chula Vista Development Cooperation Agreement

Significant Effect: Impact TR-9 - Otay Lakes Road, between Lake Crest Drive and Wueste Road in the City of Chula Vista (unacceptable LOS, City of Chula Vista) – Proposed buildout project trips would comprise 74.7% (more than 5%) of the total segment volume and would also add

CEQA Findings and Statement of Overriding Considerations

15,810 ADT (more than 800 ADT) to this roadway segment. Additionally, The intersection of Otay Lakes Road/Wueste Road is projected to operate at unacceptable LOS during the peak hours.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-TR-9

Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Lake Crest Drive and Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane Major with Raised Median), such that the improvements are operational prior to construction of the 384th EDU.

Rationale: At the time the 2015 Draft EIR and 2019 Recirculation Package were released for public review, the agreement with the City of Chula Vista had not been obtained, and therefore impacts were determined to be significant and unavoidable. However, in December 2019 an agreement with the City of Chula Vista was secured, and therefore, implementation of **M-TR-9** would reduce impacts to Otay Lakes Road between Wueste Road and the City of Chula Vista/County boundary to less than significant because the Project Applicants have entered into an agreement to construct improvements such that the improvements are operational prior to construction of the 384th EDU.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact TR-9** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.9
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.8)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-12** and **D-12** Transportation Impact Study and Supplemental
- FEIR **Appendix D-19** City of Chula Vista Development Cooperation Agreement

CEQA Findings and Statement of Overriding Considerations

Significant Effect: Impact TR-10 - Otay Lakes Road, between Wueste Road and the City of Chula Vista/County boundary (unacceptable LOS, City of Chula Vista) – Proposed project trips would more than 5% of the total segment volume and would also more than 800 ADT to this roadway segment. Additionally, the intersection of Otay Lakes Road/Wueste Road is projected to operate at an unacceptable LOS during the peak hours.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-TR-10

Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Lake Crest Drive and Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane Major with Raised Median), such that the improvements are operational prior to construction of the 384th EDU.

Rationale: At the time the 2015 Draft EIR and 2019 Recirculation Package were released for public review, the agreement with the City of Chula Vista had not been obtained, and therefore impacts were determined to be significant and unavoidable. However, in December 2019 an agreement with the City of Chula Vista was secured, and therefore, implementation of **M-TR-10** would reduce impacts to Otay Lakes Road between Wueste Road and the City of Chula Vista/County boundary to less than significant because the Project Applicants have entered into an agreement to construct improvements such that the improvements are operational prior to construction of the 384th EDU.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact TR-10** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.9
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.8)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

CEQA Findings and Statement of Overriding Considerations

- FEIR **Appendices C-12 and D-12** Transportation Impact Study and Supplemental
- FEIR **Appendix D-19** City of Chula Vista Development Cooperation Agreement

Significant Effect: Impact TR-11- Otay Lakes Road, between the City of Chula Vista/County boundary and Project Driveway #1 (unacceptable LOS, County) – Proposed buildout project would add more than 200 ADT to this failing 2-lane roadway segment.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-TR-11 and M-TR-13

M-TR-11 Otay Lakes Road, between City/County Boundary and Project Driveway #1/Intersection #42 (County) - this roadway segment is included in the list of facilities included in the County's TIF Program and is classified as a Major Road (4.1B) in the County of San Diego General Plan Mobility Element. The Project Applicants propose to change this roadway segment classification to a Boulevard (4.2A). Accordingly, the Project Applicants would be responsible for participating in an update to the TIF Program to reflect the change in classification. Subsequently, the Project Applicants would be responsible for complying with the updated TIF Program to mitigate for cumulative impacts.

Rationale: Rationale: Implementation of **M-TR-11** would reduce impacts to Otay Lakes Road between the City/County boundary and Project Driveway #1 to less than significant because it would require the Project Applicants to participate in an update to the County Transportation Development Impact Fee Program and compliance to mitigate cumulative impacts.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact TR-11** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1
- FEIR Section 2.9
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.8)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

CEQA Findings and Statement of Overriding Considerations

- FEIR **Appendices C-12** and **D-12** Transportation Impact Study and Supplemental

Significant Effect: Impact TR-12 - Otay Lakes Road, between Project Driveway #1 and Driveway #2 (unacceptable LOS, County) – Proposed buildout project would add more than 200 ADT to this failing 2-lane roadway segment

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-TR-12

M-TR-12 Otay Lakes Road, between Project Driveway #1/Intersection #42 and Project Driveway #2/Intersection #43 (County) - this roadway segment is included in the list of facilities included in the County's TIF Program and is classified as a Major Road (4.1B) in the County of San Diego General Plan Mobility Element. The Project Applicant proposes to change this roadway segment classification to a Boulevard (4.2A). Accordingly, the Project Applicant would be responsible for participating in an update to the TIF Program to reflect the change in classification. Subsequently, the project applicant would be responsible for complying with the updated TIF Program to mitigate for cumulative impacts.

Rationale: Implementation of **M-TR-12** would reduce impacts to Otay Lakes Road between Project Driveway #1/Intersection #42 and Project Driveway #2/Intersection #43 to less than significant because it would require the Project Applicants to participate in an update to the County Transportation Development Impact Fee Program and compliance to mitigate cumulative impacts.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact TR-12** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Section 2.9
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.8)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-12** and **D-12** Transportation Impact Study and Supplemental

CEQA Findings and Statement of Overriding Considerations

Significant Effect: Impact TR-13 - Otay Lakes Road, between the City of Chula Vista/County boundary and Driveway #2 (unacceptable LOS, County) – Proposed project would add almost 20,000 ADT to this failing 2-lane roadway segment.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

M-TR-13 Prior to recordation of the first final map, the Project applicant shall enter into an agreement with the County of San Diego to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between the City/County Boundary and Driveway #2. Due to phasing of construction, the Project applicant shall prepare a supplemental traffic study prior to recordation of the first final map to determine the existing traffic plus EDU timing threshold, satisfactory to the County Engineer, such that the improvements are operational prior to the determination of the supplemental traffic study or construction of the 896th EDU, whichever is sooner.

Rationale: Implementation of **M-TR-13** would reduce impacts to Otay Lakes Road between the City/County Boundary and Project Driveway #2/Intersection #43 to less than significant because it would require the Project applicant to enter into an agreement to construct improvements the earlier of the 896th EDU or based upon the determination of a supplemental traffic study, whichever is sooner.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact TR-13** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Section 2.9
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.8)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-12** and **D-12** Transportation Impact Study and Supplemental

G. Global Climate Change

CEQA Findings and Statement of Overriding Considerations

Significant Effect: Impact GCC-1 - Prior to the application of recommended mitigation measures, the Project's GHG emissions would be potentially significant and potentially conflict with plans and policies designed to reduce GHG emissions due to the increase in GHG emissions as compared to the existing environmental setting.

Finding: Changes or alterations have been required in, or incorporated into, Alternative H which mitigate or avoid the significant effects on the environment.

Mitigation Measures: M-GCC-1 through M-GCC-8

M-GCC-1 Transportation Demand Management Strategies for Residents, Students, Resort Guests and Employees.

Prior to the issuance of any grading permits, the Project applicant (or its designee) shall, to the satisfaction of the County of San Diego Planning & Development Services Department, demonstrate that the Project shall (i) provide a comprehensive trails network designed to provide safe bicycle and pedestrian access between the various development areas within the site and various recreational trails and multi-modal facilities accessing the site; (ii) provide bicycle racks along main travel corridors, adjacent to commercial development areas, and at public parks and open spaces; and (iii) implement traffic calming features throughout the roadway network on the Project site to reduce motor vehicle speed and encourage walking and biking.

Prior to the issuance of any residential building permits, the Project Applicants (or their designee) shall, to the satisfaction of San Diego County Planning & Development Services Department, demonstrate that the Project shall (i) provide to residents information for residents regarding transit options on a quarterly basis in HOA newsletters, and as part of a "new resident" information packet; (ii) provide and promote information regarding SANDAG's iCommute program for residents; and (iii) encourage formal/informal networks among residents that arrange carpools for ongoing or occasional trips for commute or non-commute purposes.

Prior to the issuance of any residential building permits, the Project applicant (or its designee) shall demonstrate, to the satisfaction of San Diego County PDS, that the Project shall establish a School Pool match program to help parents to transport students to off-site public or private schools, and shall implement a walking school bus program for elementary school students traveling to the on-site elementary school.

Prior to the issuance of any residential and non-residential building permits, the Project Applicants (or their designee) shall demonstrate, to the satisfaction of San Diego County PDS, that the Project shall provide and promote information regarding SANDAG's iCommute program for commuters and on-site businesses.

CEQA Findings and Statement of Overriding Considerations

Prior to issuance of any resort-related building permits, the Project Applicants (or their designee) shall demonstrate, to the satisfaction of the San Diego County Planning & Development Services Department, that the Project's resort operator shall implement a bike-sharing program for resort guests.

M-GCC-2 High-Efficiency Lighting in Multi-Family Homes and Non-Residential Buildings

Prior to the issuance of building permits for multi-family residences and non-residential buildings, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project shall utilize high-efficiency (light emitting diode [LED] or equivalent) interior lighting in the multi-family residences and non-residential buildings that utilizes 15 percent less energy than otherwise permitted by the 2016 Building Energy Efficiency Standards.

M-GCC-3 EnergyStar Appliances in Multi-Family Homes and Non-Residential Buildings

Prior to the issuance of building permits for multi-family residences and non-residential buildings, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project shall install EnergyStar appliances in the multi-family residences and non-residential buildings. The required EnergyStar appliances include clothes washers, dishwashers, fans and refrigerators.

M-GCC-4 Zero Net Energy Single-Family Homes

Prior to the issuance of building permits for single-family residences, the Project Applicants (or their designee) shall submit a Zero Net Energy Confirmation Report (ZNE Report) prepared by a qualified building energy efficiency and design consultant to San Diego County Planning & Development Services Department for review and approval. The ZNE Report shall demonstrate that the single-family residential development within the Project site subject to application of Title 24, Part 6, of the California Code of Regulations has been designed and shall be constructed to achieve ZNE, as defined by the California Energy Commission, or otherwise achieve an equivalent level of energy efficiency, renewable energy generation, or greenhouse gas emissions savings.

A ZNE Report may, but is not required to:

- Evaluate multiple single-family residences.

CEQA Findings and Statement of Overriding Considerations

- Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, shortfalls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings, or off-site renewable energy generation. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-based strategies even if the building on its own may not be designed to achieve ZNE.
- Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings.

M-GCC-5 Beyond Code Efficiencies in Multi-Family Homes and Non-Residential Buildings

Prior to the issuance of building permits for multi-family residences and non-residential buildings, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project's multi-family residences and non-residential buildings are designed to improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards. As part of this demonstration, the building plans and related application materials shall confirm that attached multi-family residences will be designed and constructed without wood-burning or natural gas-burning fireplaces.

M-GCC-6 Zero Emission Vehicle Charging Infrastructure

Prior to the issuance of residential building permits, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, the installation of: (a) dedicated 208/240 branch circuits in each garage of every residential unit, and (b) one Level 2 electric vehicle (EV) charging station in the garage in half of all residential units.

Prior to the issuance of non-residential building permits, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, the installation of an additional ten (10) Level 2 EV charging stations within the non-residential parking areas located on the Project site, as well as an additional ten (10) Level 2 EV charging stations for vehicles utilizing public street parking spaces on street blocks located adjacent to non-residential development areas.

M-GCC-7 Carbon Offsets – Construction Emissions

CEQA Findings and Statement of Overriding Considerations

As to construction emissions, the Project Applicants (or their designee) shall provide carbon offset in a quantity sufficient to offset 100 percent of the Project's construction emissions (including sequestration loss from vegetation removal) consistent with the performance standards and requirements set forth below.

First, "carbon offset" shall mean an instrument, credit or other certification verifying the reduction of GHG emissions issued by any of the following: (i) the Climate Action Reserve, the American Carbon Registry, and Verra (previously, the Verified Carbon Standard); or, (ii) any registry approved by the California Air Resources Board to act as a registry under the State's cap-and-trade program.

Second, any carbon offset utilized to reduce the Project's GHG emissions shall be a carbon offset that represents the past or forecasted reduction or sequestration of 1 metric tonne of carbon dioxide that is "not otherwise required" (CEQA Guidelines §15126.4(c)(3)). By requiring that the offset is "not otherwise required," the offset shall represent GHG reduction or sequestration additional to any GHG emission reduction otherwise required by law or regulation, and any other GHG emission reduction that otherwise would occur (Health & Saf. Code, §38562(d)(2)).

Third, as to construction and vegetation removal GHG emissions, prior to the County's issuance of the Project's first grading permit, the Project Applicants (or their designee) shall provide evidence to the satisfaction of Director of Planning & Development Services that the Project Applicants (or their designee) has retired carbon offsets in a quantity sufficient to offset 100 percent of the construction and vegetation removal GHG emissions (an estimated total of 38,476 MT CO₂e) generated by the Project, as identified in the Project's certified EIR. In making such a determination, the Director of Planning & Development Services shall require the Project Applicants (or their designee) to provide documentation from the selected registry(ies) that a sufficient quantity of carbon offsets meeting the standards set forth in this measure have been retired, thereby demonstrating that the necessary emission reductions are realized. The documentation shall identify the registry-assigned serial number associated with each retired carbon offset; the referenced serial numbers are used by registries to ensure that each metric ton of reduction meets the requirements identified in the applicable protocol and is counted and retired only once. The documentation also shall identify the locational attributes of the carbon offsets in order to allow San Diego County Planning & Development Services Department to track and monitor the implementation of the geographic priority provision set forth below.

Fourth, the carbon offsets used to reduce construction and vegetation removal GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (Health & Saf. Code, §38562(d)(1)).

CEQA Findings and Statement of Overriding Considerations

Fifth, all carbon offsets required to reduce the Project's construction and vegetation removal emissions shall be associated with reduction activities that are geographically prioritized according to the following locational attributes: (1) off-site, unincorporated areas of the County of San Diego; (2) off-site, incorporated areas of the County of San Diego; (3) off-site areas within the State of California; (4) off-site areas within the United States; and (5) off-site, international areas. As listed, geographic priorities would focus first on local reduction options (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over, co-benefits to other environmental resource areas.

The Director of Planning & Development Services shall issue a written determination that offsets are fail to meet the feasibility definition and factors set forth in CEQA Guidelines Section 15364 in a higher priority geographic category before allowing the Project applicant or its designee to use offsets from the next lower priority category. In making such a determination, the Director of Planning & Development Services shall consider information available at the time each Project-related grading permit request is submitted, including but not limited to:

- The availability of in-County and in-State emission reduction opportunities, including funding and partnership opportunities with the County, other public agencies, or environmental initiatives with demonstrated integrity, where such reduction opportunities use methodologies and protocols approved by a specified registry (see "First" paragraph above for the definition of such registries);
- The geographic attributes of carbon offsets that are listed for purchase and retirement;
- The temporal attributes of carbon offsets that are listed for purchase and retirement;
- The pricing attributes of carbon offsets that are listed for purchase and retirement; and/or
- Any other information deemed relevant to the evaluation, such as periodicals and reports addressing the availability of carbon offsets.

Sixth, over the course of the construction period, the Project applicant (or its designee) shall submit annual reports to San Diego Planning & Development Services Department that identify the quantity of emission reductions required by this mitigation measure, as well as the carbon offsets retired to achieve compliance with this measure. The annual reports shall identify the locational attributes of the carbon offsets in order to allow San Diego County Planning & Development Services Department to track and monitor the implementation of the geographic priority provision. Such tabulation and tracking shall be to the satisfaction of the Director of Planning & Development Services.

M-GCC-8 Carbon Offsets – Operational Emissions

CEQA Findings and Statement of Overriding Considerations

As to operational emissions, the Project applicant (or its designee) shall provide carbon offsets sufficient to offset, for a 30-year period, the operational GHG emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements set forth below.

First, “carbon offset” shall have the same meaning as set forth in **M-GCC-7**.

Second, any carbon offset utilized to reduce the Project’s GHG emissions shall be a carbon offset that represents the past or forecasted reduction or sequestration of 1 MT CO_{2e} equivalent that is “not otherwise required” (CEQA Guidelines §15126.4(c)(3)). By requiring that the offset is “not otherwise required,” the offset shall represent GHG reduction or sequestration additional to any GHG emission reduction otherwise required by law or regulation, and any other GHG emission reduction that otherwise would occur (Health & Saf. Code, §38562(d)(2)).

Third, because the Project will be built in phases over approximately 11 years, which influences both the quantity of operational GHG emissions and the level of reduction required to achieve net zero GHG emissions, the Project applicant (or its designee) shall utilize one of the two following compliance options to secure the necessary carbon offsets, as allowed in CEQA Guidelines Section 15126.4(c)(3):

(1) Prior to the issuance of the first building permit, the Project Applicants (or their designee) shall provide evidence to San Diego County Planning & Development Services Department that it has obtained carbon offsets in the amount of 28,625 MT CO_{2e} per year multiplied by 30 years.

(2) Prior to the issuance of each increment of building permits for the phased development of the Project, the Project applicant (or its designee) shall provide evidence to San Diego County Planning & Development Services Department that it has obtained the amount of carbon offsets required for the increment of development being permitted for a 30-year period. The amount of carbon offsets required shall be based on and include operational GHG emissions as identified in the certified EIR. The application(s) for permit issuance shall include, as attachments, emissions calculation worksheets that identify the emissions reduction obligation of the increment of development being permitted and tracking tables that identify any previous carbon offsets retired, as well as the amount of carbon offsets anticipated to be associated with the unbuilt, unpermitted portion(s) of the Project. Such application materials shall be to the satisfaction of the Director of Planning & Development Services.

The Director of Planning & Development Services shall require the Project applicant (or its designee) to provide documentation from the selected registry(ies) that a sufficient quantity of carbon offsets under option (1) or (2) meeting the standards set forth in this measure have been retired, thereby demonstrating that the necessary emission reductions are realized. The

CEQA Findings and Statement of Overriding Considerations

documentation shall identify the registry-assigned serial number associated with each retired carbon offset; the referenced serial numbers are used by registries to ensure that each metric ton of reduction meets the requirements identified in the applicable protocol and is counted and retired only once. The documentation also shall identify the locational attributes of the carbon offsets in order to allow San Diego County Planning & Development Services Department to track and monitor the implementation of the geographic priority provision set forth below.

Fourth, the carbon offsets used to reduce operational GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (Health & Saf. Code, §38562(d)(1)).

Fifth, as new federal, state and local regulations are adopted or technological advancements occur, the quantity of emission reductions needed to demonstrate achievement of the net zero emissions level may decrease. Therefore, the amount of carbon offsets needed may be reduced if the Project Applicants (or their designee) can demonstrate, with substantial evidence, that changes in regulation or law, or other increased technological efficiencies have reduced the total MT CO_{2e} emitted by the Project. As described further in the following paragraph, any modification to the emissions reduction value stated herein shall require approval from the County's Board of Supervisors, as considered pursuant to a noticed public hearing process that accords with applicable legal requirements, including those set forth in CEQA for the post-approval modification of mitigation implementation parameters.

Specifically, if the Project Applicants elect to process a "true-up" exercise subsequent to the County's certification of the Final EIR and approval of the Project, the Project Applicants shall provide an operational GHG emissions inventory of the proposed Project's operational emissions for the "true up" operational conditions, including emissions from mobile sources, energy, area sources, water consumption, and solid waste. Subject to the satisfaction of the Board of Supervisors, these calculations shall be conducted using a County-approved model and/or methodology and must validate the continuing adequacy of modeling inputs used in the EIR that are not proposed to be altered as part of the "true-up" exercise. The inclusion of the validation requirement ensures that any updated operational GHG emissions inventories for the Project fully account for then-existing information that is relevant to the emissions modeling.

The "true up" operational GHG emissions inventory, if conducted, will be provided in the form of a Project-specific Updated Emissions Inventory and Offset Report to the County's Board of Supervisors prior to the issuance of building permits for the next build-out phase. The subject technical documentation shall be prepared by a County-approved, qualified air quality and greenhouse gas technical specialist.

CEQA Findings and Statement of Overriding Considerations

In all instances, substantial evidence must confirm that any reduction to the total carbon offsets value as identified in the certified Final EIR for the Project is consistent with the Project commitment to achieve and maintain carbon neutrality (i.e., net zero emissions) for the 30-year life of the Project.

Sixth, all carbon offsets required to reduce the Project's operational emissions shall be associated with reduction activities that are geographically prioritized according to the following locational attributes: (1) off-site, unincorporated areas of the County of San Diego; (2) off-site, incorporated areas of the County of San Diego; (3) off-site areas within the State of California; (4) off-site areas within the United States; and, (5) off-site, international areas. As listed, geographic priorities would focus first on local reduction options (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over, co-benefits to other environmental resource areas.

The Director of Planning & Development Services shall issue a written determination that offsets fail to meet the feasibility definition and factors defined in CEQA Guidelines Section 15364 in a higher priority geographic category before allowing the Project Applicants or their designee to use offsets from the next lower priority category. In making such a determination, the Director of Planning & Development Services shall consider information available at the time each Project-related building permit request is submitted, including but not limited to:

- The availability of in-County and in-State emission reduction opportunities, including funding and partnership opportunities with the County, other public agencies, or environmental initiatives with demonstrated integrity, where such reduction opportunities use methodologies and protocols approved by a specified registry (see "First" paragraph above for the definition of such registries);
- The geographic attributes of carbon offsets that are listed for purchase and retirement;
- The temporal attributes of carbon offsets that are listed for purchase and retirement;
- The pricing attributes of carbon offsets that are listed for purchase and retirement; and/or
- Any other information deemed relevant to the evaluation, such as periodicals and reports addressing the availability of carbon offsets.

Rationale: Implementation of **M-GCC-1** through **M-GCC-8** would reduce impacts from GHG emissions to less than significant because these measures would require the following: trails, bicycle racks, traffic calming, and information regarding transit options, School Pool, and iCommute program (M-GCC-1); high efficiency interior lighting (M-GCC-2); EnergyStar appliances (M-GCC-3); Zero Net Energy Confirmation Report (M-GCC-4); improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards (M-GCC-5);

CEQA Findings and Statement of Overriding Considerations

electrical vehicle charging stations (M-GCC-6); purchase and retire carbon offsets for construction emissions (M-GCC-7); and purchase and retire carbon offsets for operational emissions (M-GCC-8). In addition, design plans for residential structures include electrical outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment, transportation demand management strategies, and a suite of on-site GHG emissions-reducing project design features that address Alternative H's building energy, mobile and water consumption-related emissions are implemented. Based on the analysis contained in **Appendix D-1, *Air Quality and Global Climate Change Supplemental Analysis – Alternative H***, exclusive of carbon offsets, mitigation and on-site environmental design considerations would reduce operational GHG emission by approximately 15%.

The EIR utilized an analytical framework that requires Alternative H to achieve net zero GHG emissions through a combination of on-site environmental design considerations (EDCs), and on- and off-site mitigation measures. *California's 2017 Climate Change Scoping Plan*, adopted by the California Air Resources Board in December 2017 in furtherance of SB 32 (legislation establishing California's 2030 statewide GHG reduction target), provides that net zero is an appropriate objective for new development undergoing project-level CEQA review. Further, achievement of a net zero emissions level has been used by the State of California in reviewing the Newhall Ranch Project (which will establish a large-scale planned community in unincorporated Los Angeles County), and multiple AB 900 projects located throughout the State. (AB 900 projects are afforded CEQA streamlining benefits upon a showing of carbon neutrality, and compliance with numerous other criteria set forth in the Public Resources Code.)

A substantial proportion of the GHG emissions profile from the land use development sector is attributable to sources and activities over which the County and the land use developer do not have complete regulatory purview or control. For example, while the County can require and applicants can commit to provide certain efficiencies in the built environment (such as "beyond code" building design and charging infrastructure to facilitate the use of zero emission vehicles), there are other aspects of the development that cannot be controlled and are left within the purview of future residents and occupants (such as the type of car [make, model and year] operated by a resident). These practical limitations over the control of emission sources make it infeasible to reduce all emissions from Alternative H through on-site strategies.

Therefore, the net zero emissions reduction framework for Alternative H includes a combination of on-site EDCs, on-site reduction strategies (see Mitigation Measures **M-GCC-1** through **M-GCC-6**) and off-site carbon offsets (see Mitigation Measures **M-GCC-7** and **M-GCC-8**) in accordance with the standards for effective mitigation set forth in CEQA and complementary provisions of the Health & Safety Code. The overall net zero approach, which relies on a multi-faceted suite of on-site strategies supported by off-site strategies, is analogous to the approach

CEQA Findings and Statement of Overriding Considerations

approved by the California Department of Fish and Wildlife (and verified by the California Air Resources Board) for the Newhall Ranch Project. ¹ Repeatedly, retiring carbon offsets is recognized by the California Air Resources Board, as well as the California Natural Resources Agency and Governor’s Office of Planning & Research, as appropriate, effective and feasible mitigation for GHG emissions.

As for the on-site reduction strategies, Alternative H includes several EDCs designed to reduce the emissions of GHGs, including commitments to: (i) utilize only natural gas fireplaces in the on-site residences; (ii) provide curbside recycling; and, (iii) reduce outdoor water consumption through implementation of a site-specific Water Conservation Plan. Additionally, Mitigation Measures **M-GCC-1** through **M-GCC-6** require Alternative H to: (1) implement enumerated Transportation Demand Management strategies for residents, students, resort guests and employees; (2) provide high-efficiency lighting in multi-family homes and non-residential buildings; (3) install EnergyStar appliances in multi-family homes and non-residential buildings; (4) design Zero Net Energy single-family homes; (5) provide additional “beyond code” efficiencies in multi-family homes and non-residential buildings; and, (6) provide zero emission vehicle charging infrastructure in residential garages and throughout the non-residential development areas.

As for the off-site reduction strategies, Mitigation Measure **M-GCC-7** requires the Project Applicants to retire carbon offsets in a quantity that is sufficient to reduce Alternative H’s construction GHG emissions to net zero. And, Mitigation Measure **M-GCC-8** requires the Project Applicants to retire carbon offsets in a quantity that is sufficient to reduce Alternative H’s operational GHG emissions to net zero for a 30-year period.

The County, as the lead agency, has determined that a 30-year project life is appropriate for **M-GCC-8** and presents the reasonable limits of scientific and evidentiary data for the Project, given current modeling tools, the changing regulatory structure, the level of unknowns beyond 2050 (which represents the State of California’s current GHG reduction planning horizon) with respect to regulatory programs mandating further reductions in GHG emissions, and other available information. For additional information on this subject, please see Global Response RI Carbon Offsets in the EIR.

Based on the analysis presented in the EIR and record, Mitigation Measures **M-GCC-7** and **M-GCC-8** meet the requirements of CEQA for mitigating GHG emissions, including CEQA

¹ The scale of Alternative H is quite different from that of the Newhall Ranch Project, which includes the development of more than 21,000 residential units and more than 9 million square feet of non-residential uses. The variation in scale of development affects the ability of various on- and off-site reduction strategies to be effective and to be economically feasible.

CEQA Findings and Statement of Overriding Considerations

Guidelines Section 15126.4(c)(3) and (c)(4) (allowing GHG mitigation by “[o]ff-site measures, including offsets that are not otherwise required” and “[m]easures that sequester greenhouse gases”). The County notes that CEQA Guidelines Section 15126.4(c) does not establish a hierarchy of allowable mitigation options – there are no limits imposed on the geographic or locational attributes of the mitigation options, and there is no imperative to secure additional on-site reductions before utilizing carbon offsets. This is because GHGs emissions are global and cumulative in nature, not local, regional, or even national. Nonetheless, Mitigation Measures **M-GCC-7** and **M-GCC-8** require the implementation of a geographic priority system that requires all feasible emissions offsets in San Diego County.

Separately, it is noted that Alternative H would be consistent with the County of San Diego General Plan’s GHG-related goals and policies (including Goal COS-20 and its implementation policies), as provided in the following components of the EIR: (i) Appendix E-1 – General Plan Amendment Report; (ii) Global Response RI: Carbon Offsets; and, (iii) Appendix E-1 General Plan Amendment Report/Plan Consistency Analysis. It relatedly is noted that Alternative H does not increase residential density or non-residential intensity beyond the land use framework established in the General Plan, which incorporates the planning framework of the Otay Ranch GDP/SRP (of which Alternative H is a part).

The County also finds the EIR does not rely on or tier from the Climate Action Plan for purposes of its independent, project-level CEQA analysis. While independent of the Climate Action Plan and not reliant upon it, it is noted that Alternative H only would be required to implement the reduction measures contained in Step 2 of the CAP Consistency Checklist, because it is not a project that increases GHG emissions intensity relative to the existing allowable land use. The Climate Action Plan framework would not require Alternative H to reduce its GHG emissions to net zero.

Finally, Alternative H would be consistent with the Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), which has anticipated development of the Otay Ranch GDP/SRP, such that impacts would be less than significant and no mitigation is required. Further, following application of all on-site EDCs and Mitigation Measures M-GCC-1 through M-GCC-6’s on-site reduction strategies the carbon offsets required under **M-GCC-7** and **M-GCC-8** would offset Alternative H construction and operational GHG emissions to net zero, ensuring there is no impact concerning SB 375 reduction targets and consistency with the RTP/SCS.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact GCC-1** would be reduced to less than significant levels with the implementation of mitigation is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. For additional information, please refer to the following documents

CEQA Findings and Statement of Overriding Considerations

- FEIR Chapter S, and Table S-1
- FEIR Section 2.10
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.12)
- FEIR **Appendix C-2** Climate Change Evaluation for the Otay Ranch Resort Village 13
- FEIR **Appendix C-2** Climate Change Evaluation for the Otay Ranch Resort Village 13 Appendices
- FEIR **Appendix C-25** Greenhouse Gas Emissions Analysis Alternate B Memorandum
- FEIR **Appendix C-26** AB 900 Project Performance Standards
- FEIR **Appendix C-27** Newhall Ranch Greenhouse Gas Reduction Plan
- FEIR **Appendix D-1** Air Quality and Global Climate Change Supplemental Analysis – Alternative H
- FEIR Specific Plan – Otay Ranch Resort Village 13 Alternative H – **Appendix VI** – Water Conservation Plan
- FEIR **Appendix E-1** General Plan Amendment Report

IV. IMPACTS FOUND TO BE SIGNIFICANT AND UNAVOIDABLE

This section identifies the significant and unavoidable impacts that require a Statement of Overriding Considerations to be issued by the County upon approval of Alternative H. Based on the analysis contained in the Final EIR, the following impacts to aesthetics and visual resources, air quality, and solid waste have been determined to fall within this “significant and unavoidable impact” category.

Pursuant to Section 21081(a) of the Public Resources Code and Section 15091(a)(3) of the State CEQA Guidelines, the County of San Diego Board of Supervisors finds that, for each of the following significant effects, specific economic, legal, social, technological, or other considerations, including provisions of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the Final EIR. These findings are explained below and are supported by substantial evidence in the record of proceedings.

The unavoidable significant impacts listed below are overridden by project benefits as set forth in the Statement of Overriding Considerations in Section X below.

A. Aesthetics and Visual Resources

CEQA Findings and Statement of Overriding Considerations

Significant Effect: Impact AE-1 – Substantial adverse change in the visual character and visual quality of the Project Site caused by building an urban development in an undeveloped natural setting.

Finding: The mitigation measures set forth below are feasible, are adopted, and would lessen the impacts to aesthetics. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, **Impact AE-1** would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of Alternative H (as set forth in Section X below) outweigh the significant and unavoidable impacts.

Mitigation Measures: M-AE-1 and M-AE-2

M-AE-1 – All final grading plans, landscape plans, and improvement plans for the proposed Project shall be evaluated for Project compliance with the aesthetic design mitigation measures of this EIR, the Resort Village Specific Plan (Development Regulations), the Resort Village Design Plan, and the Resort Village Preserve Edge Plan. Final grading plans will be created based on the preliminary grading plans and submitted by a certified engineer.

M-AE-2 – Pursuant to Chapter IV, Implementation, of the Otay Ranch Resort Village 13 Specific Plan, Site Plans (“D” Designator) shall be evaluated for Project compliance with the Resort Village Design Plan, the Resort Village Preserve Edge Plan, and the provisions of the Specific Plan related to colors, materials, and other architectural characteristics of adjacent buildings, building massing, siting of buildings and structures including setbacks from tops of slopes, architectural colors adjacent to open space, height, use of non-reflective/non-glare surfaces, and other aesthetic design measures of this EIR.

Rationale: Consistent with the analysis in the Otay Ranch PEIR, the analysis presented in Chapter 2.1, Aesthetics and Visual Resources, concludes that implementation of the proposed Project would result in significant and unmitigable impacts to existing visual character/quality impacts within the Project Area. Incorporation of mitigation measures **M-AE-1** and **M-AE-2** and design standards would reduce impacts associated with implementation of the and Alternative H. However, even with implementation of these standards and incorporation of mitigation measures, Alternative would substantially change the existing character of the Project Area, and would result in a significant and unavoidable impact.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for **Impact AE-1** would reduce impacts but even with implementation of these measures, Alternative H would still substantially change the existing character or the Project Area,

CEQA Findings and Statement of Overriding Considerations

and impacts would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S.1
- FEIR Section 2.1
- FEIR Chapters 4.0
- FEIR Chapter 7.0
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

Significant Effect: Impact AE-2 – Permanent alteration to views of scenic resources caused by graded hills, buildings, and landscaping.

Finding: The below mitigation measures are feasible, are adopted, and would lessen the impacts to aesthetics. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, **Impact AE-2** would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of Alternative H (as set forth in Section X below) outweigh the significant and unavoidable impacts.

Mitigation Measures: M-AE-1 and M-AE-2 are provided to reduce impacts to aesthetics. See discussion of **Impact AE-1**, above, for text of the **M-AE-1** and **M-AE-2**.

Rationale: Consistent with the analysis in the Otay Ranch PEIR, the analysis presented in Chapter 2.1, Aesthetics and Visual Resources, concludes that implementation of the proposed Project would result in significant and unmitigable impacts to existing visual character/quality impacts within the Project Area. Incorporation of mitigation measures **M-AE-1** and **M-AE-2** and design standards would reduce impacts associated with implementation of Alternative H. However, even with implementation of these standards and incorporation of mitigation measures, Alternative H would substantially change the existing character of the Project Area, and would result in a significant and unavoidable impact.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for **Impact AE-2** would reduce impacts but even with implementation of these measures, the Proposed Project would still substantially change the existing character or the Project Area, and impacts would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S.1

CEQA Findings and Statement of Overriding Considerations

- FEIR Section 2.1
- FEIR Chapters 4.0
- Chapter 7.0
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

Significant Effect: Impact AE-3 - Permanent alteration to views of the Project site from Otay Lakes Road—a designated scenic route.

Finding: The below mitigation measures are feasible, are adopted, and would lessen the impacts to aesthetics. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, **Impact AE-3** would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of Alternative H (as set forth in Section X below) outweigh the significant and unavoidable impacts.

Mitigation Measures: M-AE-1 and M-AE-2 are provided to reduce cumulative impacts to aesthetics. See discussion of Impact AE-1, above, for text of the **M-AE-1** and **M-AE-2**.

Rationale: Consistent with the analysis in the Otay Ranch PEIR, implementation of the Alternative H would contribute to cumulative visual character/quality impacts within the Otay Ranch area. Even with implementation of mitigation measures **M-AE-1** and **M-AE-2** for Alternative H, development of open, rural valley and hills would substantially impact the existing visual character and quality of the Otay Ranch area, including the undeveloped land in proximity to Otay Lakes Road. As such and consistent with the findings of the Otay Ranch PEIR, Alternative H would contribute to a significant and unavoidable cumulative impact related to visual character and quality.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for **Impact AE-3** would reduce impacts but even with implementation of these measures, Alternative H would still substantially change the existing character or the Project Area, and impacts would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S.1
- FEIR Section 2.1
- FEIR Chapters 4.0

CEQA Findings and Statement of Overriding Considerations

- FEIR Chapter 7.0
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

Significant Effect: Impact AE-4 Contribution to aesthetic resources impacts within Otay Ranch and southeastern San Diego County, including impacts to views from scenic vistas and scenic highways and impacts to the visual character of the area.

Finding: The below mitigation measures are feasible, are adopted, and would lessen the impacts to aesthetics. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, **Impact AE-4** would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of Alternative H (as set forth in Section X below) outweigh the significant and unavoidable impacts.

Mitigation Measures: M-AE-1 and M-AE-2 are provided to reduce cumulative impacts to aesthetics. See discussion of **Impact AE-1**, above, for text of the **M-AE-1** and **M-AE-2**.

Rationale: Consistent with the analysis in the Otay Ranch PEIR, implementation of Alternative H would contribute to cumulative visual character/quality impacts within the Otay Ranch area. Even with implementation of mitigation measures **M-AE-1** and **M-AE-2** for Alternative H, development of open, rural valley and hills would substantially impact the existing visual character and quality of the Otay Ranch area, including the undeveloped land in proximity to Otay Lakes Road. As such and consistent with the findings of the Otay Ranch PEIR, Alternative H would contribute to a significant and unavoidable cumulative impact related to visual character and quality.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for **Impact AE-4** would reduce impacts but even with implementation of these measures, Alternative H would still substantially change the existing character or the Project Area, and impacts would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S.1
- FEIR Section 2.1
- FEIR Chapters 4.0
- FEIR Chapter 7.0

CEQA Findings and Statement of Overriding Considerations

- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

B. Air Quality

Significant Effect: Impact AQ-1 – VOC, NO_x, CO, PM₁₀, and PM_{2.5} emissions during Project construction

Finding: The below mitigation measures are feasible, are adopted, and would lessen the significant construction-related impacts to air quality. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, **Impact AQ-1** would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of Alternative H (as set forth in Section X below) outweigh the significant and unavoidable impacts.

Mitigation Measures: M-AQ-1a thru e are provided to reduce construction related impacts to air quality.

M-AQ-1a

The Project Applicant shall implement all of the following measures during construction of the proposed Project:

- Water actively disturbed surfaces at least three times daily;
- On-site dirt piles or other stockpiled particulate matter shall be covered, wind breaks installed, and water and/or soil stabilizers employed to reduce wind-blown dust emissions. The use of approved nontoxic soil stabilizers shall be incorporated according to manufacturers' specifications to all inactive construction areas;
- Water sprayers shall be installed on the rock crushing equipment to control particulate emissions during crushing operations;
- Approved chemical soil stabilizers shall be applied according to the manufacturers' specifications to all inactive construction areas (previously graded areas that remain inactive for 96 hours), including unpaved roads and employee/equipment parking areas;
- Stabilize the surface soil in areas subject to sub-surface blasting immediately before each blast;
- All construction roads with more than 150 daily trips shall be paved;
- All construction access roads from Otay Lakes Road onto the Project site shall be paved for a minimum of 100 feet onto the site;

CEQA Findings and Statement of Overriding Considerations

- Approved chemical soil stabilizers shall be applied according to the manufactures' specifications to all active construction areas, both pre- and post-blasting activity;
- At a minimum, all off-road, diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 3 emission standards for nonroad diesel engines promulgated by the U.S. Environmental Protection Agency, if such equipment is available in the San Diego region. Construction equipment that meets the Tier 4 emission standards will be integrated into the construction fleet during the later stages of the Project's construction period (post 2020), if such equipment becomes available in the San Diego region;
- Paved streets shall be swept frequently if soil material has been carried onto adjacent paved, public thoroughfares from the Project site;
- Traffic speeds on all unpaved surfaces shall be reduced to 15 mph or less, and unnecessary vehicle traffic shall be reduced by restricting access. Appropriate training to truck and equipment drivers, on-site enforcement, and signage shall be provided;
- The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained before and for the duration of on-site operation;
- Termination of grading and/or surface-level blasting activities shall occur if winds exceed 25 mph;
- Hydroseeding of graded pads and surface-level blasting areas shall occur if development will not occur within 90 days;
- Minimize simultaneous operation of multiple construction equipment units. During construction vehicles in loading and unloading queues shall turn their engines off when not in use to reduce vehicle emissions;
- All construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. A copy of each unit's BACT documentation shall be provided at the time of mobilization of each applicable unit of equipment;
- All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications;
- All diesel-fueled on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible. To achieve this standard, new vehicles shall be used, or older vehicles shall use post-combustion controls that reduce pollutant emissions to the greatest extent feasible;
- The use of electrical construction equipment shall be employed where feasible;

CEQA Findings and Statement of Overriding Considerations

- The use of catalytic reduction for gasoline-powered equipment shall be employed where feasible;
- The use of injection timing retard for diesel-powered equipment shall be employed where feasible; and
- Construction diesel fuel shall be comprised of at least 25 percent biodiesel;

M-AQ-1b

The applicants or subsequent designee(s) shall prepare a Dust Control Plan, subject to review and approval by the County of San Diego Department of Planning & Development Services, to be implemented during the Project's construction period. The Dust Control Plan, at a minimum, shall provide the following information:

- Project name and location;
- Contact information for the property owner(s) and construction contractor(s);
- Primary project contact responsible for implementation of the plan;
- Primary agency contact responsible for oversight of the plan;
- Description of construction activities;
- Plot plan;
- Information on the amount of area to be disturbed;
- Phasing schedule for dust generating activities;
- List of dust generating activities;
- Fugitive dust control measures to be implemented, including measures to prevent trackout/carryout;
- Adaptive management provisions that authorize modifications to dust control measures (e.g., increased watering applications) in response to on-site, real-time conditions;
- Requirement to post publicly visible signs with the contact information for the primary project and agency contacts in the event of dust control complaints;
- Requirement to take any necessary corrective action in response to dust control complaints within 24 hours;
- Recordkeeping requirements to log daily dust control activities; and
- Certification by primary agency contact of compliance at quarterly intervals.

CEQA Findings and Statement of Overriding Considerations

A sample Dust Control Plan template is provided as an attachment to this mitigation measure.

The Fugitive Dust Control Plan will also include a requirement to post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.

M-AQ-1c Prior to the issuance of grading permits, the applicants or subsequent designee(s) shall develop a construction truck traffic plan for implementation during the Project's construction period. The plan shall identify the preferred truck routing from freeways and/or major roadways, as applicable, to the Project site; those routes shall avoid areas with substantial numbers of sensitive receptors, such as residential developments and/or schools, while minimizing the travel distance. The plan shall be submitted to the County of San Diego Department of Planning & Development Services for review and approval.

M-AQ-1d Prior to the issuance of grading and building permits, the applicants or subsequent designee(s) shall submit verification to the County of San Diego Department of Planning & Development Services that a ridesharing program for the construction crew has been encouraged by the contractor(s). Evidence shall include copies of rideshare materials provided to employees and any incentives offered.

M-AQ-1e The Project's architectural coatings shall comply with Rule 1113 of the South Coast Air Quality Management District, as amended in 2013.

Rationale: Maximum daily Alternative H construction emissions would exceed the construction thresholds for VOC, NO_x, CO, PM₁₀, and PM_{2.5}. The primary source of PM emissions is from construction equipment and grading activities, which are subject to CARB regulations and could not be mitigated further by EDCs, although **M-AQ-1** would place restrictions on grading activities and mandate the use of the latest technology for diesel engines and fuel to reduce emissions and particulate matter to the maximum extent feasible.

In addition, environmental design considerations **AQ-ED-2** (dust control during grading), **AQ-ED-3** (stabilization of internal roadways after completion of grading), **AQ-ED-4** (controlling track-out to public streets), and **AQ-ED-5** (stabilization of dirt storage piles) will reduce impacts from dust and particulate matter.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for **Impact AQ-1** would partially reduce direct and cumulative impacts to air quality, but impacts to air quality from generation of VOC, and PM₁₀ during operation would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1

CEQA Findings and Statement of Overriding Considerations

- FEIR Section 2.2
- FEIR Chapters 4.0
- FEIR Chapter 7.0
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendix D-1**, Air Quality Technical Report

Significant Effect: Impact AQ-2 - Operational emissions of VOC, CO and PM₁₀

Finding: The below mitigation measures are feasible, are adopted, and would lessen the significant operational impacts to air quality. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, **Impact AQ-2** would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of Alternative H (as set forth in Section X below) outweigh the significant and unavoidable impacts.

Mitigation Measures: **M-AQ-2a and b** are provided to reduce operational impacts to air quality.

M-AQ-2a Project permittees shall implement the following mitigation measures to reduce the air pollutant emissions associated mobile sources and on-site gas combustion (CAPCOA 2010):

- Plant low-maintenance, drought-resistant plant species that reduce gas-powered landscape maintenance equipment usage and water consumption.
- Equip residential structures with electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.
- All single-family residences shall be constructed with connections for solar water heaters and solar and/or wind renewable energy systems.
- Use regulated low-VOC coatings for all architectural coating activities.
- Incorporate pedestrian trails, paths and sidewalks, and bicycle trails to encourage reduction in vehicle usage and trips.

M-AQ-2b The Project's HOA shall require that all open space areas under its control be landscaped and maintained with electrical equipment, to the extent feasible.

Rationale: Maximum daily Alternative H operational emissions would exceed the operational thresholds for VOC, CO and PM₁₀. The primary source of VOC emissions is use of consumer products, which are subject to CARB regulations and could not be mitigated further by PDFs,

CEQA Findings and Statement of Overriding Considerations

although **M-AQ-2a** and **b** would encourage use of low-VOC coatings. **M-AQ-2b** limits the use of gas-powered maintenance equipment and facilitates the use of electrical lawn and garden equipment which would reduce criteria air pollutant emissions, including VOC and PM₁₀, associated with fossil fuel consumption.

The primary source of PM₁₀ emissions is mobile sources (e.g., passenger vehicles). The engine and fuel efficiencies of vehicles are regulated by the EPA and CARB, and Alternative H includes EDCs designed to reduce emissions associated with fossil fuel consumption (i.e., AQ-ED-1 (pedestrian trails, paths, sidewalks and bicycle trails to reduce vehicular trips). No additional feasible mitigation measures are available to further reduce PM₁₀ emissions.

Daily operational emissions for VOC and PM₁₀ would still exceed the County's significance thresholds after mitigation. Therefore, Alternative H would have a significant and unavoidable impact during operation.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for **Impact AQ-2** would partially reduce direct and cumulative impacts to air quality, but impacts to air quality from generation of VOC, and PM₁₀ during operation would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Section 2.2
- FEIR Chapters 4.0
- FEIR Chapter 7.0
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendix D-1**, Air Quality Technical Report

Significant Effect: Impact AQ-3 - VOC, NO_x, CO, PM₁₀, and PM_{2.5} cumulative emissions resulting from Project construction.

Finding: The below mitigation measures are feasible, are adopted, and would lessen the significant cumulative construction-related impacts to air quality. However, there are no feasible mitigation measures or project alternatives that would reduce the identified significant impact to a level below significant. Therefore, **Impact AQ-3** would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of Alternative H (as set forth in Section X below) outweigh the significant and unavoidable impacts.

Mitigation Measures: M-AQ-1a through M-AQ-1e

See discussion of **Impact AQ-1**, above, for text of the **M-AQ-1a** through **M-AQ-1e**.

Rationale: Due to the large scale and phasing of the Proposed Project and due to off-road construction equipment operations required during construction, no feasible mitigation is available to reduce significant cumulatively considerable increases in VOC, NO_x, CO, PM₁₀, and PM_{2.5} emissions (**Impact AQ-3**) to below a level of significance. **M-AQ-1a** through **M-AQ-1e**, as described in Section 2.2.5, is required for the Proposed Project to reduce Project-generated construction emissions. No additional mitigation measures are available to reduce VOC, NO_x, CO, PM₁₀, and PM_{2.5} emissions. As such, impacts resulting from VOC, NO_x, CO, PM₁₀, and PM_{2.5} emissions would be cumulatively considerable and unavoidable during the short-term construction period.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for **Impact AQ-3** would partially reduce direct and cumulative impacts to air quality, however impacts to air quality from construction-related emissions of VOC, NO_x, CO, PM₁₀, and PM_{2.5}, would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Section 2.2
- FEIR Chapters 4.0
- FEIR Chapter 7.0
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendix D-1**, Air Quality Technical Report

Significant Effect: Impact AQ-4 - Cumulative operational emissions of PM₁₀, CO, and VOC

Finding: The below mitigation measures are feasible, are adopted, and would lessen the significant cumulative operational impacts to air quality. However, there are no feasible mitigation measures or project alternatives that would reduce the identified cumulative significant impact to a level below significant. Therefore, **Impact AQ-4** would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of Alternative H (as set forth in Section X below) outweigh the significant and unavoidable impacts.

CEQA Findings and Statement of Overriding Considerations

Mitigation Measures: M-AQ-2a and M-AQ-2b

See discussion of **Impact AQ-2**, above, for text of the **M-AQ-2a** and **M-AQ-2b**.

Rationale: Similar to construction, due to the large scale of the Proposed Project, which includes development and operation of a maximum of 1,938 homes and the related consumer product use, no feasible mitigation is available to reduce significant cumulatively considerable increases in VOC. **M-AQ-2a** and **M-AQ-2b** is provided to reduce operational VOC emissions; however, reductions associated with these measures are not readily quantifiable. In addition, implementation of EDCs AQ-ED-1 would reduce VMT and associated vehicle-related criteria air pollutants, including PM₁₀, generated by Alternative H. Nonetheless, due to the large number of residential units, no feasible mitigation is available to reduce significant cumulatively considerable increases in VOC and PM₁₀. Therefore, impacts would be cumulatively considerable and unavoidable during the operational period.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for **Impact AQ-4** would partially reduce direct and cumulative impacts to air quality, however, impacts to air quality from operational-related emissions of VOC, CO, and PM₁₀ would remain significant and unavoidable. Without limitation, please refer to the following documents:

- FEIR Chapter S, and Table S-1
- FEIR Section 2.2
- FEIR Chapters 4.0
- FEIR Chapter 7.0
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendix D-1**, Air Quality Technical Report

C. Solid Waste

Significant Effect: Impact SW-1 - Contribute to regional need for increased landfill capacity which may require construction of new landfills in the County.

Finding: No feasible mitigation measures or project alternatives exist that would reduce the identified significant impact to a level below significant. Therefore, **Impact SW-1** would remain significant and unavoidable. However, specific economic, legal, social, technological, and other

CEQA Findings and Statement of Overriding Considerations

benefits of Alternative H (as set forth in Section X below) outweigh the significant and unavoidable impacts.

Mitigation Measures: No known mitigation measures would avoid significant impacts.

Rationale: Alternative H is not anticipated to result in significant direct impacts related to solid waste disposal. Residents and business will be required to comply with County recycling mandates to increase the level of recycling to 75% by 2020 as mandated by Assembly Bill 341. The cumulative impact may be reduced to below a level of significance upon adoption by the County of an updated Integrated Waste Management Plan.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that mitigation for **Impact SW-1** is infeasible. Implementation of the project would be served by a landfill with sufficient permitted capacity and that complies with federal, state, and local statutes and regulations.

- FEIR Chapter S, and Table S-1
- FEIR Section 2.8 and
- FEIR Chapter 4.0
- FEIR **Appendix 2-1**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix

V. IMPACTS FOUND TO BE SIGNIFICANT AND UNAVOIDABLE WITHIN THE RESPONSIBILITY AND JURISDICTION OF ANOTHER PUBLIC AGENCY

Pursuant to Section 21081(a)(2) of the Public Resources Code and Sections 15091(a)(2) and 15091(a)(3) of the State CEQA Guidelines, the County of San Diego Board of Supervisors finds that, for each of the following effects identified as significant in the FEIR, (a) changes or alterations that would avoid or substantially lessen these significant effects are within the responsibility and jurisdiction of another public agency and not the County of San Diego making the finding or that specific economic, legal, social, technological, or (b) other considerations make infeasible the mitigation measures or alternatives identified in the FEIR. As a result, these impacts remain significant. These findings are explained below and are supported by substantial evidence in the record of proceedings.

CEQA Findings and Statement of Overriding Considerations

A. Transportation and Traffic**Cumulative Year (2025)**

Significant Effect: Impact TR-8 - Otay Lakes Road / SR-94 (County) - This intersection (#21) would operate at an unacceptable LOS during the AM and PM peak hours, respectively.

Finding: Mitigation to reduce this impact to below a level of significance the may be achieved by construction of a signalized intersection of a fair share payment towards an approved plan or project for this intersection. However, the Otay Lakes Road/SR-94 is located in Caltrans right-of-way and implementation of improvements is outside the County's jurisdiction. In addition, Caltrans does not currently have a project to install the signal or a funding program for improvements for which a fair share payment could be paid. Therefore, mitigation is infeasible, and the impact would remain significant and unavoidable. However, specific economic, legal, social, technological, and other benefits of Alternative H (as set forth in Section X below) outweigh the significant and unavoidable impacts.

Mitigation Measures: M-TR-8

Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with Caltrans to install, cause to be installed, or make a fair-share payment towards an approved plan or program for the signalization of the intersection of Otay Lakes Road and SR-94 such that the traffic signal is operational consistent with Caltrans requirements.

Rationale: Implementation of **M-TR-8** would reduce impacts to the Otay Lakes Road/SR-94 intersection to less than significant because as a condition of approval it would require the Project Applicants to enter into an agreement with Caltrans to install, cause to be installed, or make a fair-share payment to improvements prior to recordation of the first Final Map. However, the facility is located in Caltrans right-of-way and implementation of mitigation is outside the County's jurisdiction; therefore, mitigation is infeasible, and the impact would remain significant and unavoidable until such time the Project Applicants enters into an agreement with Caltrans to construct the improvement.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that **Impact TR-8** is within the jurisdiction of Caltrans and the County does not have jurisdiction to implement the identified mitigation resulting in a significant and unavoidable impact is found within the administrative record of proceedings pertaining to the FEIR; including responses to comments, technical studies, and EIR, which are hereby incorporated by reference. Without limitation, please refer to the following documents

- FEIR Chapter S, and Table S-1

CEQA Findings and Statement of Overriding Considerations

- FEIR Section 2.9
- FEIR Chapter 4.0
- FEIR Chapter 7.0 (Section 7.8)
- FEIR **Appendix D-24**, Programmatic EIR Mitigation Monitoring Program Compliance Matrix
- FEIR **Appendices C-12** and **D-12** Transportation Impact Study and Supplemental

VI. FINDINGS REGARDING ALTERNATIVES

Section 15126.6(a) of the CEQA Guidelines requires the discussion of “a reasonable range of alternatives to a project, or the location of a project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives.” Table 1.0 provides the Otay Ranch Resort Village 13 project objectives and compares the objects achieved for proposed Project to Project Alternatives.

As explained above in Section I of these Findings, the proposed Project presented in 2015 required an MSCP boundary adjustment. The Wildlife Agencies rejected the Project Applicants’ request for the boundary adjustment in 2017, which meant that the County could not find the original 2015 proposed Project consistent with the MSCP. Consequently, the original 2015 proposed Project was deemed infeasible and the Project Applicants created a new alternative that would not require a boundary adjustment or otherwise be inconsistent with the MSCP. The result of that effort is Alternative H, which is described in the recirculated Chapter 4.0, Project Alternatives, of the Draft EIR (2019). In that recirculated Alternatives chapter, the County analyzes Alternative H and the other seven alternatives in relation to the original 2015 proposed Project, as required under Section 15126.6 of the CEQA Guidelines. These Findings summarize the conclusions drawn in that analysis.

Note, however, that the analysis for Alternative H included supplemental technical reports to augment those prepared for the original 2015 proposed Project. As discussed below in *MSCP Preserve Boundary Reduced Footprint (692.5 acres) (Alternative H)*, additional mitigation measures were identified for Alternative H to further reduce environmental impacts to below a level of significance. Pursuant to Public Resources Code Section 21081(b) and State CEQA Guidelines Section 15093(a) and (b), the County is required to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. Based upon the rejection of the other project

CEQA Findings and Statement of Overriding Considerations

alternatives, findings in support of Alternative H as the preferred project are hereby presented for adoption by the Board of Supervisors.

Eight alternatives, including the No Project Alternative, were analyzed in detail in the Final EIR, Chapter 4.0, Project Alternatives:

- A. No Project Alternative (Alternative A)
- B. Existing Otay Ranch SRP (Alternative B)
- C. Western Portion Reduced Footprint (484 acres)/Reduced Residential Units (1,241 units) (Alternative C)
- D. Western Portion Reduced Footprint (484 acres) (Alternative D)
- E. Western Portion Reduced Footprint (550 acres)/Reduced Residential Units (1,391 units) (Alternative E)
- F. Western Portion Reduced Footprint (550 acres) (Alternative F)
- G. Eastern Portion Reduced Footprint (224 acres)/Reduced Residential Units (465 units) (Alternative G)
- H. MSCP Preserve Boundary Reduced Footprint (692.5 acres) (Alternative H)

These alternatives have been evaluated for their ability to (i) substantially lessen the significant impacts of the proposed Project identified in the Final EIR, and (ii) substantially meet most of the basic objectives of the proposed Project as described in the Final EIR in Section 1.1, Project Objectives, and above in Section IB. The County has determined that the alternatives listed above and evaluated in the Final EIR constitute a reasonable range of alternatives consistent with CEQA Guidelines Section 15126.6. In addition, the Final EIR considered but dismissed four alternatives: Alternative Project Location, First Project Submittal Alternative, Spring Valley Sewer Interceptor Alternative, and the Two-Lane Otay Lakes Road Alternative.

Alternative B (Existing Otay Ranch SRP) would result in less impacts to global climate change and greater impacts to air quality, biological resources, noise, and transportation and traffic compared to the proposed Project. All other environmental impacts would be similar when compared to the proposed Project. However, Alternative B would not meet the underlying purpose of the proposed Project or the majority of project objectives, including:

- Create a prestigious destination resort that maximizes unique South County open space, high terrain, and lake views within a distinct, predominantly single-family home community, and allow first-time buyers and others to transition to distinct, high quality homes in Otay Ranch.

CEQA Findings and Statement of Overriding Considerations

- Establish an executive-level, “specialty” housing enclave within Otay Ranch that attracts business owners and employers within both the Otay Ranch and Otay Mesa planned business parks, urban centers, and university uses, thereby providing this segment of the housing community with opportunities to live and work in South County.
- Create increased housing diversity within Otay Ranch by balancing higher densities associated with Otay Ranch’s multi-family development with lower density, predominantly single-family homes to ensure a balance of housing opportunities in South County, consistent with the Otay SRP.
- Ensure public facilities are provided in a timely manner and financed by residents and occupants, and thereby ensure no adverse fiscal consequences to other neighboring communities with Otay Ranch.
- Preserve the Project site’s most sensitive resources, including Quino checkerspot butterfly and higher-quality-vernal pools.
- Preserve the major north/south rocky canyon located in the eastern portion of the Project site as a wildlife corridor, and connect to wildlife crossings under Otay Lakes Road.
- Provide for a neighborhood park system that provides a variety of active recreational opportunities within walking distance of all planned neighborhoods.
- Incorporate sustainable design elements and the latest conservation technologies, consistent with creating a distinct destination-resort unique to South County.

Alternative C (Western Portion Reduced Footprint (484 acres)/Reduced Residential Units (1,241 units)) would result in less than or similar environmental impacts when compared to the proposed Project. However, Alternative C would not meet the underlying purpose of the proposed Project or the majority of project objectives, including:

- Implement the goals of the adopted Otay SRP, the Otay Ranch RMP, and County MSCP Subarea Plan South County segment.
- Create a prestigious destination resort that maximizes unique South County open space, high terrain, and lake views within a distinct, predominantly single-family home community, and allow first-time buyers and others to transition to distinct, high quality homes in Otay Ranch.
- Establish an executive-level, “specialty” housing enclave within Otay Ranch that attracts business owners and employers within both the Otay Ranch and Otay Mesa planned business parks, urban centers, and university uses, thereby providing this segment of the housing community with opportunities to live and work in South County.

CEQA Findings and Statement of Overriding Considerations

- Create increased housing diversity within Otay Ranch by balancing higher densities associated with Otay Ranch’s multi-family development with lower density, predominantly single-family homes to ensure a balance of housing opportunities in South County, consistent with the Otay SRP.
- Ensure public facilities are provided in a timely manner and financed by residents and occupants, and thereby ensure no adverse fiscal consequences to other neighboring communities with Otay Ranch.
- Preserve the Project site’s most sensitive resources, including Quino checkerspot butterfly and higher-quality-vernal pools.
- Provide a continuous public trail system through the community, with access to the resort, the village core, mixed-use area and surrounding trails, including the California Riding and Hiking Trail.
- Provide for a neighborhood park system that provides a variety of active recreational opportunities within walking distance of all planned neighborhoods.
- Incorporate sustainable design elements and the latest conservation technologies, consistent with creating a distinct destination-resort unique to South County.

Alternative D (Western Portion Reduced Footprint (484 acres)) would result in less than or similar environmental impacts when compared to the proposed Project. However, Alternative D would not meet the underlying purpose of the proposed Project or the majority of project objectives, including:

- Implement the goals of the adopted Otay SRP, the Otay Ranch RMP, and County MSCP Subarea Plan South County segment.
- Create a prestigious destination resort that maximizes unique South County open space, high terrain, and lake views within a distinct, predominantly single-family home community, and allow first-time buyers and others to transition to distinct, high quality homes in Otay Ranch.
- Establish an executive-level, “specialty” housing enclave within Otay Ranch that attracts business owners and employers within both the Otay Ranch and Otay Mesa planned business parks, urban centers, and university uses, thereby providing this segment of the housing community with opportunities to live and work in South County.
- Create increased housing diversity within Otay Ranch by balancing higher densities associated with Otay Ranch’s multi-family development with lower density, predominantly single-family homes to ensure a balance of housing opportunities in South County, consistent with the Otay SRP.

CEQA Findings and Statement of Overriding Considerations

- Preserve the Project site's most sensitive resources, including Quino checkerspot butterfly and higher-quality-vernal pools.
- Provide a continuous public trail system through the community, with access to the resort, the village core, mixed-use area and surrounding trails, including the California Riding and Hiking Trail.
- Provide for a neighborhood park system that provides a variety of active recreational opportunities within walking distance of all planned neighborhoods.

Alternative E (Western Portion Reduced Footprint (550 acres)/Reduced Residential Units (1,391 units)) would result in less than or similar environmental impacts when compared to the proposed Project. However, Alternative E would not meet the underlying purpose of the proposed Project or the majority of project objectives, including:

- Implement the goals of the adopted Otay SRP, the Otay Ranch RMP, and County MSCP Subarea Plan South County segment.
- Create a prestigious destination resort that maximizes unique South County open space, high terrain, and lake views within a distinct, predominantly single-family home community, and allow first-time buyers and others to transition to distinct, high quality homes in Otay Ranch.
- Create increased housing diversity within Otay Ranch by balancing higher densities associated with Otay Ranch's multi-family development with lower density, predominantly single-family homes to ensure a balance of housing opportunities in South County, consistent with the Otay SRP.
- Ensure public facilities are provided in a timely manner and financed by residents and occupants, and thereby ensure no adverse fiscal consequences to other neighboring communities with Otay Ranch.
- Preserve the Project site's most sensitive resources, including Quino checkerspot butterfly and higher-quality-vernal pools.
- Provide a continuous public trail system through the community, with access to the resort, the village core, mixed-use area and surrounding trails, including the California Riding and Hiking Trail.

Alternative F (Western Portion Reduced Footprint (550 acres)) would result in less than or similar environmental impacts when compared to the proposed Project. However, Alternative F would not meet the underlying purpose of the proposed Project or the majority of project objectives, including:

CEQA Findings and Statement of Overriding Considerations

- Implement the goals of the adopted Otay SRP, the Otay Ranch RMP, and County MSCP Subarea Plan South County segment.
- Create increased housing diversity within Otay Ranch by balancing higher densities associated with Otay Ranch’s multi-family development with lower density, predominantly single-family homes to ensure a balance of housing opportunities in South County, consistent with the Otay SRP.
- Preserve the Project site’s most sensitive resources, including Quino checkerspot butterfly and higher-quality-vernal pools.
- Provide a continuous public trail system through the community, with access to the resort, the village core, mixed-use area and surrounding trails, including the California Riding and Hiking Trail.

Alternative G (Eastern Portion Reduced Footprint (224 acres)/Reduced Residential Units (465 units)) would result in less environmental impacts when compared to the proposed Project. However, Alternative G would not meet the underlying purpose of the proposed Project or the majority of project objectives, including:

- Implement the goals of the adopted Otay SRP, the Otay Ranch RMP, and County MSCP Subarea Plan South County segment.
- Create a prestigious destination resort that maximizes unique South County open space, high terrain, and lake views within a distinct, predominantly single-family home community, and allow first-time buyers and others to transition to distinct, high quality homes in Otay Ranch.
- Decrease the intensity of development in higher elevations away from Lower Otay Lake, and thereby enhance unique South County open space, high terrain and lake views.
- Establish an executive-level, “specialty” housing enclave within Otay Ranch that attracts business owners and employers within both the Otay Ranch and Otay Mesa planned business parks, urban centers, and university uses, thereby providing this segment of the housing community with opportunities to live and work in South County.
- Create increased housing diversity within Otay Ranch by balancing higher densities associated with Otay Ranch’s multi-family development with lower density, predominantly single-family homes to ensure a balance of housing opportunities in South County, consistent with the Otay SRP.
- Ensure public facilities are provided in a timely manner and financed by residents and occupants, and thereby ensure no adverse fiscal consequences to other neighboring communities with Otay Ranch.

CEQA Findings and Statement of Overriding Considerations

- Relocate the Otay Ranch Village 15 elementary school site to the Otay Ranch Resort Village 13 in order to create a neighborhood elementary school environment within the village core and thereby enhance the self-sufficiency of the Project's land use plan.
- Provide a continuous public trail system through the community, with access to the resort, the village core, mixed-use area and surrounding trails, including the California Riding and Hiking Trail.

Alternative H (MSCP Preserve Boundary Reduced Footprint -- 692.5 acres) would result in less than or similar environmental impacts when compared to the proposed Project. Alternative H would meet the underlying purpose of the proposed Project and all of the Project Objectives. It replaces the original project as the preferred Project. This is the project that the Board has adopted and for which the Final EIR has been certified.

For the reasons set forth below, and in light of the analysis in the Final EIR in Chapter 4.0, Project Alternatives, the environmentally superior alternative is Alternative A, No Project Alternative. However, in accordance with CEQA, if the environmentally superior alternative is the No Project Alternative, the EIR must also identify an environmentally superior alternative among the other alternatives (Section 15126(e)(2)), which, here, would be Alternative G, Eastern Portion Reduced Footprint (224 acres)/Reduced Residential Units (465 units). However, Alternative G would not implement all of the identified Project Objectives as identified above.

A. Proposed Project as Compared to the No Project Alternative (Alternative A)

1. Description No Project Alternative

The No Project Alternative assumes that the proposed Project would not be developed and the existing environmental conditions in the Project site would remain in their current state. As such, the Project site would continue to be undeveloped and served by the existing Otay Lakes Road. Note, however, that CEQA also allows for the No Project Alternative analysis to compare the proposed Project to the development conditions that would be otherwise allowed by the current general plan, zoning code, and other applicable planning documents (CEQA Guidelines Section 15126.6(e)(3)(C)). In this case, the proposed Project would not deviate materially from the land uses permitted by the existing Otay Ranch General Development Plan/Otay Subregional Plan, Volume II (Otay Ranch GDP/SRP) and County General Plan designations and zoning. Since the difference between the proposed Project and the No Project alternative is immaterial when the latter assumes development pursuant to existing planning documents, the referenced CEQA Guideline has been met.

CEQA Findings and Statement of Overriding Considerations

2. Finding

The No Project Alternative would not be consistent with the vision, goals, or policies set forth in the County's General Plan or Otay Ranch GDP/SRP; nor would the No Project Alternative meet the majority of the proposed Project's objectives. Specifically, the alternative would not meet the proposed Project's underlying purpose, which is to create a planned community with a destination resort, an executive-level "specialty" housing enclave, and biological Preserve sufficient in size and scale to realize both the applicant's vision and County's land use planning goals for the Project site as set forth in the Otay Ranch GDP/SRP. The No Project Alternative would not impact sensitive resources and the north/south rocky canyon, however, it would not convey land to the Otay Ranch RMP POM, and, as a result, would not protect and enhance habitat conservation, manage resources, restore habitat, or enforce open space restrictions. The No Project Alternative would not assist in meeting the regional housing needs identified in the County's General Plan or implement the goals and visions of the Otay Ranch GDP/SRP. Overall, the No Project Alternative would not be consistent with the majority of the proposed Project's objectives, or the vision, goals, or policies set forth in the County's General Plan or Otay Ranch GDP/SRP. However, the No Project Alternative would avoid or reduce all significant impacts related to the proposed Project.

The County rejects Alternative A, the No Project Alternative, as undesirable and infeasible as it fails to satisfy the proposed Project's underlying purpose and fails to meet the majority of the project objectives. Therefore, the No Project Alternative is rejected because specific economic, legal, social, technological and other considerations make the alternative infeasible.

3. Facts in Support of Finding

The proposed Project's impacts to agricultural resources, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, utilities and service systems, and energy and conservation were determined to be not significant or less than significant. The No Project Alternative would result in no impacts related to these environmental issues as no development would occur.

No development would occur and no changes to the existing condition of the Project site would occur in the No Project Alternative. Slopes, rock formations, and landforms would remain in their existing conditions. No development or physical change would occur in the Project Area; therefore, no changes to the existing visual character of the Project site would occur, and there would be no aesthetic impacts. Therefore, the No Project Alternative would avoid both the project-specific and cumulatively significant, unavoidable aesthetic impacts of the proposed Project.

The No Project Alternative would generate no direct construction or operational air quality impacts (including VOCs, NO_x, CO, PM₁₀, and PM_{2.5}) since the Project site would remain in its current

CEQA Findings and Statement of Overriding Considerations

state and no construction would occur. Overall, the No Project Alternative would result in no physical impacts to air quality, and, thus, would avoid the air quality impacts of the proposed Project.

No new impacts to sensitive vegetation, special-status plant or wildlife species, wetlands/waters, or wildlife movement would occur within the Project site in the No Project Alternative. However, no land would be conveyed to the Otay Ranch POM for perpetual management and monitoring either. By contrast, the proposed Project would convey approximately 888 acres to the Otay Ranch POM, thereby adding substantial acreage to the Preserve. Without the 888 acres that the proposed Project would convey, the Otay Ranch RMP Preserve would not meet its acreage conveyance goals. Also, the No Project Alternative would not result in conservation in perpetuity and management of Otay Ranch RMP/MSCP Preserve within the Project Area. However, the No Project Alternative would also not create corresponding biological impacts requiring the mitigation to permanently conserve and manage Preserve land. Thus, this impact would be less than significant. Moreover, since the No Project Alternative would not result in any new impacts to biological resources, it would avoid the biological impacts of the proposed Project.

Because no grading or site disturbance would occur within the Project site in the No Project Alternative, known and unknown cultural and paleontological resources would remain in their existing condition, and no disturbance of any subsurface material that could potentially support cultural and paleontological resources would occur. Therefore, the No Project Alternative would avoid the cultural resource impacts of the proposed Project.

Furthermore, because the Project site would remain in its current state, the No Project Alternative would avoid impacts related to exposure to rockfall hazards, landslides, or expansive soils,

Because no development would occur, there would not be an increase in population in the Project Area that could be subjected to hazardous substances or wildfire hazards in the No Project Alternative. Therefore, the No Project Alternative would have no impacts related to hazards and hazardous materials.

No construction or development would occur in the No Project Alternative. Use of construction equipment and other noise-generating construction activities, including blasting, would not occur. In addition, the No Project Alternative would not result in operational noise from vehicle trips and other operational uses. No impacts related to noise would be occur as a result of the No Project Alternative.

The No Project Alternative would result in no impacts to solid waste since there would be no development of waste-generating uses. Therefore, the No Project Alternative would avoid the proposed Project's impacts to solid waste.

CEQA Findings and Statement of Overriding Considerations

The No Project Alternative would have no impacts on transportation or traffic since the Project site would remain in its existing condition, with Otay Lakes Road unimproved in its current alignment. There would be no vehicle trips generated by the No Project Alternative, and therefore no impacts to intersections or roadway segments would occur. Impacts to transportation and traffic would be avoided when compared to the proposed Project.

There would be no construction or operational GHG emissions associated with the No Project Alternative, since the Project site would remain in its current state. Use of construction equipment for grading, architectural coatings, and other producers of construction-related GHG emissions would not occur in the No Project Alternative, and the No Project Alternative would not result in GHG-generating land uses or vehicle trips. Therefore, the No Project Alternative would avoid the impacts to GHG emissions of the proposed Project.

The No Project Alternative would not implement either the County's General Plan or the Otay Ranch GDP/SRP with the development envisioned for the Project site. The No Project Alternative would also not generate funding for existing and planned infrastructure and services through payment of development impact fees because no new development would be generated. Leaving the Project Area and other sites in the County that are planned for development in an undeveloped state could have the cumulative effect of more development occurring in neighboring counties, resulting in conflicts with state planning directives (e.g., Senate Bill (SB) 743) and regional planning efforts relying, in part, on new development to fund the regional arterial system and other negative effects associated with a growing jobs/housing imbalance. Therefore, the No Project Alternative could have greater land use and planning impacts compared to the proposed Project. Note, however, that even in the No Project Alternative, the Project site would retain its existing land use and zoning designations, which would allow the land to be developed in the future. However, impacts to land use and planning would remain less than significant.

No impacts related to population growth would occur in the No Project Alternative because no residential or economic development would occur and no infrastructure would be constructed; however, the lack of housing concurrent with needs as shown in SANDAG forecasts (Regional Housing Needs Assessment) would result in a potentially significant impact. As a result, the No Project Alternative could conflict with the County's General Plan and Otay Ranch GDP/SRP housing and population policies that encourage growth of residential land uses consistent with applicable regional planning efforts. Therefore, impacts related to population and housing as a result of the No Project Alternative would be greater than the proposed Project.

As mentioned above, however, in the No Project Alternative, the Project site would retain its existing land use and zoning designations, which would allow the land to be developed in the future. Impacts would be less than significant. The No Project Alternative does not propose any residential or commercial development, and no new parks or recreational facilities would be

CEQA Findings and Statement of Overriding Considerations

provided by the No Project Alternative. Therefore, it would not generate any demand for public services or need for additional public service infrastructure and no new or increased demand for parks and recreational facilities would occur. However, the Proposed Project also would not result in impacts to public services and recreation facilities.

No residential or commercial development that would generate a need for new utilities and service systems would occur in the No Project Alternative, and as with the proposed Project no new impacts related to the extension or provision of additional utilities and service systems would occur. No construction or development would occur in the No Project Alternative; therefore, there would be no increase in the demand for energy. Because the Project Area would remain in its existing condition, the No Project Alternative would result in less energy demand, however, and impacts from the proposed Project were determined to be not significant or less than significant.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that the No Project Alternative is feasible but would not meet any of the Project Objectives. For further discussion, please refer to the following documents:

- FEIR Chapter 4.0, Sections 4.1, 4.2, 4.10

B. Proposed Project as Compared to the Existing Otay Ranch SRP (Alternative B)

1. Description of Alternative

The Existing Otay Ranch SRP Alternative (Alternative B) would be developed in accordance with the adopted goals of the Otay SRP, the Otay Ranch RMP, and the County MSCP Subarea Plan South County segment. This alternative would result in the development of 1,938 dwelling units, which is the same as the proposed Project; however, 1,408 of these dwelling units would be multi-family residential units compared to the 57 proposed by the proposed Project, which reduces the number of single-family homes to 530. This alternative would result in 1,107 acres of Preserve, which is approximately 18 acres more than the proposed Project. Additionally, Alternative B would provide for an elementary school, 134.4 acres of resort use and an approximately 141.5-acre golf course. While not included in the SRP, Alternative B would also include a location for a public safety site. This alternative aligns Otay Lakes Road in the center of the project bisecting the designated Preserve land. This alternative would result in conveyance of 826.1 acres of Preserve land to the POM.

2. Finding

Alternative B would meet some of the identified proposed Project objectives but would impede attainment of others. Specifically, Alternative B would assist in meeting the regional housing needs identified in the County's General Plan with a different mix of dwelling units and would comply

CEQA Findings and Statement of Overriding Considerations

with the Otay Ranch GDP/SRP (Project Objective: Implement the adopted goals of the Otay SRP, RMP, and County MSCP Subarea Plan South County segment). Alternative B would achieve the following objectives:

- Implement the goals of the adopted Otay SRP, the Otay Ranch RMP, and County MSCP Subarea Plan South County segment.
- Decrease the intensity of development in higher elevations away from Lower Otay Lake, and thereby enhance unique South County open space, high terrain and lake views.
- Relocate the Otay Ranch Village 15 elementary school site to the Otay Ranch Resort Village 13 in order to create a neighborhood elementary school environment within the village core and thereby enhance the self-sufficiency of the Project's land use plan.
- Provide a continuous public trail system through the community, with access to the resort, the village core, mixed-use area and surrounding trails, including the California Riding and Hiking Trail.
- Create an internal, safe, and efficient street circulation system that is safe and efficient and that promotes walking and community cohesiveness while minimize paved surfaces.

The County rejects Alternative B, the Existing Otay Ranch SRP, because it would not provide for the most efficient use of the Project site. Nor would it provide a level of private development adequate to ensure sufficient funding for public facilities and services required to serve the community's needs (Project Objective: Ensure public facilities are provided in a timely manner and financed by residents and occupants). In addition, the golf course designed community would not allow for any commercially designated land or a Village Core that could establish and promote a viable community. Further, while Alternative B meets some of the Project Objectives, it would impede the attainment of other objectives. Alternative B would not meet the proposed Project's underlying purpose of creating a prestigious destination resort and establishing an executive-level "specialty" housing enclave to attract business owners and employers in the South County, as discussed above. Therefore, Alternative B is rejected because specific economic, legal, social, technological, or other considerations make the alternative infeasible.

3. Facts in Support of Finding

Alternative B would not meet the proposed Project's underlying purpose of an executive-level "specialty" housing enclave to attract business owners and employers. The proposed Project balances the diversity of housing found throughout Otay Ranch with a greater emphasis on executive level single-family homes. Higher density housing in more appropriately located in closer proximity to transit and employment centers, with lower density communities planned on the edge of urban development.

CEQA Findings and Statement of Overriding Considerations

The ratio of single-family to multi-family units within the Otay Valley Parcel authorized in the 1993 Otay SRP was 49.5:50.5. The current ratio of single-family to multi-family is approximately 33:67, pursuant to Otay SRP amendments already approved by the Chula Vista City Council which include Villages 2, 3, 4, 8, 9, 10, and Planning Area 12. This change reflects the land use policy trend toward more efficient and consistent development patterns necessary to encourage walking and reduce reliance on the automobile as popularized by the phrase “smart growth.”

The impact of the conservation agency acquisitions, the 2001 Village 13 amendment, and the City of Chula Vista Otay Valley Parcel amendments greatly alters the ratio of single-family to multi-family homes throughout Otay Ranch. Alternative B would not rebalance the ratio of single and multi-family homes to that which was originally approved in 1993 when evaluated from the goals of the Otay Ranch Master Plan.

The golf course originally proposed in the SRP is no longer a viable specialty use with which to use as an armature for the community. Since 2013 seven golf courses have closed in the San Diego area, including Salt Creek (Chula Vista), Carmel Highland, Carmel Mountain Ranch, and Escondido Country Club, resulting in proposals for new land uses, most commonly a conversion to a residential community. The proposed golf course also requires a high level of water usage which is no longer sustainable in today’s environment. This is compounded by the inability to use recycled water due to adjacency to the Lower Otay Reservoir, a City of San Diego drinking-water facility.

Alternative B is not feasible as it would not provide for the most efficient use of the Project site or provide a level of private development adequate to ensure sufficient funding to support the resort/golf course and public facilities and services required to serve the community’s needs (Project Objective: Ensure public facilities are provided in a timely manner and financed by residents and occupants).

As analyzed in the 2015 Draft EIR, the proposed Project’s impacts to agricultural resources, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, utilities and service systems, and energy and conservation were determined to be not significant or less than significant. Alternative B would also result in no impacts or less than significant impacts related to these environmental issues.

Compared to the proposed Project, Alternative B would have less, or similar impacts associated with aesthetics, cultural resources, geology and soils, hazards and hazardous materials, solid waste, and global climate change.

Alternative B would, however, increase some of the significant impacts related to construction and operational use of the Project site. Specifically, compared to the proposed Project, Alternative B

CEQA Findings and Statement of Overriding Considerations

would result in greater impacts in the following areas: air quality, biological resources, noise, and transportation and traffic. While Alternative B would reduce some environmental impacts, it would not meet the Project Objectives to the same degree as the proposed Project. Specifically, Alternative B would assist in meeting the regional housing needs identified in the County's General Plan, but not to the same manner as the proposed Project, since it would result in 71% fewer single-family homes (Project Objective: Create increase housing diversity within Otay Ranch). Further, Alternative B would partially comply with the Otay Ranch GDP/SRP; however, because it would not provide a Village Core and a feasible specialty/resort use, it would not fully implement the goals and visions of the Otay Ranch GDP/SRP for Village 13.

Alternative B would convert the Project site from rural open space to urban land uses. Alternative B would have a different development footprint than the proposed Project; the Alternative B footprint follows the boundary of the Otay Ranch RMP/MSCP Preserve. Alternative B would not extend as high on the western hillside of the Project site compared to the proposed Project, and would have a more condensed footprint overall. There would be no Village Core or commercially designated land uses. However, the existing character of the Project site would still be changed by Alternative B, and the development area results in similar aesthetic impacts compared to the proposed Project and impacts would remain significant and unavoidable.

Impacts to Air Quality under Alternative B would have similar NO_x, CO, PM₁₀, and PM_{2.5} threshold exceedances to the proposed Project for construction because similar construction activities would occur under Alternative B. Alternative B would have increased acreage for the resort and golf course than the proposed Project. Operational emissions, including emissions of VOCs, NO_x, CO, PM₁₀, and PM_{2.5}, would be greater compared to the proposed Project because of an increase of 3,266 ADT. For this reason, Alternative B would have increased air quality impacts compared to the proposed Project. While mitigation measures would be implemented, air quality impacts are expected to remain significant and unavoidable.

Under the Alternative B, increased impacts to biological resources would occur compared to the proposed Project. Alternative B would result in the same potentially significant but mitigable impacts related to special-status plants and wildlife species, riparian habitat and other sensitive natural communities, and federally protected wetlands, and consistency with the MSCP County Subarea Plan and Otay Ranch RMP as the proposed Project. Impacts to these biological resources would be greater compared to the proposed Project, and commensurate mitigation measures would be required. Alternative B would have increased impacts to Quino checkerspot butterfly habitat due to the alignment of Otay Lakes Road through the center of this alternative which fragments the Preserve and the rocky canyon in the eastern portion of the site. Alternative B would not preserve the high-quality vernal pool complex and Thornmint preserve, resulting in significant and unavoidable impacts after mitigation.

CEQA Findings and Statement of Overriding Considerations

As a result of the reduced development footprint, this alternative would also result in slightly less Preserve land conveyed to the Otay Ranch Preserve Owner Manager (POM) as required by the RMP. Development under Alternative B would result in greater impacts to biological resources because it would conserve/preserve less habitat for the Quino checkerspot butterfly, not conserve/preserve high-quality vernal pools, and not provide wildlife corridors with the proposed Project. Development under the Alternative B would result in greater impacts to biological resources when compared to the proposed Project and impacts would remain significant and unavoidable after mitigation.

Alternative B has the potential to uncover cultural and paleontological resources. Although the footprint of disturbance to construct this alternative is slightly less than the proposed Project, impacts to cultural and paleontological resources would be similar to the proposed Project, and similar mitigation measures would be required. Consequently, Alternative B would impacts to cultural resources within the Project site would be less than significant with mitigation.

Development under Alternative B would have similar impacts and mitigation measures related to geology and soils. Similar to the proposed Project, this alternative would be consistent with County General Plan and Otay Ranch GDP/SRP geotechnical policies. Alternative B would result in similar impacts compared to the proposed Project and impacts would be less than significant with mitigation.

Alternative B would have similar impacts and mitigation measures related to hazards and hazardous materials. Similar to the proposed Project, this alternative would include a Public Safety site and be consistent with County General Plan Safety Element travel time standard of five minutes from the closest fire station. Storm water basins proposed as part of Alternative B may cause an increase in human exposure to health vectors. Development under Alternative B would require adherence to the mitigation measures which would reduce impacts to a less than significant level. Alternative B would result in similar impacts compared to the proposed Project and impacts would be less than significant with mitigation.

In regard to noise, construction would still occur under Alternative B and be similar based upon the same number of dwelling units as the proposed Project. Due to an increase of 3,266 ADT, Alternative B would increase impacts related to the permanent increase in ambient noise levels compared to the proposed Project. Overall, Alternative B results in greater noise impacts which with mitigation would be reduced to a less than significant level as with the proposed Project.

Development of 1,938 dwelling units under Alternative B would cause a similar demand for solid waste disposal, and the cumulative impact would remain significant and unavoidable under this alternative, similar to the proposed Project.

CEQA Findings and Statement of Overriding Considerations

Based upon the proposed Project trip generation rates the estimated Average Daily Trips for Alternative B are 3,266 more than the proposed Project resulting in greater traffic impacts. With mitigation these impacts are reduced to below a level of significance.

Similar to the proposed Project, Alternative B would result in significant impacts to global climate change, absent mitigation. Environmental design considerations and mitigation measures have been identified to reduce these impacts to less than significant levels. The compact development footprint of Alternative B would result in a slight reduction in vehicle miles travelled by the elimination of the easternmost planning area. With implementation of the eight mitigation measures recommended in FEIR Section 2.10, Alternative B would not have the potential to conflict with AB 32, SB 32, relevant Executive Orders and applicable plans or regulations adopted for the purpose of reducing the emissions of GHGs. Overall, Alternative B would result in slightly reduced impacts to global climate change and GHG emissions compared to the proposed Project. Impacts would be less than significant with mitigation.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Alternative B is feasible, however, it would result in greater impacts to air quality, biological resources, noise, and transportation and traffic. For additional information, please refer to the following documents:

- FEIR Chapter 4.0, Sections 4.1, 4.3, 4.10

C. Proposed Project Compared to Western Portion Reduced Footprint (484 acres)/Reduced Residential Units (1,241 units) (Alternative C)

1. Description of Alternative

The Western Portion Reduced Footprint (484 acres)/Reduced Residential Units (1,241 units) Alternative (Alternative C) would develop the Project site within a reduced development footprint of 484 acres focused within the western portion of the Project site. This alternative would result in the development of fewer homes (1,241 dwelling units compared to 1,938 dwelling units under the proposed Project), and would provide a different distribution between single family homes (382 dwelling units compared to the 1,881 dwelling units under the proposed Project) and 859 multi-family units compared to the proposed 57 units. Alternative C would include 113.7 acres of land for resort uses and an 82.9-acre golf course, however, local parks would be reduced from nine sites and 29.6 acres to one site of 10.6 acres. This Alternative also includes public safety and school sites. This alternative would result in conveyance of 562.4 acres of Preserve land to the POM.

2. Finding

CEQA Findings and Statement of Overriding Considerations

Alternative C would meet some of the identified proposed Project Objectives but would impede attainment of others. Specifically, Alternative C would not meet the regional housing needs identified in the County's General Plan and would not comply with the Otay Ranch GDP/SRP (Project Objective: Implement the adopted goals of the Otay SRP, RMP, and County MSCP Subarea Plan South County segment). However, Alternative C would achieve the following Project Objectives:

- Decrease the intensity of development in higher elevations away from Lower Otay Lake, and thereby enhance unique South County open space, high terrain and lake views.
- Preserve the major north/south rocky canyon located in the eastern portion of the Project site as a wildlife corridor, and connect to wildlife crossings under Otay Lakes Road.
- Relocate the Otay Ranch Village 15 elementary school site to the Otay Ranch Resort Village 13 in order to create a neighborhood elementary school environment within the village core and thereby enhance the self-sufficiency of the Project's land use plan.
- Create an internal, safe, and efficient street circulation system that is safe and efficient and that promotes walking and community cohesiveness while minimize paved surfaces.

The County rejects Alternative C because it would not provide for the most efficient use of the Project site. It would not fully implement the number of units and preservation of Preserve land as approved in the Otay Ranch Master Plan (Project Objective: Implement the adopted goals of the Otay SRP, RMP, and County MSCP Subarea Plan South County segment). Nor would it provide a level of private development adequate to ensure sufficient funding for public facilities and services required to serve the community's needs (Project Objective: Ensure public facilities are provided in a timely manner and financed by residents and occupants). In addition, the golf course designed community would not allow for any commercially designated land or a Village Core that could establish and promote a viable community. Further, while this alternative meets some of the Project objectives, it would impede the attainment of other objectives. Alternative C would not meet the proposed Project's underlying purpose of creating a prestigious destination resort of single-family homes and establishing an executive-level "specialty" housing enclave to attract business owners and employers in the South County (Project Objective: Create a prestigious destination resort; Establish an executive-level "specialty" housing enclave to attract business owners and employers) as discussed above. Therefore, Alternative C is rejected because specific economic, legal, social, technological, or other considerations make the alternative infeasible.

3. Facts in Support of Finding

Alternative C would not meet the proposed Project's underlying purpose of an executive-level "specialty" housing enclave to attract business owners and employers nor increase the housing diversity within Otay Ranch. The proposed Project balances the diversity of housing found

CEQA Findings and Statement of Overriding Considerations

throughout Otay Ranch with a greater emphasis on executive level single-family homes. Higher density housing is more appropriately located in closer proximity to transit and employment centers, with lower density communities planned on the edge of urban development.

The ratio of single-family to multi-family units within the Otay Valley Parcel authorized in the 1993 Otay SRP was 49.5:50.5. The current ratio of single-family to multi-family is approximately 33:67, pursuant to Otay SRP amendments already approved by the Chula Vista City Council which include Villages 2, 3, 4, 8, 9, 10, and Planning Area 12. This change reflects the land use policy trend toward more efficient and consistent development patterns necessary to encourage walking and reduce reliance on the automobile as popularized by the phrase “smart growth.”

The impact of the conservation agency acquisitions, the 2001 Village 13 amendment, and the City of Chula Vista Otay Valley Parcel amendments greatly alters the ratio of single-family to multi-family homes throughout Otay Ranch. Alternative C would result in fewer single-family homes and not rebalance the ratio of single and multi-family homes to that which was originally approved in 1993 when evaluated from the goals of the Otay Ranch Master Plan.

The golf course originally proposed in the SRP is no longer a viable specialty use with which to use as a unifying activity and land use for the community. Since 2013 seven golf courses have closed, including Salt Creek (Chula Vista), Carmel Highland, Carmel Mountain Ranch, and Escondido Country Club, and proposed new land uses, most commonly a conversion to a residential community. The proposed golf course also requires a high level of water usage which is no longer sustainable in today’s environment. This is compounded by the inability to use recycled water due to adjacency to the Lower Otay Reservoir, a City of San Diego drinking-water facility.

Alternative C is not feasible as it would not provide for the most efficient use of the Project site or provide a level of private development adequate to ensure sufficient funding to support the resort/golf course and public facilities and services required to serve the community’s needs (Project Objective: Ensure public facilities are provided in a timely manner and financed by residents and occupants).

As analyzed in the 2015 Draft EIR, the proposed Project’s impacts to agricultural resources, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, utilities and service systems, and energy and conservation were determined to be not significant or less than significant. With the exception of land use and planning and population and housing, Alternative C would also result in no impacts related to these environmental issues. Compared to the proposed Project, Alternative C would have less or similar impacts associated with aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, solid waste, transportation and traffic, and global climate change.

CEQA Findings and Statement of Overriding Considerations

While Alternative C would reduce some environmental impacts, it would not meet the Project Objectives to the same degree as the proposed Project. Specifically, Alternative C would not meet the regional housing needs identified in the County's General Plan due to a reduction of 697 dwelling units. Further, although this alternative would partially comply with the Otay Ranch GDP/SRP; it would not provide a Village Core and a feasible specialty/resort use.

Alternative C would convert the Project site from rural open space to urban land uses. This alternative would have a smaller development footprint (a reduction of approximately 296 acres) as compared to the proposed Project. There would be no Village Core or commercially designated land uses. Although the existing character of the Project site would be changed by Alternative C, the development area is more compact and accordingly would reduce the significant, unavoidable aesthetic impacts of the proposed Project; however, impacts would remain significant and unavoidable.

Impacts to air quality under Alternative C would be less than the proposed Project for construction because of a reduced development footprint and construction of fewer dwelling units. Operational emissions would also be reduced compared to the proposed Project because of a decrease of 3,308 ADT. For this reason, this alternative would have less air quality impacts compared to the proposed Project; however, air quality impacts are expected to remain significant and unavoidable after mitigation.

Under Alternative C, the development footprint of the Project site would be reduced by approximately 296 acres and the eastern portion of the Project site would remain undeveloped. Because the Project site is predominantly composed of coastal sage scrub, Alternative C would reduce the overall acreage of coastal sage scrub impacts.

Alternative C would not provide for the same conservation/preservation of high-quality habitat for thornmint due to proposed development of this complex. This alternative does not impact the K6 vernal pool group, which includes San Diego Fairy Shrimp.

Relative to regional conservation planning, the Alternative C development footprint is contained within the approved development boundary under the MSCP County Subarea Plan and is therefore a "hardline" project. This alternative would be consistent with the objectives set forth in the Otay Ranch RMP and the MSCP County Subarea Plan of establishing a comprehensive, large-scale managed Preserve system. However, the 296 acre reduction in the development footprint would result in less land conveyed to and managed by the POM compared to the proposed Project.

Under Alternative C, approximately 484 acres would be developed. Of this amount, approximately 10.6 acres are parks and 10 acres are for an elementary school site which are common uses and not subject to Preserve conveyance requirements. As a result, the total amount of land conveyed

CEQA Findings and Statement of Overriding Considerations

to the Otay Ranch Preserve would be approximately 562.4 acres, which is 325.3 acres less than the proposed Project. Due to the smaller development footprint. While this alternative would maintain a slightly larger Preserve than the proposed Project, a smaller amount of the Preserve land would be conveyed to public ownership.

When compared to the proposed Project, Alternative C would result in less overall impacts to biological resources, although the actual resources impacted vary between the proposed Project and this alternative. Impacts to biological resources as a result of Alternative C would be less than significant with mitigation.

Alternative C would have the potential to uncover cultural and paleontological resources. The footprint of disturbance to construct this alternative is significantly less (296 acres) and impacts 25 fewer significant and limited archeological resources than the proposed Project, resulting in reduced impacts to cultural and paleontological resources, however, similar mitigation measures would be required. With implementation of mitigation measures, cultural and paleontological impacts under Alternative C would be reduced to less than significant.

Development under Alternative C would have reduced impacts to rock fall, soil erosion, and surficial instability compared to the proposed Project. However, potential impacts from seismic ground shaking would be the same as the proposed Project. Similar to the proposed Project, development under Alternative C would require adherence to the mitigation measures discussed in Section 2.5 of the FEIR. Similar to the proposed Project, this alternative would be consistent with County General Plan and Otay Ranch GDP/SRP geotechnical policies. Alternative C would result in similar impacts to geology and soils compared to the Proposed Project which would be reduced to a less than significant with mitigation.

Alternative C would result in 1,241 dwelling units within the Project site, but would reduce the footprint of development and, therefore, may reduce the potential for wildland fire impacts by reducing edge effects. Alternative C would include a Public Safety site and be consistent with the County General Plan Safety Element travel time standard of five minutes from the closest fire station. In addition, this alternative is within the 5-minute travel time from an existing fire station in Chula Vista. Similar to the proposed Project, storm water basins proposed as part of Alternative C may cause an increase in human exposure to health vectors. Development under Alternative C would require adherence to the mitigation measures which would reduce impacts to a less than significant level. Overall, Alternative C would result in hazards and hazardous materials impacts similar to the proposed Project.

Alternative C would reduce vehicular trips by 3,308 ADT and result in decreased operational noise levels when compared to the proposed Project. Noise impacts associated with construction activities would be reduced, as less grading and site preparation (blasting, hauling trips, etc.) would

CEQA Findings and Statement of Overriding Considerations

be required with the reduced acreage to be graded under this alternative. The reduction in ADT under this alternative would reduce operational noise emissions after development of the Project site. Application of mitigation measures would reduce impacts to a less than significant level. Overall, Alternative C would result in less impacts related to noise when compared to the proposed Project.

Alternative C would provide fewer dwelling units than the proposed Project; therefore, solid waste disposal requirements would be reduced. However, the cumulative impact would still be significant and unavoidable because a reduction of 697 dwelling units in comparison to the proposed Project would not avoid the future need for additional landfill space. However, the cumulative impacts of solid waste disposal under Alternative C would remain significant and unavoidable, similar to the proposed Project.

Based on the trip generation rates presented in Section 2.9 of the FEIR, the proposed Project would generate 27,191 ADT. Alternative C would decrease the number of single-family homes to 382 and increase the number of multi-family homes to 859, which would result in a net decrease of 8,574 residential ADT. The proposed 113.7 acres of resort uses and 82.9 acres of golf course uses would increase traffic from these uses. The net result of Alternative C would be a decrease of approximately 3,308 ADT in comparison to the proposed Project. With mitigation impacts would be reduced to a less than significant level. The decrease in ADT under this alternative would result in reduced traffic impacts when compared to the proposed Project.

Similar to the proposed Project, Alternative C would result in significant impacts to global climate change, absent mitigation. This alternative would result in the development of 1,241 dwelling units, which is less than the proposed Project. Other uses for Alternative C include a resort, golf course, elementary school, parks, and undeveloped land, which would result in similar stationary source emissions under this alternative when compared to the proposed Project. Due to the contiguous development footprint in the center of the site and a smaller development footprint, vehicle miles travelled will be slightly reduced. Therefore, operational emissions associated with this alternative would be slightly less than the proposed Project.

Without mitigation, Alternative C would cause an increase in GHG emissions over existing conditions and result in a potentially significant impact. However, the compact development footprint of Alternative C would result in a slight reduction in vehicle miles travelled by the elimination of the easternmost planning area. With implementation of environmental design considerations and mitigation measures, Alternative C would not obstruct attainment of the statewide emission reduction mandates established by AB 32, SB 32 and the relevant Executive Orders. This alternative would utilize a suite of environmental design considerations and mitigation measures that would reduce GHG emissions through on-site strategies targeted to the alternative's built environment and transportation sources, as well as a mitigation measure to

CEQA Findings and Statement of Overriding Considerations

secure additional, necessary emission reductions through off-site, offset projects. Alternative C also would be consistent with applicable goals and policies of the County's General Plan and would not conflict with SANDAG's *San Diego Forward* plan, as development on the site has been anticipated for more than twenty years by the County and regional planning agencies, like SANDAG. In sum, Alternative C impacts to global climate change would be less than significant with mitigation and less than the proposed Project.

If the Project site and other sites in the County planned for development are underdeveloped, there could be a cumulative effect of more development occurring in neighboring counties, resulting conflicts with state planning directives (e.g., SB 743) and regional planning efforts relying, in part, on new development to fund the regional arterial system, and other negative effects associated with a growing jobs/housing imbalance. Therefore, Alternative C would have greater land use and planning impacts compared to the proposed Project. Impacts to land use and planning would not be reduced or avoided.

Alternative C would have a build-out population of approximately 4,500 residents, compared to approximately 7,000 residents under the proposed Project. This represents a 35% decrease in dwelling units and population in population compared to the proposed Project. Although there would be fewer homes and residents under this alternative, the lack of housing concurrent with needs as shown in SANDAG forecasts (Regional Housing Needs Assessment) would result in a potentially significant impact. There would also not be any commercially designated land or a Village Core under Alternative C. As a result, this alternative would conflict with the County's General Plan and Otay Ranch GDP/SRP housing and population policies that encourage growth of residential, commercial, and industrial land uses. Therefore, Alternative C would result in increased impacts compared to the proposed Project. Impacts related to population and housing would not be reduced or avoided compared to the proposed Project.

Under Alternative C, a fire station and Sheriff's storefront facility would be included to serve the Project site. In addition, this alternative would generate less funding for existing and planned infrastructure and services through payment of development impact fees. Therefore, impacts to public services under the Alternative C could be potentially greater than the proposed Project.

Nevertheless, Alternative C impacts to public services would be less than significant. Based on the number of dwelling units under this alternative, the County's PLDO requirement is met by the 10.6 acres of parkland and impacts would be less than significant. Alternative C would result in reduced physical impacts from park development due to the decreased acreage of new parkland. Impacts related to recreation would be reduced under this alternative and impacts would be less than significant, similar to the proposed Project.

CEQA Findings and Statement of Overriding Considerations

Under Alternative C, similar impacts to storm drainage facilities would occur, because this alternative would be required to have storm drainage facilities that would be able to accommodate the proposed peak-flow increases. This alternative would have a total average water demand less than the proposed Project's total average water demand of approximately 1.3 million gallons per day. Since implementation of Alternative C would result in less development and lower population, there would be less demand on water supply, wastewater, and solid waste compared to the proposed Project. However, similar facilities within the Project site would be required to provide these; thus, impacts associated with the construction of these facilities would be similar to the proposed Project.

In short, neither the proposed Project nor Alternative C would result in significant impacts to utilities and service systems, although Alternative C would result in reduced demand by comparison. Similar to the proposed Project, this alternative would not result in the wasteful or inefficient use of electricity, or conflict with an applicable plan, policy, or regulation related to energy. Since less development would occur under Alternative C, there would be less demand for energy. Alternative C would have similar, less-than-significant impacts to energy compared to the proposed Project.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Alternative C is feasible, however, it would not provide for the most efficient use of the Project Area or provide a level of private development adequate to ensure sufficient funding for public facilities and services required to serve the community's needs. For additional information, please refer to the following documents:

- FEIR Chapter 4.0, Sections 4.1, 4.4, 4.10

D. Proposed Project Compared to the Western Portion Reduced Footprint (484 acres) (Alternative D)

1. Description of Alternative

The Western Portion Reduced Footprint (484 acres) (Alternative D), development of the 1,869-acre site would occur only within the western portion of the Project site. This alternative would result in the development of 394 single-family homes (compared with the proposed Project's 1,881) and 1,544 multi-family or single-family attached homes (compared with the proposed Project's 57) for the same total of 1,938 dwelling units as the proposed Project. Alternative D would designate 61.3 acres of land for resort uses, compared to 17.4 acres under the proposed Project. No golf course would be included. An elementary school site and public safety site would be reserved under this alternative. Local parks would be reduced from nine sites of 29.6 total acres to two sites of 16.6 total acres. This Alternative D would locate the resort uses adjacent

CEQA Findings and Statement of Overriding Considerations

to Otay Lakes Road, overlooking Lower Otay Reservoir. This alternative would result in conveyance of 550.5 acres of Preserve land to the POM.

2. Finding

Alternative D would meet some of the identified proposed Project objectives but would impede attainment of others. Specifically, Alternative D would not comply with the Otay Ranch GDP/SRP (Project Objective: Implement the adopted goals of the Otay SRP, RMP, and County MSCP Subarea Plan South County segment). However, Alternative D would achieve the following objectives:

- Decrease the intensity of development in higher elevations away from Lower Otay Lake, and thereby enhance unique South County open space, high terrain and lake views.
- Ensure public facilities are provided in a timely manner and financed by residents and occupants, and thereby ensure no adverse fiscal consequences to other neighboring communities with Otay Ranch.
- Preserve the major north/south rocky canyon located in the eastern portion of the Project site as a wildlife corridor, and connect to wildlife crossings under Otay Lakes Road.
- Relocate the Otay Ranch Village 15 elementary school site to the Otay Ranch Resort Village 13 in order to create a neighborhood elementary school environment within the village core and thereby enhance the self-sufficiency of the Project's land use plan.
- Create an internal, safe, and efficient street circulation system that is safe and efficient and that promotes walking and community cohesiveness while minimize paved surfaces.
- Incorporate sustainable design elements and the latest conservation technologies, consistent with creating a distinct destination-resort unique to South County.

The County rejects Alternative D because it would not provide for the most efficient use of the Project site. Alternative D would not meet the proposed Project's underlying purpose of creating a prestigious destination resort of single-family homes and establishing an executive-level "specialty" housing enclave to attract business owners and employers in the South County (Create a prestigious destination resort; Establish an executive-level "specialty" housing enclave to attract business owners and employers). This alternative would not fully implement the preservation of Preserve land as approved in the Otay Ranch Master Plan (Implement the adopted goals of the Otay SRP, RMP, and County MSCP Subarea Plan South County segment.) Further, while this alternative meets some of the Project objectives, it would impede the attainment of other objectives. Therefore, Alternative D is rejected because specific economic, legal, social, technological, or other considerations make the alternative infeasible.

3. Facts in Support of Finding

Alternative D would not meet the proposed Project's underlying purpose of an executive-level "specialty" housing enclave to attract business owners and employers. The proposed Project does not contribute to the balance of the diversity of housing found throughout Otay Ranch due to its greater emphasis on multi-family housing. Higher density housing in more appropriately located in closer proximity to transit and employment centers, with lower density communities planned on the edge of urban development.

The ratio of single-family to multi-family units within the Otay Valley Parcel authorized in the 1993 Otay SRP was 49.5:50.5. The current ratio of single-family to multi-family is approximately 33:67, pursuant to Otay SRP amendments already approved by the Chula Vista City Council which include Villages 2, 3, 4, 8, 9, 10, and Planning Area 12. This change reflects the land use policy trend toward more efficient and consistent development patterns necessary to encourage walking and reduce reliance on the automobile as popularized by the phrase "smart growth."

The impact of the conservation agency acquisitions, the 2001 Village 13 amendment, and the City of Chula Vista Otay Valley Parcel amendments greatly alters the ratio of single-family to multi-family homes throughout Otay Ranch. Alternative D would result in fewer single-family homes and would not rebalance the ratio of single- and multi-family homes to that which was originally approved in 1993 when evaluated from the goals of the Otay Ranch Master Plan.

Alternative D is not feasible as it would not provide for the most efficient use of the Project site or provide a level of private development adequate to ensure sufficient funding to support the resort and public facilities and services required to serve the community's needs (Ensure public facilities are provided in a timely manner and financed by residents and occupants).

As analyzed in the 2015 Draft EIR, the proposed Project's impacts to agricultural resources, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, utilities and service systems, and energy and conservation were determined to be not significant or less than significant. Alternative D would also result in no impacts related to these environmental issues.

Compared to the proposed Project, Alternative D would have less or similar impacts associated with aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, solid waste, transportation and traffic, and global climate change.

While Alternative D would reduce some environmental impacts, it would not meet the Project objectives to the same degree as the proposed Project. Specifically, Alternative D would not meet several objectives, including 1) the creation of an executive-level "specialty" housing enclave to

CEQA Findings and Statement of Overriding Considerations

attract business owners and employers; 2) the preservation of Preserve land as approved in the Otay Ranch Master Plan (due to a reduction in the development footprint); and 3) implement the goals of the Otay SRP by providing a Village Core and a feasible specialty/resort use.

Alternative D would convert the Project site from rural open space to urban land uses. This alternative would have a smaller development footprint (a reduction of approximately 296 acres) as compared to the proposed Project. This Alternative would convey 550.3 acres of Preserve to the POM. . However, the Alternative D does not conserve the thornmint population. There would be no Village Core or commercially designated land uses.

Although the existing character of the Project site would be changed by Alternative D, the development area is more compact and accordingly would reduce the significant, unavoidable aesthetic impacts of the proposed Project; however, impacts would remain significant and unavoidable.

Impacts to Air Quality under Alternative D would slightly less than the proposed Project for construction because of a reduced development footprint. However, operational emissions would also be similar compared to the proposed Project because of an increase of 1,742 ADT due to the increase in resort acreage. For this reason, this alternative would have similar air quality impacts compared to the proposed Project; however, air quality impacts are expected to remain significant and unavoidable.

Under Alternative D, the development footprint of the Project site would be reduced by approximately 296 acres and the eastern portion of the Project site would remain undeveloped. Because the Project site is predominantly composed of coastal sage scrub, Alternative D would reduce the overall acreage of coastal sage scrub impacts.

Alternative D would not provide for the same conservation/preservation of high-quality habitat for the Quino checkerspot butterfly as it includes development on a central ridgeline with approximately seven Quino sightings. This alternative does not impact the K6 vernal pool group, which includes San Diego Fairy Shrimp.

Relative to regional conservation planning, the Alternative D development footprint is contained within the approved boundary for the County MSCP Subarea Plan and is therefore a “hardline” project. This alternative would be consistent with the objectives set forth in the Otay Ranch RMP and the County MSCP Subarea Plan of establishing a comprehensive, large-scale managed Preserve system.

Under Alternative D, approximately 484 acres would be developed. Of this amount, approximately 10.6 acres are parks and 10 acres are for an elementary school site which are common uses and

CEQA Findings and Statement of Overriding Considerations

not subject to Preserve conveyance requirements. As a result, the total amount of land conveyed required to be conveyed to the Otay Ranch Preserve would be approximately 550.5 acres, which is 327.2 acres less than the proposed Project. While this alternative would maintain a slightly larger Preserve than the proposed Project, a smaller amount of the Preserve land would be conveyed to the POM.

When compared to the proposed Project, Alternative D would result in less overall impacts to biological resources, although the actual resources impacted vary between the proposed Project and this alternative. The acreage of Preserve conveyed to the POM would be smaller. Impacts to biological resources as a result of Alternative D would be less than significant with mitigation.

Alternative D has the potential to uncover cultural and paleontological resources. The footprint of disturbance to construct this alternative is significantly less (296 acres) and impacts 20 fewer significant and limited archeological resources than the proposed Project, resulting in reduced impacts to cultural and paleontological resources. However, similar mitigation measures as the proposed Project would be required which would reduce impacts to below a level of significance.

Development under Alternative D would have reduced impacts to rock fall, soil erosion, and surficial instability compared to the proposed Project. However, potential impacts from seismic ground shaking would be the same as the proposed Project. Similar to the proposed Project, development under Alternative D would require adherence to the mitigation measures discussed in Section 2.5 of the FEIR. Similar to the proposed Project, this alternative would be consistent with County General Plan and Otay Ranch GDP/SRP geotechnical policies. Alternative D would result in similar impacts to geology and soils compared to the proposed Project which would be reduced to a less than significant level with mitigation.

Alternative D would result in the same number of dwelling units (1,938 units) as the proposed Project, but would reduce the footprint of development and, therefore, may reduce the potential for wildland fire impacts due to the smaller edge effect of the site and smaller number of homes adjacent to open space. Alternative D would include a Public Safety site and be consistent with the County General Plan Safety Element travel time standard of five minutes from the closest fire station. In addition, this alternative is within the 5-minute travel time from an existing fire station in Chula Vista. Similar to the proposed Project, storm water basins proposed as part of Alternative D may cause an increase in human exposure to health vectors. Development under Alternative D would require adherence to mitigation measures which would reduce impacts to a less than significant level. Overall, this alternative would result in hazards and hazardous materials impacts similar to the proposed Project.

Alternative D would result in the same number of dwelling units (1,938 units) as the proposed Project but would decrease the number of single-family homes to 394 and increase to 1,544 the

CEQA Findings and Statement of Overriding Considerations

number of multi-family homes. This would result in a net decrease of 2,974 residential ADT. However, the proposed 61.3 acres of resort uses would increase traffic from these uses for a net increase of approximately 1,742 ADT under Alternative D in comparison to the proposed Project. Noise impacts associated with construction activities would be reduced, as less grading and site preparation (blasting, hauling trips, etc.) would be required with the reduced acreage to be graded under this alternative. Operational noise emissions are anticipated to be similar to the proposed Project after buildout of the Project site. Application of mitigation measures would reduce impacts to a less than significant level. Overall, Alternative D would result in less impacts related to noise when compared to the proposed Project.

Alternative D would provide the same number of dwelling units as the proposed Project and would cause a similar demand for solid waste disposal. Therefore, the cumulative impact would still be significant and unavoidable in comparison to the proposed Project and would not avoid the future need for additional landfill space, resulting in a significant and unmitigable impact similar to the proposed Project.

Based on the trip generation rates presented in Section 2.9 of the FEIR, the proposed Project would generate 27,191 ADT. Alternative D would decrease the number of single-family homes to 394 and increase to 1,544 the number of multi-family homes, which would result in a net decrease of 2,974 residential ADT. However, the proposed 61.3 acres of resort uses would increase traffic, for a net increase of approximately 1,742 ADT under Alternative D in comparison to the proposed Project. With mitigation identified in Section 2.9 of the FEIR impacts would be reduced to a less than significant level. The relatively small increase of ADT under this alternative would result in a similar level of traffic impacts when compared to the proposed Project.

Similar to the proposed Project, Alternative D would result in significant impacts to global climate change, absent mitigation. Compared to the proposed Project, this alternative would result in the development of 1,938 dwelling units, which is the same as the proposed Project. Other uses for Alternative D include a resort, elementary school, parks, and undeveloped land, which would result in similar stationary source emissions under this alternative when compared to the proposed Project. Due to the contiguous development footprint in the center of the site and a smaller development footprint, vehicle miles travelled will be slightly reduced. Therefore, operational emissions associated with this alternative would be slightly less than the proposed Project.

Without mitigation, Alternative D would cause an increase in GHG emissions over existing conditions and result in a potentially significant impact. However, the compact development footprint of Alternative D would result in a slight reduction in vehicle miles travelled by the elimination of the easternmost planning area. With implementation of environmental design considerations and mitigation measures, Alternative D would not obstruct attainment of the statewide emission reduction mandates established by AB 32, SB 32 and the relevant Executive

CEQA Findings and Statement of Overriding Considerations

Orders. This alternative would utilize a suite of environmental design considerations and mitigation measures that would reduce GHG emissions through on-site strategies targeted to the alternative's built environment and transportation sources, as well as a mitigation measure to secure additional, necessary emission reductions through off-site, offset projects. Alternative D also would be consistent with applicable goals and policies of the County's General Plan and would not conflict with SANDAG's *San Diego Forward* plan, as development on the site has been anticipated for more than twenty years by the County and regional planning agencies, like SANDAG. In sum, Alternative D impacts to global climate change would be less than significant with mitigation and less than the proposed Project.

Alternative D impacts to public services would be less than significant. Based on the number of dwelling units under this alternative, the County's PLDO requirement is met by the 16.6 acres of parkland and impacts would be less than significant.

Under Alternative D, similar impacts to storm drainage facilities would occur, because this alternative would be required to have storm drainage facilities that would be able to accommodate the proposed peak-flow increases. This alternative would have a total average water demand similar to the proposed Project's total average water demand of approximately 1.3 million gallons per day. Since implementation of Alternative D would result in the same development and population, there would be a similar demand on water supply, wastewater, and solid waste compared to the proposed Project. However, similar facilities within the Project site would be required to provide these; thus, impacts associated with the construction of these facilities would be similar to the proposed Project.

In short, neither the proposed Project nor Alternative D would result in significant impacts to utilities and service systems. Similar to the proposed Project, this alternative would not result in the wasteful or inefficient use of electricity, or conflict with an applicable plan, policy, or regulation related to energy. The same development would occur under Alternative D resulting in a comparable demand for energy. Alternative D would have similar, less-than-significant impacts to energy compared to the proposed Project.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Alternative D is feasible, however, it would not provide for the most efficient use of the Project site or provide a level of private development adequate to ensure sufficient funding for public facilities and services required to serve the community's needs. For additional information, please refer to the following documents:

- FEIR Chapter 4.0, Sections 4.1, 4.5, 4.10

E. Proposed Project Compared to the Western Portion Reduced Footprint (550 acres)/Reduced Residential Units (1,391 units) (Alternative E)

1. Description of Alternative

Under the Western Portion Reduced Footprint (550 acres)/Reduced Residential Units (1,391 units) Alternative (Alternative E), development would occur only within the western portion of the Project site. This alternative would result in the development of fewer homes (1,391 compared to 1,938 with the proposed Project) and would slightly increase the number of multi-family homes (72 homes compared to the proposed 57). Lands designated for resort uses would be increased slightly to 19.9 acres and the golf course would not be provided. Six local park sites totaling 12 acres would be provided. Under Alternative E, an elementary school site and public safety site would be reserved. This alternative would result in conveyance of 627.4 acres of Preserve land to the POM.

2. Finding

Alternative E would meet some of the identified proposed Project objectives but would impede attainment of others. Specifically, Alternative E would not comply with the Otay Ranch GDP/SRP (Project Objective: Implement the adopted goals of the Otay SRP, RMP, and County MSCP Subarea Plan South County segment). However, Alternative E would achieve the following objectives:

- Decrease the intensity of development in higher elevations away from Lower Otay Lake, and thereby enhance unique South County open space, high terrain and lake views.
- Establish an executive-level, “specialty” housing enclave within Otay Ranch that attracts business owners and employers within both the Otay Ranch and Otay Mesa planned business parks, urban centers, and university uses, thereby providing this segment of the housing community with opportunities to live and work in South County.
- Preserve the major north/south rocky canyon located in the eastern portion of the Project site as a wildlife corridor, and connect to wildlife crossings under Otay Lakes Road.
- Relocate the Otay Ranch Village 15 elementary school site to the Otay Ranch Resort Village 13 in order to create a neighborhood elementary school environment within the village core and thereby enhance the self-sufficiency of the Project’s land use plan.
- Provide for a neighborhood park system that provides a variety of active recreational opportunities within walking distance of all planned neighborhoods.
- Create an internal, safe, and efficient street circulation system that is safe and efficient and that promotes walking and community cohesiveness while minimize paved surfaces.

CEQA Findings and Statement of Overriding Considerations

- Incorporate sustainable design elements and the latest conservation technologies, consistent with creating a distinct destination-resort unique to South County.

The County rejects Alternative E because it would not provide for the most efficient use of the Project Area. Alternative E would not fully meet the proposed Project’s underlying purpose of creating a prestigious destination resort of single-family homes and establishing an executive-level “specialty” housing enclave to attract business owners and employers in the South County (Project Objective: Create a prestigious destination resort; Decrease the intensity of development in higher elevations to enhance unique South County open space; Establish an executive-level “specialty” housing enclave to attract business owners and employers). This alternative would not fully implement the preservation of Preserve land as approved in the Otay Ranch Master Plan (Project Objective: Implement the adopted goals of the Otay SRP, RMP, and MSCP County Subarea Plan South County segment.) Further, while this alternative meets some of the Project objectives, it would impede the attainment of other objectives. Therefore, Alternative E is rejected because specific economic, legal, social, technological, or other considerations make the alternative infeasible.

3. Facts in Support of Finding

Alternative E would not fully meet the proposed Project’s underlying purpose of an executive-level “specialty” housing enclave to attract business owners and employers. The proposed Project would develop 561 less single-family dwelling units and thereby contribute less to rebalancing the single-family to multi-family mix of homes found throughout Otay Ranch.

The ratio of single-family to multi-family units within the Otay Valley Parcel authorized in the 1993 Otay SRP was 49.5:50.5. The current ratio of single-family to multi-family is approximately 33:67, pursuant to Otay SRP amendments already approved by the Chula Vista City Council which include Villages 2, 3, 4, 8, 9, 10, and Planning Area 12. This change reflects the land use policy trend toward more efficient and consistent development patterns necessary to encourage walking and reduce reliance on the automobile as popularized by the phrase “smart growth.”

The impact of the conservation agency acquisitions, the 2001 Village 13 amendment, and the City of Chula Vista Otay Valley Parcel amendments greatly alters the ratio of single-family to multi-family homes throughout Otay Ranch. Alternative E would result in fewer single-family homes than the proposed Project and not rebalance the ratio of single and multi-family homes to that which was originally approved in 1993 when evaluated from the goals of the Otay Ranch Master Plan.

Alternative E is not feasible as it would not provide for the most efficient use of the Project site or provide a level of private development adequate to ensure sufficient funding to support the resort

CEQA Findings and Statement of Overriding Considerations

and public facilities and services required to serve the community's needs (Project Objectives: Ensure public facilities are provided in a timely manner and financed by residents and occupants).

As analyzed in the 2015 Draft EIR, the proposed Project's impacts to agricultural resources, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, utilities and service systems, and energy and conservation were determined to be not significant or less than significant. With the exception of land use and planning and population and housing, Alternative E would also result in no impacts related to these environmental issues.

Compared to the proposed Project, Alternative E would have less than or similar impacts associated with aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, solid waste, transportation and traffic, and global climate change.

While Alternative E would reduce some environmental impacts, it would not meet the Project objectives to the same degree as the proposed Project. Specifically, Alternative E would not meet several objectives, including 1) the creation of an executive-level "specialty" housing enclave to attract business owners and employers; 2) the preservation of Preserve land as approved in the Otay Ranch Master Plan (due to a reduction in the development footprint); and 3) implement the goals of the Otay SRP by providing a Village Core.

Alternative E would convert the Project site from rural open space to urban land uses. This alternative would have a smaller development footprint (a reduction of approximately 230 acres) as compared to the proposed Project. There would be no Village Core or commercially designated land uses. Although this alternative proposes fewer homes, development within the western portion of the Project site would be at a greater intensity in terms of height, bulk, and scale when compared to the proposed Project. While the reduced development footprint under Alternative E would not fully mitigate all direct and cumulative impacts to aesthetics and result in significant and unmitigable impacts, it would result in fewer impacts than the proposed Project.

Impacts to Air Quality under Alternative E result from the development of 547 fewer dwelling units, a smaller footprint of development in comparison to the proposed Project and would result in a net decrease of 5,493 ADT. The reduced development footprint would reduce construction air emissions, but not to a level that would avoid a significant air quality impact. Overall, the direct and cumulative air quality impacts of Alternative E would be less than the proposed Project due to the reduction in vehicle trips. However, impacts would remain significant and unmitigable.

Under Alternative E, the development footprint of the Project site would be reduced by approximately 229.5 acres and the eastern portion of the Project site would remain undeveloped.

CEQA Findings and Statement of Overriding Considerations

Because the Project site is predominantly composed of coastal sage scrub, Alternative E would reduce the overall acreage of coastal sage scrub impacts.

Relative to regional conservation planning, Alternative E would be consistent with the objectives set forth in the Otay Ranch RMP and the County MSCP Subarea Plan of establishing a comprehensive, large-scale managed Preserve system.

Under Alternative E, approximately 550.1 acres would be developed. Of this amount, approximately 12 acres are parks and 10 acres are for an elementary school, which are common uses and not subject to Preserve conveyance requirements. As a result, the total amount of land conveyed to the Preserve would be approximately 627.4 acres, which is 260.3 acres less than the proposed Project. Due to the smaller development footprint, a smaller amount of the Preserve land would be conveyed to public ownership.

When compared to the proposed Project, Alternative E would result in less overall impacts to biological resources, although the actual resources impacted vary between the proposed Project and this alternative and the overall quantity of Preserve land conveyed to the POM would be smaller. Impacts to biological resources under Alternative E would be less than significant with implementation of mitigation.

Development under Alternative E would result in reduced impacts to cultural and paleontological resources when compared to the proposed Project because the footprint of disturbance to construct this alternative is significantly less (296 acres) would focus development within the western portion of the Project site. This avoids development within the eastern portion of the Project site, resulting in the disturbance of 23 fewer significant and limited significance archaeological resources than the proposed Project, resulting in reduced impacts to cultural and paleontological resources, however, similar mitigation measures would be required which would reduce impacts to below a level of significance.

Development under Alternative E would focus development within the western portion of the Project site. This would avoid development within the eastern portion of the Project site and would result in less potential for rock fall, soil erosion, and surficial instability when compared to the proposed Project. However, potential impacts from seismic ground shaking would be the same as the proposed Project. Similar to the proposed Project, development under Alternative E would require adherence to the mitigation measures discussed in Section 2.5 of the FEIR and would be consistent with County General Plan and Otay Ranch GDP/SRP geotechnical policies. Alternative E would result in similar impacts to geology and soils compared to the proposed Project which would be reduced to a less than significant level with mitigation.

CEQA Findings and Statement of Overriding Considerations

Alternative E would result in 1,391 dwelling units within the Project site, but would reduce the footprint of development and, therefore, may reduce the potential for wildland fire impacts due to fewer homes being located adjacent to open space. Alternative E would include a Public Safety site and be consistent with the County General Plan Safety Element travel time of five minutes from the closest fire station. In addition, this alternative is within the 5-minute travel time from an existing fire station in Chula Vista. Similar to the proposed Project, storm water basins proposed as part of Alternative E may cause an increase in human exposure to health vectors. Development under Alternative E would require adherence to the mitigation measures which would reduce impacts to a less than significant level. Overall, this alternative would result in hazards and hazardous materials impacts similar to the proposed Project.

Alternative E would reduce vehicular trips by 5,493 ADT and result in decreased operational noise levels when compared to the proposed Project. Noise impacts associated with construction activities would be reduced as less grading and site preparation (blasting, hauling trips, etc.) would be required with the reduced acreage to be graded under this alternative. The reduction in ADT under this alternative would reduce operational noise emissions after development of the Project site. Implementation of mitigation measures would reduce impacts to a less than significant level. Overall, Alternative E would result in less impact related to noise when compared to the proposed Project.

Alternative E would provide 547 fewer dwelling units than the proposed Project; therefore, solid waste disposal requirements would be reduced. However, the cumulative impact would still be significant and unavoidable because the reduction in dwelling units in comparison to the proposed Project would not avoid the need for additional landfill space. Impacts would be significant and unmitigable. Therefore, the cumulative impact would still be significant and unavoidable in comparison to the proposed Project and would not avoid the future need for additional landfill space, resulting in a significant and unmitigable impact similar to the proposed Project.

Based on the trip generation rates presented in Section 2.9 of the FEIR, the proposed Project would generate 27,191 ADT. Alternative E would decrease the total number of residences and result in a net decrease of ADT. The resort acreage would be slightly increased in comparison to the proposed Project. The overall decrease of 5,493 ADT under this alternative would result in less traffic impact when compared to the proposed Project. With mitigation identified in Section 2.9 of the FEIR impacts would be reduced to a less than significant level. While the impact to transportation and traffic from development under Alternative E would be significant, it would result in less impact than would the proposed Project.

Similar to the proposed Project, Alternative E would result in significant impacts to global climate change, absent mitigation. Alternative E would result in the development of 1,391 dwelling units, which is less than the proposed Project. Other uses for Alternative E include a resort, elementary

CEQA Findings and Statement of Overriding Considerations

school, parks, which would result in similar stationary source emissions under this alternative when compared to the proposed Project. Due to the contiguous development footprint and a smaller development footprint, vehicle miles travelled will be slightly reduced. Therefore, operational emissions associated with this alternative would be slightly less than the proposed Project.

Without mitigation, Alternative E would still cause an increase in GHG emissions over existing conditions and result in a potentially significant impact. However, with implementation of the six mitigation measures recommended in Section 2.10, Alternative E would not obstruct attainment of the statewide emission reduction mandates established by AB 32, SB 32 and the relevant Executive Orders. This alternative would utilize a suite of environmental design considerations and mitigation measures that would reduce GHG emissions through on-site strategies targeted to the alternative's built environment and transportation sources, as well as a mitigation measure to secure additional, necessary emission reductions through off-site, offset projects. Alternative E also would be consistent with applicable goals and policies of the County's General Plan and would not conflict with SANDAG's *San Diego Forward* plan, as development on the site has been anticipated for more than twenty years by the County and regional planning agencies, like SANDAG. In sum, Alternative E impacts to global climate change would be less than significant with mitigation and less than the proposed Project.

If the Project site and other sites in the County planned for development are underdeveloped, there could be a cumulative effect of more development occurring in neighboring counties, resulting conflicts with state planning directives (e.g., SB 743) and regional planning efforts relying, in part, on new development to fund the regional arterial system, and other negative effects associated with a growing jobs/housing imbalance. Therefore, Alternative E would have greater land use and planning impacts compared to the proposed Project. Impacts to land use and planning would not be reduced or avoided.

Alternative E would have a build-out population of approximately 5,250 residents, compared to approximately 7,000 residents under the proposed Project. This represents a 28% decrease in dwelling units and population in population compared to the proposed Project. Although there would be fewer homes and residents under this alternative, the lack of housing concurrent with needs as shown in SANDAG forecasts (Regional Housing Needs Assessment) would result in a potentially significant impact. There would also not be any commercially designated land or a Village Core under the Alternative E. As a result, this alternative would conflict with the County's General Plan and Otay Ranch GDP/SRP housing and population policies that encourage growth of residential, commercial, and industrial land uses. Therefore, Alternative E would result in increased impacts compared to the proposed Project. Impacts related to population and housing would not be reduced or avoided compared to the proposed Project.

CEQA Findings and Statement of Overriding Considerations

Under Alternative E, a fire station and Sheriff's storefront facility would be included to within the Project site. In addition, this alternative would generate less funding for existing and planned infrastructure and services through payment of development impact fees. Therefore, impacts to public services under Alternative E could be potentially greater than the proposed Project.

Alternative E impacts to public services would be less than significant. Based on the number of dwelling units under this alternative, the County's PLDO requirement is met by the 12.0 acres of parkland and impacts would be less than significant. Alternative E would result in reduced physical impacts from park development due to the decreased acreage of new parkland. Impacts related to recreation would be reduced under this alternative and impacts would be less than significant, similar to the proposed Project.

Under Alternative E, similar impacts to storm drainage facilities would occur, because this alternative would be required to have storm drainage facilities that would be able to accommodate the proposed peak-flow increases. This alternative would have a total average water demand less than the proposed Project's total average water demand of approximately 1.3 million gallons per day. Since implementation of Alternative E would result in less development and population, there would be less demand on water supply, wastewater, and solid waste compared to the proposed Project. However, similar facilities within the Project site would be required to provide these; thus, impacts associated with the construction of these facilities would be similar to the proposed Project.

In short, neither the proposed Project nor Alternative E would result in significant impacts to utilities and service systems. Similar to the proposed Project, this alternative would not result in the wasteful or inefficient use of electricity, or conflict with an applicable plan, policy, or regulation related to energy. The same development would occur under Alternative E resulting in less demand for energy. Alternative E would have less-than-significant impacts to energy compared to the proposed Project.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Alternative E is feasible, however, it would not provide for the most efficient use of the Project site or provide a level of private development adequate to ensure sufficient funding for public facilities and services required to serve the community's needs. For additional information, please refer to the following documents:

- FEIR Chapter 4.0, Sections 4.1, 4.6, 4.10

F. Proposed Project Compared to the Western Portion Reduced Footprint (550 acres) (Alternative F)

1. Description of Alternative

CEQA Findings and Statement of Overriding Considerations

Under the Western Portion Reduced Footprint (550 acres) Alternative (Alternative F), development would occur only within the western portion of the Project site. This alternative would result in the development of 1,268 single-family homes (as compared to 1,881 under the proposed Project) and 670 multi-family homes (as compared to 57 under the proposed Project) for the same total of 1,938 dwelling units as the proposed Project. Lands designated for resort uses would increase to 19.9 acres, in comparison to 17.4 acres under the proposed Project. Under Alternative F, an elementary school site and public safety site would be reserved and six park sites totaling 16.6 acres would be provided. This alternative would result in conveyance of 621.9 acres of Preserve land to the POM.

2. Finding

Alternative F would meet some of the identified proposed Project Objectives but would impede attainment of others. Specifically, Alternative F would not comply with the Otay Ranch GDP/SRP (Project Objective: Implement the adopted goals of the Otay SRP, RMP, and County MSCP Subarea Plan South County segment). However, Alternative F would achieve the following Project Objectives:

- Create a prestigious destination resort that maximizes unique South County open space, high terrain, and lake views within a distinct, predominantly single-family home community, and allow first-time buyers and others to transition to distinct, high quality homes in Otay Ranch.
- Decrease the intensity of development in higher elevations away from Lower Otay Lake, and thereby enhance unique South County open space, high terrain and lake views.
- Establish an executive-level, “specialty” housing enclave within Otay Ranch that attracts business owners and employers within both the Otay Ranch and Otay Mesa planned business parks, urban centers, and university uses, thereby providing this segment of the housing community with opportunities to live and work in South County.
- Ensure public facilities are provided in a timely manner and financed by residents and occupants, and thereby ensure no adverse fiscal consequences to other neighboring communities with Otay Ranch.
- Preserve the major north/south rocky canyon located in the eastern portion of the Project site as a wildlife corridor, and connect to wildlife crossings under Otay Lakes Road.
- Relocate the Otay Ranch Village 15 elementary school site to the Otay Ranch Resort Village 13 in order to create a neighborhood elementary school environment within the village core and thereby enhance the self-sufficiency of the Project’s land use plan.

CEQA Findings and Statement of Overriding Considerations

- Provide for a neighborhood park system that provides a variety of active recreational opportunities within walking distance of all planned neighborhoods.
- Create an internal, safe, and efficient street circulation system that is safe and efficient and that promotes walking and community cohesiveness while minimize paved surfaces.
- Incorporate sustainable design elements and the latest conservation technologies, consistent with creating a distinct destination-resort unique to South County.

The County rejects Alternative F because it would not provide for the most efficient use of the Project site. Alternative F would not fully meet the proposed Project’s underlying purpose of creating a prestigious destination resort of single-family homes and establishing an executive-level “specialty” housing enclave to attract business owners and employers in the South County (Project Objectives: Create a prestigious destination resort; Establish an executive-level “specialty” housing enclave to attract business owners and employers). This alternative would not fully implement the preservation of Preserve land as approved in the Otay Ranch Master Plan (Project Objective: Implement the adopted goals of the Otay SRP, RMP, and County MSCP Subarea Plan South County segment.) Further, while this alternative meets some of the Project objectives, it would impede the attainment of other objectives. Therefore, Alternative F is rejected because specific economic, legal, social, technological, or other considerations make the alternative infeasible.

3. Facts in Support of Finding

Alternative F would not fully meet the proposed Project’s underlying purpose of an executive-level “specialty” housing enclave to attract business owners and employers. The proposed Project would develop 613 less single-family dwelling units and thereby contribute less to rebalancing the single-family to multi-family mix of homes found throughout Otay Ranch.

The ratio of single-family to multi-family units within the Otay Valley Parcel authorized in the 1993 Otay SRP was 49.5:50.5. The current ratio of single-family to multi-family is approximately 33:67, pursuant to Otay SRP amendments already approved by the Chula Vista City Council which include Villages 2, 3, 4, 8, 9, 10, and Planning Area 12. This change reflects the land use policy trend toward more efficient and consistent development patterns necessary to encourage walking and reduce reliance on the automobile as popularized by the phrase “smart growth.”

The impact of the conservation agency acquisitions, the 2001 Village 13 amendment, and the City of Chula Vista Otay Valley Parcel amendments greatly alters the ratio of single-family to multi-family homes throughout Otay Ranch. Alternative F would result in fewer single-family homes than the proposed Project and not rebalance the ratio of single- and multi-family homes to that

CEQA Findings and Statement of Overriding Considerations

which was originally approved in 1993 when evaluated from the goals of the Otay Ranch Master Plan.

As analyzed in the 2015 Draft EIR, the proposed Project's impacts to agricultural resources, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, utilities and service systems, and energy and conservation were determined to be not significant or less than significant. Alternative F would also result in no impacts related to these environmental issues.

Compared to the proposed Project, Alternative F would have less than or similar impacts associated with aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, solid waste, transportation and traffic, and global climate change.

While Alternative F would reduce some environmental impacts, it would not meet the Project objectives to the same degree as the proposed Project. Specifically, Alternative F would not meet several objectives, including 1) the creation of an executive-level "specialty" housing enclave to attract business owners and employers; 2) the preservation of Preserve land as approved in the Otay Ranch Master Plan (due to a reduction in the development footprint); and 3) implement the goals of the Otay SRP by providing a Village Core.

Alternative F would convert the Project site from rural open space to urban land uses. This alternative would have a smaller development footprint (a reduction of approximately 230 acres) as compared to the proposed Project and increase in the Otay Ranch RMP/MSCP Preserve and undeveloped land of 230 acres. There would be no Village Core or commercially designated land uses. Although this alternative proposes the same number of homes, development within the western portion of the Project site would be at a greater intensity in terms of height, bulk, and scale when compared to the proposed Project. While development under Alternative F would not fully mitigate all direct and cumulative impacts to aesthetics and would still result in significant and unmitigable impacts, it would result in fewer impacts than the proposed Project.

Impacts to Air Quality under Alternative F would be similar due to the development of the same number of dwelling units, with a minor traffic reduction of 1,196 ADT from the greater reliance on multi-family homes as compared to the proposed Project. The footprint of development would be reduced by approximately 230 acres and, therefore, construction air emissions would be reduced, but not to a level to avoid a significant air quality impact. Overall, the direct and cumulative air quality impacts of Alternative F would be less than the proposed Project due to the reduction in vehicle trips would result in reduced emissions. Impacts to Air Quality would remain significant and unmitigable.

CEQA Findings and Statement of Overriding Considerations

Under Alternative F, the development footprint of the Project site would be reduced by approximately 230 acres and the eastern portion of the Project site would remain undeveloped. Because the Project site is predominantly composed of coastal sage scrub, Alternative F would reduce the overall acreage of CSS impacts.

Relative to regional conservation planning, Alternative F would satisfy the objectives set forth in the Otay Ranch RMP and the County MSCP Subarea Plan of establishing a comprehensive, large-scale managed Preserve system by designating 1,318.9 acres as Preserve and undeveloped land, an increase of 230 acres as compared to the proposed Project.

Under Alternative F, approximately 550.1 acres would be developed. Of this amount, approximately 16.6 acres are parks and 10 acres are for an elementary school, which are common uses and not subject to Preserve conveyance requirements. As a result, the total amount of Preserve land conveyed to the Otay Ranch RMP Preserve would be approximately 621.9 acres, which is 265.8 acres less than the proposed Project. Due to the smaller development footprint, while Alternative F would result in addition open space for potential conservation than the proposed Project, a smaller amount of the Preserve would be conveyed to the Otay Ranch RMP Preserve.

When compared to the proposed Project, Alternative F would result in less overall impacts to biological resources, although the actual resources impacted vary between the proposed Project and this alternative and the overall dedicated Preserve size would be smaller. Impacts to biological resources under Alternative F would be less than significant with implementation of mitigation.

Development under Alternative F would result in reduced impacts to cultural resources when compared to the proposed Project because Alternative F would focus development within the western portion of the Project site. This avoids development within the eastern portion of the Project site, resulting in the disturbance of 23 fewer significant and limited significance archaeological resources than the Proposed Project, resulting in reduced impacts to cultural and paleontological resources. However, similar mitigation measures as listed under the proposed Project would be required which would reduce impacts to below a level of significance.

Development under Alternative F would focus development within the western portion of the Project site. This would avoid development within the eastern portion of the Project site and would result in less potential for rock fall, soil erosion, and surficial instability when compared to the proposed Project. However, potential impacts from seismic ground shaking would be the same as the proposed Project. Similar to the proposed Project, development under Alternative F would require adherence to the mitigation measures discussed in Section 2.5 of the FEIR and would be consistent with County General Plan and Otay Ranch GDP/SRP geotechnical policies. Alternative F would result in similar impacts to geology and soils compared to the proposed Project which would be reduced to a less than significant level with mitigation.

CEQA Findings and Statement of Overriding Considerations

Alternative F would result in 1,938 dwelling units within the Project site, but would reduce the footprint of development and, therefore, may reduce the potential for wildland fire impacts. Alternative F would include a Public Safety site and be consistent with County General Plan Safety Element response objective of five minutes. In addition, this alternative is within the 5-minute response time from an existing fire station in Chula Vista. Similar to the proposed Project, storm water basins proposed as part of Alternative F may cause an increase in human exposure to health vectors. Development under Alternative F would require adherence to the mitigation measures which would reduce impacts to a less than significant level. Overall, this alternative would result in hazards and hazardous materials impacts similar to the proposed Project.

Alternative F would result in the same 1,938 dwelling units as the proposed Project, but would decrease the number of single-family homes to 1,268 and increase to 670 the number of multi-family homes. This would result in a minor traffic reduction of 1,196 ADT as compared to the proposed Project and, therefore, traffic noise levels would be similar to the proposed Project. Noise impacts associated with construction activities would be reduced, as less grading and site preparation (blasting, hauling trips, etc.) would be required due to the reduced acreage to be graded under this alternative. Other operational noise emissions under Alternative F are anticipated to be similar to the proposed Project. With the implementation of the mitigation measures listed for the proposed Project, impacts would be reduced to a less than significant level. Overall, Alternative F would result in similar impacts related to noise when compared to the proposed Project.

Alternative F would provide the same number of dwelling units as the proposed Project and would cause a similar demand for solid waste disposal. Therefore, the cumulative impact would be significant and unavoidable in comparison to the proposed Project and would not avoid the future need for additional landfill space, resulting in a significant and unmitigable impact similar to the proposed Project.

Based on the trip generation rates presented in Section 2.9 of the FEIR, the proposed Project would generate 27,191 ADT. Alternative F would decrease the number of single-family homes to 1,268 and increase to 670 the number of multi-family homes and would result in a net decrease of 1,196 ADT in comparison to the proposed Project. With mitigation identified in Section 2.9 of the FEIR impacts would be reduced to a less than significant level. The impact to transportation and traffic from development under Alternative F would be less than significant after mitigation and would be similar to the proposed Project.

Similar to the proposed Project, Alternative F would result in significant impacts to global climate change, absent mitigation. Alternative F would result in the development of 1,938 dwelling units, which is the same as the proposed Project. Other uses for Alternative F include a resort, elementary school, parks, , which would result in similar stationary source emissions under this alternative when compared to the proposed Project. Due to the contiguous development footprint and a

CEQA Findings and Statement of Overriding Considerations

smaller development footprint, vehicle miles travelled will be slightly reduced. Therefore, operational emissions associated with this alternative would be slightly less than the proposed Project.

Without mitigation, Alternative F would still cause an increase in GHG emissions over existing conditions and result in a potentially significant impact. However, with implementation of the six mitigation measures recommended in Section 2.10, Alternative F would not obstruct attainment of the statewide emission reduction mandates established by AB 32, SB 32 and the relevant Executive Orders. This alternative would utilize a suite of environmental design considerations and mitigation measures that would reduce GHG emissions through on-site strategies targeted to the alternative's built environment and transportation sources, as well as a mitigation measure to secure additional, necessary emission reductions through off-site, offset projects. Alternative F also would be consistent with applicable goals and policies of the County's General Plan and would not conflict with SANDAG's *San Diego Forward* plan, as development on the site has been anticipated for more than twenty years by the County and regional planning agencies, like SANDAG. In sum, Alternative F impacts to global climate change would be less than significant with mitigation and less than the proposed Project.

Under Alternative F, similar impacts to storm drainage facilities would occur, because this alternative would be required to have storm drainage facilities that would be able to accommodate the proposed peak-flow increases. This alternative would have a total average water demand similar to the proposed Project's total average water demand of approximately 1.3 million gallons per day. Since implementation of Alternative F would result in comparable development and population, there would be similar demand on water supply and wastewater compared to the proposed Project. Similar facilities within the Project site would be required to provide these; thus, impacts associated with the construction of these facilities would be similar to the proposed Project.

In short, neither the proposed Project nor Alternative F would result in significant impacts to utilities and service systems. Similar to the proposed Project, this alternative would not result in the wasteful or inefficient use of electricity, or conflict with an applicable plan, policy, or regulation related to energy. The same development would occur under Alternative F resulting in the same demand for energy. Alternative F would have less-than-significant impacts to energy, similar in comparison to the proposed Project.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Alternative F is feasible, however, it would not provide for the most efficient use of the Project site or achieve the goals of the adopted Otay SRP, the Otay Ranch RMP, and County MSCP Subarea Plan South County segment. For additional information, please refer to the following documents:

CEQA Findings and Statement of Overriding Considerations

- FEIR Chapter 4.0, Sections 4.1, 4.8, 4.10

G. Proposed Project Compared to Eastern Portion Reduced Footprint (224 acres)/Reduced Residential Units (465 units) (Alternative G)

1. Description of Alternative

Under the Eastern Portion Reduced Footprint (224 acres)/Reduced Residential Units (465 units) Alternative (Alternative G), development would occur within a reduced development footprint of 224 acres in the eastern portion of the Project site. This alternative would result in the development of only 465 single-family detached homes. Lands designated for resort uses would be the same as the proposed Project. Under Alternative G, a public safety site would be reserved, but an elementary school site would not. Three park sites totaling 4.3 acres would be provided. This alternative would result in conveyance of 261 acres of Preserve land to the POM.

2. Finding

Alternative G would meet some of the identified proposed Project Objectives but would impede attainment of others. Specifically, Alternative G would not meet the regional housing needs identified in the County's General Plan and would not comply with the Otay Ranch GDP/SRP (Project Objective: Implement the adopted goals of the Otay SRP, RMP, and County MSCP Subarea Plan South County segment). However, Alternative G would achieve the following Project Objectives:

- Preserve the Project site's most sensitive resources, including Quino checkerspot butterfly and higher-quality-vernal pools.
- Preserve the major north/south rocky canyon located in the eastern portion of the Project site as a wildlife corridor, and connect to wildlife crossings under Otay Lakes Road.
- Provide for a neighborhood park system that provides a variety of active recreational opportunities within walking distance of all planned neighborhoods.
- Create an internal, safe, and efficient street circulation system that is safe and efficient and that promotes walking and community cohesiveness while minimize paved surfaces.
- Incorporate sustainable design elements and the latest conservation technologies, consistent with creating a distinct destination-resort unique to South County.

The County rejects Alternative G because it would not provide for the most efficient use of the Project Area. It would not fully implement the number of units and preservation of Preserve land as approved in the Otay Ranch Master Plan (Project Objective: Implement the adopted goals of the Otay SRP, RMP, and County MSCP Subarea Plan South County segment.) Nor would it

CEQA Findings and Statement of Overriding Considerations

provide a level of private development adequate to ensure sufficient funding for public facilities and services required to serve the community's needs (Project Objective: Ensure public facilities are provided in a timely manner and financed by residents and occupants). In addition, the community would not allow for any commercially designated land or a Village Core that could establish and promote a viable community. Further, while this alternative meets some of the Project objectives, it would impede the attainment of other objectives. Alternative G would not meet the proposed Project's underlying purpose of creating a prestigious destination resort of single-family homes and establishing an executive-level "specialty" housing enclave to attract business owners and employers in the South County (Project Objective: Create a prestigious destination resort; Establish an executive-level "specialty" housing enclave to attract business owners and employers) as discussed above. Therefore, Alternative G is rejected because specific economic, legal, social, technological, or other considerations make the alternative infeasible.

3. Facts in Support of Finding

Alternative G would not meet the proposed Project's underlying purpose of an executive-level "specialty" housing enclave to attract business owners and employers. The proposed Project does not balance the diversity of housing found throughout Otay Ranch as it develops 1,416 fewer executive level single-family homes.

The ratio of single-family to multi-family units within the Otay Valley Parcel authorized in the 1993 Otay SRP was 49.5:50.5. The current ratio of single-family to multi-family is approximately 33:67, pursuant to Otay SRP amendments already approved by the Chula Vista City Council which include Villages 2, 3, 4, 8, 9, 10, and Planning Area 12. This change reflects the land use policy trend toward more efficient and consistent development patterns necessary to encourage walking and reduce reliance on the automobile as popularized by the phrase "smart growth."

The impact of the conservation agency acquisitions, the 2001 Village 13 amendment, and the City of Chula Vista Otay Valley Parcel amendments greatly alters the ratio of single-family to multi-family homes throughout Otay Ranch. Alternative G would result in fewer single-family homes and not rebalance the ratio of single and multi-family homes to that which was originally approved in 1993 when evaluated from the goals of the Otay Ranch Master Plan.

Alternative G is not feasible as it would not provide for the most efficient use of the Project site or provide a level of private development adequate to ensure sufficient funding to support the resort and public facilities and services required to serve the community's needs (Ensure public facilities are provided in a timely manner and financed by residents and occupants).

As analyzed in the 2015 Draft EIR, the proposed Project's impacts to agricultural resources, hydrology and water quality, land use and planning, mineral resources, population and housing,

CEQA Findings and Statement of Overriding Considerations

public services, utilities and service systems, and energy and conservation were determined to be not significant or less than significant. With the exception of land use and planning and population and housing, Alternative G would also result in no impacts related to these environmental issues.

Compared to the proposed Project, Alternative G would have less impacts associated with aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, solid waste, transportation and traffic, and global climate change.

While Alternative G would reduce some environmental impacts, it would not meet the Project objectives to the same degree as the proposed Project. Specifically, Alternative G would not meet the regional housing needs identified in the County's General Plan due to a reduction of 1,470 dwelling units. Further, although this alternative would partially comply with the Otay Ranch GDP/SRP; it would not provide a Village Core and a feasible specialty/resort use.

Alternative G would convert the Project site from rural open space to urban land uses. This alternative would have a smaller development footprint (a reduction of approximately 556 acres) as compared to the proposed Project and increase in the Otay Ranch RMP/MSCP Preserve and undeveloped land of 556 acres. There would be no Village Core or commercially designated land uses. Although the existing character of the Project site would be changed by Alternative G, the development area is more compact with land uses concentrated within the eastern portion compared to the proposed Project. Development under Alternative G would generally result in reduced impacts to aesthetics when compared to the proposed Project because of the reduced area of development and because development would occur farther east of existing development and views would be obstructed by a sloping mesa and accordingly would reduce the significant, unavoidable aesthetic impacts of the proposed Project; however, impacts would remain significant and unavoidable.

Alternative G would result in the development of 1,473 fewer dwelling units and have a smaller footprint of development, reduce total net vehicle trips by 15,662 ADT, and increase open space in comparison to the proposed Project. Therefore, construction and operational emissions associated with this alternative would be less than the proposed Project. The reduction of construction emissions and mobile emissions associated with Alternative G would result in less air quality impacts than the proposed Project. However, only long-term operational PM_{2.5} emissions at full buildout would be reduced to a less than significant level in comparison to the proposed Project. This alternative would result in less impact than the proposed Project; however, long-term operational air quality impacts to VOC, CO, and PM₁₀ would still exceed the County's significance level thresholds and would require the same mitigation as provided for the proposed Project. The mitigation would reduce impacts to a less than significant level.

CEQA Findings and Statement of Overriding Considerations

Under Alternative G, the development footprint of the Project site would be reduced by roughly 555.6 acres and would be located in the eastern portion of the Project site where there are fewer sensitive biological resources. However, the Alternative G development footprint impacts critical Quino checkerspot butterfly habitat adjacent to the National Wildlife Refuge and the corridor to the east of the Lower Otay Reservoir. As the Project site is predominantly composed of coastal sage scrub, Alternative G would reduce the overall acreage of CSS impacts.

Relative to regional conservation planning, Alternative G would satisfy the objectives set forth in the Otay Ranch RMP and the County MSCP Subarea Plan of establishing a comprehensive, large-scale managed Preserve system by designating 1,176.5 acres as Preserve and undeveloped land, an increase of 556 acres as compared to the proposed Project.

Under Alternative G, approximately 224 acres would be developed. Of this amount, approximately 4.3 acres are parks, which are common uses and not subject to Preserve conveyance requirements. As a result, the total amount of land conveyed to the Otay Ranch RMP Preserve would be roughly 261 acres, which is 626.7 acres less than the proposed Project. Due to the smaller development footprint, while Alternative G would result in additional open space for potential conservation than the proposed Project, a smaller amount of the Preserve would be conveyed to the Otay Ranch RMP Preserve. When compared to the proposed Project, Alternative G would result in less overall significant impacts to biological resources, although the actual resources impacted vary between the proposed Project and this alternative and the overall dedicated Preserve size would be smaller. Impacts to biological resources as a result of Alternative G would be less than significant with mitigation.

Development under Alternative G would result in reduced impacts to cultural and paleontological resources when compared to the proposed Project. With the reduced development footprint under Alternative G, there would be 41 fewer significant and limited significance cultural than the proposed Project, resulting in reduced impacts to cultural and paleontological resources. However, similar mitigation measures would be required which would reduce impacts to below a level of significance.

With the reduced development footprint under Alternative G, impacts related to rock fall, soil erosion, and surficial instability related to geology and soils would be reduced. However, potential impacts from seismic ground shaking would be the same as the proposed Project. Similar to the proposed Project, development under Alternative G would require adherence to the mitigation measures discussed in Section 2.5 of the FEIR. Similar to the proposed Project, this alternative would be consistent with County General Plan and Otay Ranch GDP/SRP geotechnical policies. Alternative G would result in less impacts to geology and soils compared to the proposed Project which would be reduced to a less than significant level with mitigation.

CEQA Findings and Statement of Overriding Considerations

Development under Alternative G would reduce impacts of hazards and hazardous materials, though potential impacts from wildland fire would still occur. Alternative G includes a public safety site and therefore meets the General Plan Safety Element Response Objective of five minutes. Similar to the proposed Project, storm water basins proposed as part of Alternative G may cause an increase in human exposure to health vectors. Development under Alternative G would require adherence to the mitigation measures which would reduce impacts to a less than significant level. Overall, Alternative G would result in hazards and hazardous materials impacts less than the proposed Project.

Alternative G would reduce vehicular trips by 15,662 ADT and result in lower operational noise levels when compared to the proposed Project. Noise impacts associated with construction activities would also be reduced, as less grading and site preparation (blasting, hauling trips, etc.) would be required with the reduced acreage of this alternative. The implementation of mitigation measures would reduce impacts to a less than significant level. Overall, Alternative G would result in less impacts related to noise when compared to the proposed Project.

Alternative G would provide fewer dwelling units than the proposed Project; therefore, solid waste disposal requirements would be reduced. However, the cumulative impact of 465 dwelling units and a resort would still be significant and unmitigable, because a reduction of dwelling units in comparison to the proposed Project would not avoid the regional need for additional landfill space. However, cumulative impacts of solid waste disposal under Alternative G would be less than the proposed Project.

Based on the trip generation rates presented in Section 2.9 of the FEIR, the proposed Project would generate 27,191 ADT. Alternative G would decrease the number of single-dwelling units by 1,473 and generate approximately 11,530 ADT, which would be 15,662 ADT less than the proposed Project. With mitigation impacts would be reduced to a less than significant level. Alternative G would result in less transportation and traffic impacts than would the proposed Project.

Similar to the proposed Project, Alternative G would result in significant impacts to global climate change, absent mitigation. Compared to the proposed Project, this alternative would result in the development of 465 dwelling units, which is less than the proposed Project. Other uses for Alternative G include a resort, parks, and undeveloped land, which would result in fewer stationary source emissions under this alternative when compared to the proposed Project. Due to the smaller development footprint, vehicle miles travelled will be slightly reduced. Therefore, operational emissions associated with this alternative would be slightly less than the proposed Project. Environmental design considerations and mitigation have been identified to reduce these impacts to less than significant levels.

CEQA Findings and Statement of Overriding Considerations

Without mitigation, Alternative G would still cause an increase in GHG emissions over existing conditions and result in a potentially significant impact. However, with implementation of the six mitigation measures recommended in Section 2.10, Alternative G would not obstruct attainment of the statewide emission reduction mandates established by AB 32, SB 32 and the relevant Executive Orders. This alternative would utilize a suite of environmental design considerations and mitigation measures that would reduce GHG emissions through on-site strategies targeted to the alternative's built environment and transportation sources, as well as a mitigation measure to secure additional, necessary emission reductions through off-site, offset projects. Alternative G also would be consistent with applicable goals and policies of the County's General Plan and would not conflict with SANDAG's *San Diego Forward* plan, as development on the site has been anticipated for more than twenty years by the County and regional planning agencies, like SANDAG. In sum, Alternative G impacts to global climate change would be less than significant with mitigation and less than the proposed Project.

If the Project site and other sites in the County planned for development are underdeveloped, there could be a cumulative effect of more development occurring in neighboring counties, resulting conflicts with state planning directives (e.g., SB 743) and regional planning efforts relying, in part, on new development to fund the regional arterial system, and other negative effects associated with a growing jobs/housing imbalance. Therefore, Alternative G would have greater land use and planning impacts compared to the proposed Project as a result of the reduced number of proposed housing units. Impacts to land use and planning would not be reduced or avoided.

Alternative G would have a build-out population of approximately 1,600 residents, compared to approximately 7,000 residents under the proposed Project. This represents a 77% decrease in dwelling units and population in population compared to the proposed Project. Although there would be fewer homes and residents under this alternative, the lack of housing concurrent with needs as shown in SANDAG forecasts (Regional Housing Needs Assessment) would result in a potentially significant impact. There would also not be any commercially designated land or a Village Core under the Alternative G. As a result, this alternative would conflict with the County's General Plan and Otay Ranch GDP/SRP housing and population policies that encourage growth of residential, commercial, and industrial land uses. Therefore, Alternative G would result in increased impacts compared to the proposed Project. Impacts related to population and housing would not be reduced or avoided compared to the proposed Project.

Under Alternative G, a fire station and Sheriff's storefront facility would be included to provide a public benefit to the community as a whole, not just the Project site. However, this alternative would generate less funding for existing and planned infrastructure and services through payment of development impact fees. Therefore, impacts to public services under Alternative G could be potentially greater than the proposed Project.

CEQA Findings and Statement of Overriding Considerations

Nevertheless, Alternative G's impacts to public services would be less than significant. Based on the number of dwelling units under this alternative, the County's PLDO requirement is met by the 4.3 acres of parkland and impacts would be less than significant. Alternative G would result in reduced physical impacts from park development due to the decreased acreage of new parkland. Impacts related to recreation would be reduced under this alternative and impacts would be less than significant, similar to the proposed Project.

Under Alternative G, similar impacts to storm drainage facilities would occur, because this alternative would be required to have storm drainage facilities that would be able to accommodate the proposed peak-flow increases. This alternative would have a total average water demand less than the proposed Project's total average water demand of approximately 1.3 million gallons per day. Since implementation of Alternative G would result in less development and lower population, there would be less demand on water supply and wastewater compared to the proposed Project. However, facilities within the Project site would be required to provide these to residents; thus, impacts associated with the construction of these facilities would be similar to the proposed Project.

In short, neither the proposed Project nor Alternative G would result in significant impacts to utilities and service systems, although Alternative G would result in reduced demand by comparison. Similar to the proposed Project, this alternative would not result in the wasteful or inefficient use of electricity, or conflict with an applicable plan, policy, or regulation related to energy. Since less development would occur under Alternative G, there would be less demand for energy. Alternative G would have similar, less-than-significant impacts to energy compared to the proposed Project.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Alternative G is feasible, however, it would not provide for the most efficient use of the Project site or provide a level of private development adequate to ensure sufficient funding for public facilities and services required to serve the community's needs. For additional information, please refer to the following documents:

- FEIR Chapter 4.0, Sections 4.1, 4.8, 4.10

H. Proposed Project Compared to Alternative H (the MSCP Preserve Boundary Reduced Footprint Alternative) (692.5 acres)

As stated above, the Wildlife Agencies will not concur in the MSCP Boundary Line Adjustment required for the proposed Project, thus rendering that project infeasible. In response, the applicant proposed a new alternative – Alternative H – which avoids the need for an MSCP Boundary Line Adjustment and reduces other impacts of the originally proposed project. Alternative H, which the

CEQA Findings and Statement of Overriding Considerations

Recirculated Draft EIR describes as the “MSCP Boundary Reduced Footprint Alternative”, is now the preferred project. The findings set forth immediately below compare Alternative H to the proposed Project.

1. Description of Alternative H

Under Alternative H (the MSCP Preserve Boundary Reduced Footprint Alternative), the 1,869-acre Project site would be developed in accordance with the approved Preserve and development boundaries shown in the MSCP County Subarea Plan. The development footprint would be 692.5 acres in size. Development of the Project site would consist of 1,881 single-family homes and 57 multi-family homes for a total of 1,938 homes. Resort uses would encompass 16.6 acres in the southeast portion of the Project site and includes up to 200 rooms and 20,000 square feet of ancillary retail/commercial uses. A total of 25.1 acres of parkland would be provided, which includes a central park in the village core and five neighborhood parks within convenient walking distance from all homes. A 10.1-acre elementary school is proposed adjacent to the central park. While no public safety site was included within Village 13 in the Otay SRP, which located a fire station in Village 15, as with the proposed Project this alternative would include a 2.3 acre Public Safety Site. This alternative also proposes a 6.1-acre community homeowner facility, located in close proximity to the Village Core, which includes meeting space and a fitness center, recreation courts, a swimming pool, and picnic areas. Otay Lakes Road would remain in its existing location and would undergo improvements including a widening from two to four lanes between the City/County Boundary and Driveway #2. Alternative H would require the conveyance of approximately 790.3 acres to the Otay Ranch RMP Preserve. In addition, Alternative H proposes to conserve approximately 69.3 acres of land designated for development as Conserved Open Space that would be protected by a biological open space easement or transferred to the Otay Ranch RMP Preserve. A biological open space easement would also cover 1,107 acres of Preserve on-site. Additionally, 76.5 acres would be used for manufactured open space, which consists of homeowner association maintained manufactured slopes, water basin lots, and fuel management zones. Other land uses include 32.3 acres for internal circulation.

2. Finding

Alternative H would meet all of the identified proposed Project Objectives. In summary, Alternative H would achieve the following Project Objectives:

- Implement the goals of the adopted Otay SRP, the Otay Ranch RMP, and County MSCP Subarea Plan South County segment.
- Implement the goals of the adopted Otay SRP, the Otay Ranch RMP, and County MSCP Subarea Plan South County segment.

CEQA Findings and Statement of Overriding Considerations

- Create a prestigious destination resort that maximizes unique South County open space, high terrain, and lake views within a distinct, predominantly single-family home community, and allow first-time buyers and others to transition to distinct, high quality homes in Otay Ranch.
- Decrease the intensity of development in higher elevations away from Lower Otay Lake, and thereby enhance unique South County open space, high terrain and lake views.
- Establish an executive-level, “specialty” housing enclave within Otay Ranch that attracts business owners and employers within both the Otay Ranch and Otay Mesa planned business parks, urban centers, and university uses, thereby providing this segment of the housing community with opportunities to live and work in South County.
- Create increased housing diversity within Otay Ranch by balancing higher densities associated with Otay Ranch’s multi-family development with lower density, predominantly single-family homes to ensure a balance of housing opportunities in South County, consistent with the Otay SRP.
- Ensure public facilities are provided in a timely manner and financed by residents and occupants, and thereby ensure no adverse fiscal consequences to other neighboring communities with Otay Ranch.
- Preserve the Project site’s most sensitive resources, including Quino checkerspot butterfly and higher-quality-vernal pools.
- Preserve the major north/south rocky canyon located in the eastern portion of the Project site as a wildlife corridor, and connect to wildlife crossings under Otay Lakes Road.
- Relocate the Otay Ranch Village 15 elementary school site to the Otay Ranch Resort Village 13 in order to create a neighborhood elementary school environment within the village core and thereby enhance the self-sufficiency of the Project’s land use plan.
- Provide a continuous public trail system through the community, with access to the resort, the village core, mixed-use area and surrounding trails, including the California Riding and Hiking Trail.
- Provide for a neighborhood park system that provides a variety of active recreational opportunities within walking distance of all planned neighborhoods.
- Create an internal, safe, and efficient street circulation system that is safe and efficient and that promotes walking and community cohesiveness while minimize paved surfaces.
- Incorporate sustainable design elements and the latest conservation technologies, consistent with creating a distinct destination-resort unique to South County.

CEQA Findings and Statement of Overriding Considerations

The County accepts Alternative H because it would meet the Project Objectives and provide for the most efficient use of the Project Area. Alternative H would fully meet the proposed Project's underlying purpose of creating a prestigious destination resort of single-family homes and establishing an executive-level "specialty" housing enclave to attract business owners and employers in the South County (Project Objectives: Create a prestigious destination resort; Decrease the intensity of development in higher elevations to enhance unique South County open space; Establish an executive-level "specialty" housing enclave to attract business owners and employers). This alternative would fully implement the preservation of Preserve land as approved in the Otay Ranch Master Plan (Project Objective: Implement the adopted goals of the Otay SRP, RMP, and County MSCP Subarea Plan South County segment) as well as provide an additional approximately 69 acres of Conserved Open Space compared to the proposed Project. Further, this alternative provides a biologically superior alternative for protection of the Quino checkerspot butterfly, a federally listed endangered species. Therefore, Alternative H is accepted as the preferred alternative for development of the Otay Ranch Resort Village 13.

3. Facts in Support of Finding

Alternative H would fully meet the proposed Project's underlying purpose of an executive-level "specialty" housing enclave to attract business owners and employers. Alternative H would develop 1,881 single-family dwelling units and thereby contribute more to rebalancing the single-family to multi-family mix of homes found throughout Otay Ranch.

The ratio of single-family to multi-family units within the Otay Valley Parcel authorized in the 1993 Otay SRP was 49.5:50.5. The current ratio of single-family to multi-family is approximately 33:67, pursuant to Otay SRP amendments already approved by the Chula Vista City Council which include Villages 2, 3, 4, 8, 9, 10, and Planning Area 12. This change reflects the land use policy trend toward more efficient and consistent development patterns necessary to encourage walking and reduce reliance on the automobile as popularized by the phrase "smart growth."

The impact of the conservation agency acquisitions, the 2001 Village 13 amendment, and the City of Chula Vista Otay Valley Parcel amendments greatly alters the ratio of single-family to multi-family homes throughout Otay Ranch. Alternative H would result in the same number of single-family homes as the proposed Project and rebalance the ratio of single and multi-family homes to that which was originally approved in 1993 when evaluated from the goals of the Otay Ranch Master Plan.

As analyzed in the 2015 Draft EIR, the proposed Project's impacts to agricultural resources, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, utilities and service systems, and energy and conservation were determined to be

CEQA Findings and Statement of Overriding Considerations

not significant or less than significant. Alternative H would also result in no impacts related to these environmental issues.

Compared to the proposed Project, Alternative H would have less impacts associated with aesthetics, air quality, biological resources, cultural resources, noise, and global climate change. Alternative H would have similar impacts associated with geology and soils, hazards and hazardous materials, solid waste, and transportation and traffic. Alternative H would reduce some environmental impacts as well as meet the Project Objectives to the same degree as the proposed Project. Specifically, Alternative H would be superior in preserving and managing the Project site's most sensitive resources, including Quino checkerspot butterfly, while conserving an additional approximately 69 acres of open space.

Alternative H would convert the Project site from rural open space to urban land uses. This alternative would have a smaller and more compact development footprint (a reduction of approximately 87 acres) as compared to the proposed Project and increase the Otay Ranch RMP/MSCP Preserve and Conserved Open space by 87 acres.

Development under Alternative H would result in similar impacts to aesthetics when compared to the proposed Project because Alternative H would provide for generally the same type of development distributed throughout the site as the proposed Project, and the roughly 692.5 acres of the site would be changed from undeveloped land to developed. Development under this alternative would be similar to the proposed Project, resulting in development at the same intensity of height, bulk, and scale when compared to the proposed Project. However, Alternative H proposes a contiguous and more compact development footprint and a more cohesive village core at lower elevations and with less edge effect compared to the proposed Project. Alternative H proposes less development upslope to the northwest and the surrounding area and would also result in less development on the frontage along Otay Lakes Road. Improvements to Otay Lakes Road include landscaping which enhances the visually environment and screens portions of the development that would otherwise be visible from the road.

As with the proposed Project, the cumulative impacts from Alternative H in the area have been reduced since the certification of the Otay Ranch PEIR (1993) due to the acquisition by public agencies of Village 15, portions of Village 14, and Planning Area 16. However, these changes are not of a degree that would change the Otay Ranch PEIR's conclusion of significance and unavoidable cumulative impact to the aesthetic resources in the area.

Development under Alternative H would result in lesser visual impacts to aesthetics than the proposed Project. Alternative H would require the same mitigation measures identified in Section 2.1 of the FEIR. Although the direct and cumulative impacts are slightly less than the proposed

CEQA Findings and Statement of Overriding Considerations

Project, Alternative H impacts to aesthetics and visual impacts would remain significant and unavoidable.

Construction emissions associated with Alternative H would be different than the proposed Project. Less blasting would be required during construction of Alternative H as a result of the condensed footprint and the relocation of the development footprint to the bottom of the hillside and away from rock formations. Emissions of VOC, NO_x, PM₁₀, and PM_{2.5} would be lower, while CO and SO_x emissions would be higher than the proposed Project due to changes in the construction schedule (10 years versus 11 years). All construction-related emissions would be of a significant level with the exception of SO₂. However, overall total emissions over the course of construction of Alternative H would be lower than for the proposed Project (see FEIR **Appendix D-1**).

Operational emissions under Alternative H would be similar to the proposed Project. Alternative H would result in the development of 1,938 dwelling units and other uses, including resort, elementary school, and parks. However, Alternative H has a more compact footprint than the proposed Project, so it is likely that operational criteria pollutant and GHG emissions would be lower for Alternative H than the proposed Project. Due to the contiguous development footprint in the center of the site, vehicle miles travelled would be slightly reduced.

Based upon an analysis of the guidelines for determining significance of impacts to air quality in comparison with the proposed Project, Alternative H would result in similar or slightly less impacts compared to the proposed Project due to redesign of the development. Alternative H would require the same mitigation measures; however, direct and cumulative construction and operational impacts would remain significant and unavoidable.

The proposed Project would result in significant impacts to biological resources; however, proposed mitigation measures would reduce these impacts to a less than significant level. Under Alternative H, the 1,869-acre Project site would be developed in accordance with the approved Preserve and development boundaries as shown in the MSCP County Subarea Plan. The Project site includes approximately 762 acres designated for development, of which 692.5 acres of land are proposed to be developed. The remaining 1,176 acres is designated as MSCP Preserve and Conserved Open Space, which is approximately 87.5 acres more than the proposed Project. No fuel modification zones or privately-owned lots are located in the Preserve or on proposed restoration areas that are designated as Otay Ranch RMP Preserve. Alternative H would require the conveyance of 790.3 acres to the Otay Ranch RMP Preserve, which is part of the MSCP Preserve. All required conveyance will be located within the Otay Ranch, although it is not required to be within the Village 13 property. A supplemental biological resource technical report was prepared for Alternative H as **Appendix D-3** of the FEIR.

CEQA Findings and Statement of Overriding Considerations

Alternative H would result in roughly 87 acres less of development than the proposed Project. Alternative H is consistent with the existing County MSCP Subarea Plan boundary; therefore, no boundary adjustment would be required under Alternative H. Alternative H proposes to conserve roughly 70 acres of land currently designated for development as Conserved Open Space that would be protected by a biological open space easement or transferred to the Otay Ranch RMP Preserve at a later date. The Conserved Open Space is composed of five areas that were previously designated as development within the Otay Ranch GDP/SRP. These areas include an area within which a large patch of San Diego Thornmint (13.4 acres) is located, an area with vernal pools located within the K6 mesa (12.23 acres), the realigned Otay Lakes Road (32.5 acres), and a development area (11.16 acres) that currently has no access and is adjacent to the Not a Part parcel.

This alternative would provide additional conservation of high-quality habitat for the Quino checkerspot butterfly in the eastern edge of the property and along the higher elevation ridgelines. The ratio of conserved critical Quino checkerspot butterfly habitat has been increased from a 2:1 ratio for the proposed Project to 2.8:1 ratio for Alternative H. In addition, a comprehensive and robust Quino Checkerspot Butterfly Management/Enhancement Plan (FEIR Appendix C of **Appendix D-3**) has been prepared and will be funded by a financing district to ensure the long-term protection and survival of the species. A biological open space easement would be placed over the entire Otay Ranch RMP Preserve on-site and the Conserved Open Space (1,176.5 acres) for the protection of the Quino checkerspot butterfly and its habitat. Alternative H also includes the construction of the easternmost wildlife crossing under Otay Lakes Road that was included in the proposed Project.

Improvements to Otay Lakes Road east of the Project boundary, which includes two additional drainage features, would result in approximately 59 acres of impacts off-site. This would result in potential direct impacts to least Bell's vireo individuals (one pair observed in 2006), approximately 0.16 acre of occupied least Bell's vireo habitat, and direct impacts to approximately 6.2 acres of least Bell's vireo critical habitat, as discussed further in **Appendix D-3**. Development of Alternative H impacts the K6 vernal pool group on-site, which includes one pool with a San Diego fairy shrimp cyst. However, these vernal pools are considered low quality as they are not documented to become inundated.

Based upon this analysis, Alternative H would result in similar or fewer impacts than identified for the proposed Project and thus the mitigation measures required for Alternative H are similar to those required for the proposed Project. The 1993 Otay Ranch PEIR and Mitigation Monitoring Program (MMP) identified mitigation measures to reduce the significant impacts of the Otay Ranch GDP/SRP. This EIR conducted an analysis of the proposed Project's specific impacts on air quality, taking into account changes in conditions, both environmental and regulatory, that have

CEQA Findings and Statement of Overriding Considerations

occurred since 1993 when the Otay Ranch PEIR was certified. Based on this current, Project-specific analysis, the mitigation measures identified in the Otay Ranch PEIR one of the following: (i) not applicable; (ii) satisfied, or (iii) replaced with Project-specific mitigation measures or regulatory compliance requirements, as determined by the qualified preparers of this EIR. **Appendix D-24 - 1993 GDP/SRP PEIR Mitigation Measure Compliance** of the FEIR provides a determination and explanation for each Otay Ranch PEIR mitigation measure as it pertains to Alternative H.

Mitigation **M-BI-1d** for Alternative H has been revised from the proposed Project mitigation. Mitigation **M-BI-1g** for the proposed Project is not applicable to Alternative H because there is no boundary adjustment under Alternative H, and therefore was removed from the list of mitigation measures in **Table 4.0-3**. While **M-BI-2** stays the same, the acreage requiring mitigation may change with final design for Alternative H. A new mitigation measure has been added, **M-BI-8**, to include salvage of species as required by RMP Phase 2 (RMP2) and to include restoration of coastal sage scrub dominated by Munz's sage and San Diego viguiera for Alternative H. For **M-BI-4, 5, and 6** the mitigation measure requirements stay the same; however, the conceptual wetland mitigation plan is no longer required because the mitigation will include coordination with the Otay River Restoration Project. For **M-BI-9a**, the take authorization mitigation measure for the species has not changed, but the mitigation language has been clarified for Alternative H. For **M-BI-9b**, additional clarifying information was added about the Quino Management/Enhancement Plan. **M-BI-12** was revised to reflect that only one wildlife crossing would be constructed for Alternative H. **M-BI-16 and 17** are new mitigation measures for Alternative H that address burrowing owl preconstruction surveys and the implementation of a biological open space easement for the Conserved Open Space. **M-BI-18** is included as a new mitigation measure for Alternative H to address impacts to least Bell's vireo within off-site areas for Otay Lakes Road improvements. Revised (with the exception of **M-BI-2, 4, 5, and 6**) and new mitigation measures for Alternative H read as follows:

M-BI-1d Upland Restoration. Restoration areas include those areas within the Preserve that will be impacted as allowable uses for infrastructure. These areas include the temporary graded slopes for the road to the water tank, for slopes along Otay Lakes Road, and for the natural drainage bypass facility areas. These restoration areas may incorporate salvaged materials, such as seed collection and translocation of plant materials as determined appropriate. The project biologist shall review the plant materials prior to grading and will determine if salvage is warranted. If salvage is not appropriate due to site conditions, plant conditions, or reproductive stage of the plants, a letter indicating that will be prepared and submitted for approval to the Director of Planning & Development Services and the

CEQA Findings and Statement of Overriding Considerations

Director of Parks and Recreation. Prior to grading the Project, a Conceptual Upland Restoration Plan will be submitted to and receive approval from the Director of Planning & Development Services (or her/his designee), the Director of Parks and Recreation, and the Preserve Owner Manager (POM) (see Appendix D of the Biological Resources Technical Report Supplemental Analysis, **Appendix D-3**).

The plan shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, and any relevant contingency measures. The Conceptual Upland Restoration Plan shall include, but not be limited to, the following to ensure the establishment of the restoration objectives: a 24- by 36-inch map showing the restoration areas, site preparation information, type of planting materials (species ratios, source, size of container, etc.), planting program, 80% success criteria, 5-year monitoring plan, and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, monitoring, and report preparation. The report shall be prepared by a County of San Diego-approved biologist and a State of California-licensed landscape architect.

M-BI-8

Prior to the issuance of land development permits, including clearing or grubbing and grading permits, for areas with salvageable California adolphia and plant species identified as requiring salvage in the RMP2 (San Diego thornmint, San Diego goldenstar, variegated dudleya, San Diego barrel cactus, and San Diego marsh-elder), the Project applicant shall prepare a Resource Salvage and Restoration Plan to address the requirements of the RMP2. Impacted individuals of these species shall be translocated per the RMP2 requirements. The Resource Salvage and Restoration Plan shall be prepared by a County-approved biologist to the satisfaction of the Director of Planning & Development Services (or her/his designee) and in conjunction with the POM.

The Resource Salvage and Restoration Plan will also include compliance with the mitigation standards set forth in the RMP2, including those related to restoration and translocation for San Diego thornmint, San Diego goldenstar, variegated dudleya, San Diego barrel cactus, and San Diego marsh-elder in drainages.

The Resource Salvage and Restoration Plan shall, at a minimum, evaluate options for seed collection and plant salvage and relocation, including individual plant salvage, native plant mulching, selective soil salvaging,

CEQA Findings and Statement of Overriding Considerations

application of plant materials on manufactured slopes, and application/relocation of resources within the Otay Ranch Resource Management Plan Preserve. The Resource Salvage and Restoration Plan shall include incorporation of relocation and restoration efforts for San Diego goldenstar, San Diego thornmint, variegated dudleya and San Diego barrel cactus, and include San Diego marsh-elder (within this plan or as part of the wetland mitigation), and California adolphia. Relocation efforts may include seed collection and/or transplantation to a suitable receptor site, and shall be based on the most reliable methods of successful relocation. The plan shall also include a recommendation for method of salvage and relocation/application based on feasibility of implementation and likelihood of success. The plan shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, success criteria, and any relevant contingency measures to ensure that no-net-loss is achieved. The plan shall also be subject to the oversight of the Director of Planning & Development Services (or her/his designee).

As required per RMP Policy 3.2, the Project applicant will coordinate with the POM to meet the RMP2's restoration requirements for habitat restoration, including Munz's sage and San Diego viguiera-dominated coastal sage scrub and native grassland. This restoration will be incorporated into the Biological Resource Salvage and Restoration Plan.

- M-BI-9a** Take Authorization: On or before the recordation of the first Final Map that affects Quino checkerspot butterfly or its habitat, the Project applicant shall demonstrate to the satisfaction of the Director of Planning & Development Services (or her/his designee) that it has secured the necessary take authorization for Quino checkerspot butterfly through one of the following: (a) Section 7 Consultation, (b) Section 10 incidental take permit, or (c) the County's MSCP Subarea Plan Quino checkerspot Butterfly Addition (Quino checkerspot butterfly Addition), if and when approved. If the Project receives take authorization through the County's Quino checkerspot butterfly. Additionally, the Project will thereby satisfy any and all Quino checkerspot butterfly mitigation requirements of the County. If the Project receives take authorization through the federal Endangered Species Act (FESA) Section 7 or Section 10 processes, the Project applicant will comply with any and all conditions, including preconstruction surveys that the USFWS may require for take of Quino checkerspot butterfly pursuant to FESA. The Project shall conserve through a biological open space easement

CEQA Findings and Statement of Overriding Considerations

the amount of suitable or occupied Quino checkerspot butterfly habitat required by the USFWS in the relevant Biological Opinion (Section 7) or Habitat Conservation Plan (Section 10).

This biological open space easement shall be for the protection of biological resources, and all of the following shall be prohibited on any portion of the land subject to said easement: grading; excavating; placing soil, sand, rock, gravel, or other material; clearing vegetation; constructing, erecting, or placing any building or structure; vehicular activities; dumping trash; or using the area for any purpose other than as open space. The only exceptions to this prohibition are for activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning & Development Services. This biological open space easement shall authorize the County and its agents to periodically access the land to perform management and monitoring activities for species and habitat conservation.

The Project applicant shall show the on-site biological open space easement on the Final Map and biological open space easement exhibit with the appropriate granting language on the title sheet concurrent with Final Map Review. The Project applicant then shall submit these documents for preparation and recordation with the Department of General Services, and pay all applicable fees associated with preparation of the documents.

M-BI-9b

Quino Management/Enhancement Plan: Prior to the issuance of the first grading permit that impacts Quino checkerspot butterfly, the Project applicant shall prepare a long-term Quino Checkerspot Butterfly Management/Enhancement Plan that shall, at a minimum, include a survey methodology for on-site Preserve areas pre- and post-construction to monitor effects on Quino checkerspot butterfly population health (see Appendix C of the Biological Resources Technical Report Supplemental Analysis, **Appendix D-3**). This plan will be submitted to, and be to the satisfaction of, the Director of Planning & Development Services, Director of Parks and the POM. The Quino Checkerspot Butterfly Management/Enhancement Plan may be superseded or unnecessary upon completion and adoption of the County of San Diego Quino Checkerspot Butterfly MSCP Addition. The plan will include performance measures that may include but are not limited to restoration and enhancement requirements that outline the percent native cover, percent survival, and percent nonnative cover; quantifiable adaptive management triggers that rely on population

CEQA Findings and Statement of Overriding Considerations

monitoring and statistical changes in the population size to then require restoration as noted above or reintroduction of the species and continued restoration of unoccupied areas when population declines are not noted. The project will comply with all mitigation requirements associated with the Quino Checkerspot Butterfly MSCP Addition. Adaptive management techniques shall be developed within the plan with contingency methods for changed circumstances. These measures shall ensure that the potential loss of individuals and the loss of habitat for the species related to the proposed development are adequately offset by measures that will enhance the existing preserved population, and shall provide data that will help the species recover throughout its range.

M-BI-12 One wildlife culvert shall be constructed to provide and improve habitat linkages and movement corridors. In general, the design of the wildlife culvert has been developed to be consistent with the MSCP Subarea Plan, where feasible. The wildlife culverts shall have fencing to funnel wildlife movement, shall have a natural bottom with native vegetation at either end, and shall be of size and height of opening so there is direct line of sight from one end to the other. Because there is natural light within the culverts, low-level illumination is not included. The detail of the wildlife culvert or crossing that shall be provided is presented below.

- Otay Lakes Road Wildlife Crossing (Identified as No. 1) (58 feet long × 20.75 feet wide × 12.08 feet tall = openness ratio of 1.12)

This structure shall be located under Otay Lakes Road. This crossing is also located below the grade of Otay Lakes Road to prevent wildlife from gaining access to the surface of the roadway. There is also a 6-foot-wide wildlife path with a soft surface along this crossing to allow for wildlife movement.

M-BI-16 **Burrowing Owl Preconstruction Survey for Alternative H.** Prior to issuance of any land development permits, including clearing, grubbing, and grading permits, the Project applicant or its designee shall retain a County of San Diego-approved biologist to conduct focused preconstruction surveys for burrowing owl during breeding or non-breeding season. The surveys shall be performed no earlier than 7 days prior to the commencement of any clearing, grubbing, or grading activities and will be repeated if there is a lapse of construction activity longer than 7 days. If occupied burrows are detected, the County-approved biologist shall prepare

CEQA Findings and Statement of Overriding Considerations

a plan that is consistent with the County of San Diego *Strategy for Mitigating Impacts to Burrowing Owls in the Unincorporated County*. This strategy states that burrowing owls must be relocated out of the impact area using passive or active methodologies subject to review and approval by the wildlife agencies (i.e., California Department of Fish and Wildlife and U.S. Fish and Wildlife Service) and the County. The plan includes burrowing owl relocation plans to avoid impacts from construction-related activities and may include construction of artificial burrows.

M-BI-17 Biological Open Space Easement for Conserved Open Space. On or before the recordation of the first Final Map that affects the lots listed below, the Project applicant will protect the Conserved Open Space areas: Lots E, F, G, H, and I. Specifically, these five lots shall be preserved on-site and shall be (a) added to the Otay Ranch RMP Preserve, and conveyed to the Otay Ranch RMP POM, or (b) managed under a County of San Diego-approved site-specific RMP through a County biological open space easement (see Appendix E of the Biological Resources Technical Report Supplemental Analysis, **Appendix D-3**). If the Project applicant pursues option (b) and secures a biological open space easement, the Conserved Open Space may be transferred to the Otay Ranch RMP at a later date in accordance with requirements of the County. This biological open space easement shall be for the protection of biological resources, and all of the following shall be prohibited on any portion of the land subject to said biological open space easement: grading; excavating; placing soil, sand, rock, gravel, or other material; clearing vegetation; constructing, erecting, or placing any building or structure; vehicular activities; dumping trash; or using the area for any purpose other than as open space. The only exceptions to this prohibition are for activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning & Development Services. This biological open space easement shall authorize the County and its agents to periodically access the land to perform management and monitoring activities for species and habitat conservation.

The Project applicant shall show the on-site biological open space easement on the Final Map and biological open space easement exhibit with the appropriate granting language on the title sheet concurrent with Final Map Review. The Project applicant then shall submit these documents for preparation and recordation with the Department of General Services, and pay all applicable fees associated with preparation of the documents.

CEQA Findings and Statement of Overriding Considerations

If areas of Conserved Open Space are managed through the biological open space easement, the Project applicant shall prepare and implement a site-specific RMP prior to the approval of the first Final Map. The site-specific RMP shall be submitted to the County and agencies for approval as required.

In addition, the County-approved site-specific RMP funding costs shall be identified and fully funded to ensure that the funding source remains adequate in perpetuity. One site-specific RMP should be developed to cumulatively manage all Conserved Open Space lands managed under this condition. If more than one biological open space easement is recorded, the site-specific RMPs may be phased to incorporate lands as they are dedicated to the County. This condition may be waived with written approval by the Director of Planning & Development Services to the extent that any of the areas of Conserved Open Space (69.8 acres) described are added to the Otay Ranch RMP Preserve for active monitoring and management by the POM.

M-BI-18 No clearing, grading, or grubbing activities may occur within occupied least Bell's vireo habitat during the breeding season (March 15 to September 15, annually). If construction is proposed to occur during the breeding season, a nesting survey for least Bell's vireo shall be conducted prior to the onset of construction. The nesting bird surveys, if required due to construction timing, shall be conducted by a qualified biologist for the Director of Planning and Development Services to identify active nest locations. Construction may occur if active nests can be avoided and construction can be modified by methods such as construction of berms or walls to provide an adequate buffer, or to maintain noise levels below 60 dBA L_{eq} , or other Wildlife Agency approved restrictions at the nest site.

Lighting of preserve lands including areas occupied by least Bell's vireo shall be avoided or directed away from the preserve, wherever feasible and consistent with public safety. Where necessary, construction activities shall provide adequate shielding with native plants, berming, and/or other methods to protect the preserve and sensitive species from night lighting.

Grading and/or improvement plans shall include the requirement that protective fencing be placed along the open space boundaries and construction areas to prevent human access to occupied habitat. For areas temporarily impacted for construction of Otay Lakes Road, landscaping shall be limited to native vegetation and use of invasive plant species within

CEQA Findings and Statement of Overriding Considerations

the preserve area shall be prohibited. Temporary impacts shall be restored to suitable habitat for least Bell's vireo and/or suitable native successional habitat.

With the implementation of the mitigation measures in **Section 2.3** of the FEIR, in addition to the revisions and new mitigation measures listed above, impacts would be reduced to a *less than significant* level. Due to the more compact footprint and resulting decreased edge effects, as well as the overall fewer direct impacts to various habitats, Alternative H would result in slightly less impacts than the proposed Project.

Development of Alternative H would result in significant impacts to cultural and paleontological resources; however, while mitigation measures would be implemented that would reduce Project impacts to a less than significant level, cumulative impacts would remain significant and unavoidable.

Development under Alternative H would result in fewer impacts to cultural resources when compared to the proposed Project because Alternative H would result in the development of 692.5 acres, compared to the proposed Project which would develop roughly 780 acres. Consequently, the smaller development footprint for Alternative H would impact fewer cultural resources than the proposed Project. The proposed Project would impact 53 cultural resources, nine of which are significant, while Alternative H would impact 37 cultural resources, five of which are significant. Based upon an analysis of the guidelines for determining significance of impacts to cultural resources in comparison with the proposed Project, Alternative H impacts would be less than those identified for the proposed Project. Mitigation measures identified in Section 2.4 of the FEIR would still apply, and none of the significant cultural resources have been identified as Resource Protection Ordinance -significant (see **Appendix D-4**). Therefore, with implementation of the mitigation measures in Section 2.4 of the FEIR, impacts would be reduced to a *less than significant* level. Mitigation measure **M-CR-1** would only apply to the five sites that would be potentially impacted by Alternative H.

Development of the proposed Project would result in significant impacts to geology and soils; however, mitigation measures would be implemented that would reduce these impacts to a less than significant level.

Development under Alternative H would result in approximately 87 fewer acres of development than the proposed Project. Similar potential for rock fall, soil erosion, seismic ground shaking, and surficial instability would result when compared to the proposed Project. Based upon an analysis of the guidelines for determining significance of impacts to geology and soils in comparison with the proposed Project (see **Appendix D-6**), Alternative H would result in similar geology and soils impacts identified for the proposed Project. Similar to the proposed Project, development under

CEQA Findings and Statement of Overriding Considerations

Alternative H would require adherence to the mitigation measures discussed in Section 2.5 of the FEIR. With implementation of these mitigation measures, impacts would be reduced to a less than significant level.

Development of the proposed Project would result in significant impacts related to wildland fire hazards; however, mitigation measures would be implemented that would reduce these impacts to a less than significant level. Development under the MSCP Boundary/Proposed Project Objectives Alternative would result in the same number of dwelling units as the proposed Project and would be subject to a similar level of wildland fire hazards as the proposed Project. Based upon a reduction in the edge effects of the Project due to a contiguous development footprint, the potential exposure to homes adjacent to the open space is less than the proposed Project. Alternative H includes a public safety site and therefore would meet the General Plan Safety Element Response Objective of 5 minutes (see **Appendix D-21**). The travel time standard of 5 minutes is also achieved for most of the Alternative H footprint from the Chula Vista Woods Fire Station #8 due to the elimination of development in the eastern portion of the site (see **Figure 4.0-7**) should an interim fire service agreement be reached with the City of Chula Vista. A sheriff's storefront is proposed to be located on the public safety site included in Alternative H. The storefront will be 500 square feet to allow for suspect processing and short-term holding for detainees per the request of the Sheriff's Management Services Bureau (letter from Deena Raver, Project Manager dated June 16, 2017).

Similar to the proposed Project, storm water basins would be proposed as part of Alternative H. Although inspection and maintenance of the basins would maintain their structural and storm water storage and discharge design standards, the presence of these basins may cause an increase in human exposure to health vectors.

The private air strip adjacent to the Project site, residential development proposed under Alternative H complies with the Caltrans *California Airport Land Use Planning Handbook* safety guidance. Only seven parcels fall within a safety zone that places restrictions on residential densities, and Alternative H would comply with this density limit. The proposed location for the resort under Alternative H would fall within safety zones with limits on occupancy intensities. To remain compliant with Caltrans guidance, the resort should either be designed to have conference rooms or meeting locations with reduced occupancy maximums or have these rooms constructed outside of the safety zone (see **Appendix D-20**).

Based upon an analysis of the guidelines for determining significance of impacts to hazards and hazardous materials in comparison with the proposed Project, Alternative H would result in similar impacts identified for the proposed Project and require the same mitigation measures identified in Section 2.6 of the FEIR. With implementation of these mitigation measures, impacts would be reduced to a *less than significant* level.

CEQA Findings and Statement of Overriding Considerations

The MSCP Boundary/Proposed Project Objectives Alternative would result in a similar or fewer number of ADTs due to the same mix of land uses but a smaller development footprint, and would result in similar or less operational noise levels when compared to the proposed Project. Noise impacts associated with construction activities would be similar to or less than the proposed Project, as this alternative calls for the development of less acreage and a reduction in the number of days of blasting. Other operational noise emissions such as from vehicle traffic under Alternative H are anticipated to be less than the proposed Project. Based upon an analysis of the guidelines for determining significance of impacts to noise in comparison with the proposed Project, Alternative H would result in the same or fewer impacts than identified for the proposed Project and require mitigation measures **M-N-2** through **M-N-6** identified in Section 2.7 of the FEIR. In addition, the supplemental noise analysis for Alternative H (**Appendix D-11**) included revisions to **M-N-1**. Minor revisions, such as changes to referenced impacted receptor tables and barrier requirements, were necessitated by changes in the design and noise prediction methodologies described in **Appendix D-11**. The revised mitigation measures for Alternative H reads as follows:

- M-N-1a** The Project applicant shall prepare a noise protection easement for lots encircled on **Figures 2-1** and **2-2** of the noise study addendum (**Appendix D-11**). The noise protection easement language shall contain a restriction stating that the structure and the outdoor activity area will be placed such that a noise barrier will complement the residence's architecture, will reduce noise levels at outdoor activity areas to within acceptable standards, and will not incorporate a solid (opaque) wall in excess of 10 feet in height.
- M-N-1b** Concurrent with approval of the Final Map, the Project applicant shall dedicate to the County a noise protection easement on each of the lots encircled on **Figures 2-1** and **2-2** of the noise study addendum (**Appendix D-11**). These easements are for the protection of noise-sensitive locations from excessive traffic noise. The noise protection easements shall be shown on the Final Map(s).
- M-N-1c** For all lots encircled on **Figures 2-1** and **2-2** of the noise study addendum (**Appendix D-11**), the noise protection easement shall require that, prior to approval of the building permit or other development approval, an acoustical study is prepared based on proposed noise barrier placement and housing construction to demonstrate and ensure that interior noise levels are below 45 dBA CNEL.
- M-N-1d** The Project applicant shall construct a noise barrier at the top of slopes and at the back of yards for any Noise Sensitive Land Use that would be exposed

CEQA Findings and Statement of Overriding Considerations

to a CNEL greater than 60 dBA as listed in **Table 2** of the noise study addendum. The barrier shall be constructed to the height specified in **Table 2** and generally follow applicable alignments shown on **Figures 2-1** and **2-2** the noise study addendum (**Appendix D-11**). Barriers may be constructed of masonry, wood, and transparent materials, such as glass or Lucite. Earthen berms or a combination of berms and walls could also be used to provide noise attenuation.

- M-N-1e** Noise barriers, as described in **M-N-1d**, would not reduce noise levels to second-story elevations due to their lesser barrier heights relative to two-story structures. Where two-story homes are to be located where traffic noise levels would meet or exceed 60 dBA CNEL without abatement (see **Table 2** of the noise study addendum (**Appendix D-11**)) and where two-story homes are planned to be constructed within 300 feet of the Otay Lakes Road edge of pavement, the noise protection easement required by mitigation measure **M-N-1** shall specify that the Project applicant must demonstrate that interior noise levels due to exterior noise sources would not exceed 45 dBA CNEL prior to approval of the building permit or other development approval. In these cases, it is anticipated that the typical method of compliance would be to provide the homes with air conditioning or equivalent forced air circulation to allow occupancy with closed windows, which for most residential construction would provide sufficient exterior-to-interior noise reduction.

Overall, Alternative H would result in fewer impacts related to noise when compared to the proposed Project. Implementation of mitigation measures **M-N-2** through **M-N-6** listed in Section 2.7 of the FEIR and implementation of revised **M-N-1** stated above would reduce Alternative H noise impacts to a *less than significant* level.

The proposed Project would contribute to significant cumulative impacts to solid waste disposal. Development of 1,938 dwelling units and associated retail and commercial uses under Alternative H would cause a similar demand for solid waste disposal. The proposed Project would comply with all relevant mandates and regulations related to solid waste at the time of Project construction. However, from a regional standpoint, no known mitigation measures would be able to avoid significant cumulative impacts related to the projected future solid waste disposal needs of the San Diego County region; therefore, the cumulative impact would *remain significant and unmitigable* under this alternative.

The proposed Project would result in significant traffic impacts in the traffic study area, absent mitigation. Improvements and mitigation have been identified to reduce these impacts to less than

CEQA Findings and Statement of Overriding Considerations

significant levels. Based on the trip generation rates presented in Section 2.9 of the FEIR, the proposed Project would generate 27,191 ADT. As discussed above, Alternative H would develop roughly the same residential density and commercial square footage as the proposed Project. The internal circulation of the site has been modified, however, and a supplemental analysis of the internal street and intersection level of service demonstrates compliance with the Otay Ranch SRP (see **Appendix D-12**). Based upon an analysis of the guidelines for determining significance of impacts to transportation and traffic in comparison with the proposed Project, Alternative H would result in similar impacts to those identified for the proposed Project and require the same mitigation measures identified in Section 2.9 of the FEIR. In addition, the following mitigation measure was developed specifically to address cumulative-level impacts between the City of Chula Vista/County boundary and Driveway #2 for Alternative H. Implementation of Alternative H would cause a LOS F rating for this road segment. In addition to **M-TR-11** and **M-TR-12** for the proposed Project, Alternative H would require **M-TR-13** as follows:

- M-TR-13** Prior to recordation of the first final map, the Project applicant shall enter into an agreement with the County of San Diego to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between the City/County Boundary and Driveway #2. Due to phasing of construction, the Project applicant shall prepare a supplemental traffic study prior to recordation of the first final map to determine the existing traffic plus EDU timing threshold, satisfactory to the County Engineer, such that the improvements are operational prior to the determination of the supplemental traffic study or construction of the 896th EDU, whichever is sooner.

With implementation of the mitigation measures identified in Section 2.9 of the FEIR and the additional measure **M-TR-13** specified here, traffic impacts would be reduced to a *less than significant* level.

The updated analysis in Section 2.10 of the FEIR determined the proposed Project would result in significant impacts to global climate change, absent mitigation. Environmental design considerations and mitigation measures have been identified to reduce these impacts to less than significant levels.

Construction of Alternative H would occur over a period of 10 years, whereas construction of the proposed Project would occur over eleven years. As shown in the Air Quality and Global Climate Change Supplemental Analysis (**Appendix D-1**), construction of this alternative would emit about 31,904 MT CO₂e per year, after accounting for the quantifiable effects of regulatory compliance measures and environmental design considerations (but not mitigation measures). In comparison,

CEQA Findings and Statement of Overriding Considerations

the unmitigated construction of the proposed Project would increase the existing emissions level by approximately 37,695 MT CO₂e per year (see **Appendix D-1 Table 4**).

Operational GHG emissions under Alternative H would be similar to the proposed Project. Alternative H would result in the same development of 1,938 dwelling units and other uses (resort, elementary school, parks, and Conserved Open Space). Due to the contiguous development footprint in the center of the Project site, vehicle miles travelled will be slightly reduced by the elimination of the easternmost planning area. Therefore, operational emissions associated with this alternative would be slightly less than the proposed Project (see **Appendix D-1**).

Without mitigation, Alternative H would cause an increase in GHG emissions and result in a potentially significant impact. However, with implementation of mitigation measures **M-GCC-1** through **M-GCC-6** identified in Section 2.10, Alternative H would not obstruct attainment of the statewide emission reduction mandates established by AB 32, SB 32, and the relevant Executive Orders. Alternative H would utilize a suite of environmental design considerations and mitigation measures that reduce GHG emissions to net zero through on-site strategies targeted to the alternative's built environment and transportation sources, and secure additional, necessary emission reductions through off-site, offset projects. Alternative H also would be consistent with applicable goals and policies of the County's General Plan and would not conflict with SANDAG's *San Diego Forward* plan, as development on the site has been anticipated for more than twenty years by the County and regional planning agencies, like SANDAG. Based upon an analysis of the CEQA Appendix G Guidelines for determining significance of impacts to global climate change in comparison with the proposed Project, Alternative H would result in less impacts compared to those identified for the proposed Project but would still require the same mitigation measures identified in Section 2.10. In sum, Alternative H impacts would be *less than significant* with implementation of mitigation measures.

Under Alternative H, similar impacts to storm drainage facilities would occur, because this alternative would be required to have storm drainage facilities that would be able to accommodate the proposed peak-flow increases. This alternative would have a total average water demand similar to the proposed Project's total average water demand of approximately 1.3 million gallons per day. Since implementation of Alternative H would result in comparable development and population, there would be similar demand on water supply, wastewater, and solid waste compared to the proposed Project. Similar facilities within the Project site would be required to provide these; thus, impacts associated with the construction of these facilities would be similar to the proposed Project.

In short, neither the proposed Project nor Alternative H would result in significant impacts to utilities and service systems. Similar to the proposed Project, this alternative would not result in the wasteful or inefficient use of electricity, or conflict with an applicable plan, policy, or

CEQA Findings and Statement of Overriding Considerations

regulation related to energy. The same number of residential units and commercial uses would occur under Alternative H resulting in the same demand for energy. Alternative H would have less-than-significant impacts to energy, similar in comparison to the proposed Project.

Evidence Supporting CEQA Findings: Substantial evidence to support the finding that Alternative H is feasible and would provide for the most efficient use of the Project site while providing a superior protection for sensitive resources, including the federally listed Quino checkerspot butterfly. For additional information, please refer to the following documents:

- FEIR Chapter 4.0, Sections 4.1, 4.9 4.10

VII. OTHER CE1QA CONSIDERATIONS

A. Reasons Why the Project is Being Proposed, Notwithstanding Significant Unavoidable Impacts

Pursuant to CEQA Guidelines Section 15126.2(b), the FEIR explains why Alternative H is being proposed notwithstanding its significant unavoidable impacts. While a lead agency must contemplate the implications of adverse environmental impacts, the fundamental purpose of land use planning and development is to supply an array of land uses while considering environmental and economic realities. Here, the benefits of the Alternative H (as outlined in Section X) will outweigh the significant and unavoidable environmental impacts remaining after implementation of numerous Environmental Design Considerations and mitigation measures.

B. Growth-Inducing Impacts

Pursuant to CEQA Guidelines Sections 15126(d) and 15126.2(d), the EIR examines ways in which the Alternative H could induce economic or population growth, or the construction of additional development, either directly or indirectly, in the surrounding environment. As discussed in the FEIR, Alternative H would not be considered growth inducing for the following reasons: (i) Alternative H would not propose more homes in Village 13 than approved in the Otay Ranch GDP/SRP, as analyzed in the certified Otay Ranch PEIR; (ii) Alternative H would reduce the size of Otay Lakes Road from six lanes to four lanes; and (iii) Alternative H is adjacent to Otay Ranch RMP/MSCP Preserve lands to the north and east, and Lower Otay Reservoir to the south, which would physically constrain any additional growth. For these reasons, Alternative H, while accommodating growth for which plans have already been adopted, would not significantly induce growth.

C. Significant Irreversible Environmental Changes

CEQA Findings and Statement of Overriding Considerations

Pursuant to CEQA Guidelines Sections 15126.2(c) and 15127, the Final EIR Section 1.9 evaluates significant irreversible environmental changes that will be caused by implementation of Alternative H. Alternative H will require a commitment of nonrenewable and renewable resources that will include: (1) changes to topography and biology; (2) building materials; (3) water; and (4) energy resources.

Specifically, Alternative H will alter approximately 692.5 acres by grading and development of the Project Site (including fuel modification zones), resulting in the permanent removal of on-site habitat as detailed in the FEIR at Section 2.3, Biological Resources. In addition, construction of Alternative H will require the consumption of resources that are not renewable or that may renew so slowly as to be considered non-renewable. These resources would include the following construction supplies:

- certain types of lumber and other forest products;
- aggregate materials used in concrete and asphalt such as sand, gravel, and stone;
- metals such as steel, copper, and lead;
- petrochemical construction materials such as plastics;
- water; and
- fossil fuels such as gasoline and oil. Fuels will be used by construction equipment, vehicle trips during construction, and in the harvesting, mining, and/or manufacturing of construction materials, although some construction materials would be generated from the Project Site source.

These construction materials and fuels would likely be committed to other similar projects in the region if not used for Alternative H. Resources used for Alternative H would be typical of similar residential projects in the region.

During operation, Alternative H will consume fossil fuels, including natural gas, for electricity and transportation, and water for drinking and bathing. Fossil fuels would represent the primary non-renewable energy source associated with construction and ongoing operation of Alternative H, and the existing, finite supplies of these natural resources would be incrementally reduced. Energy use would be a long-term commitment, and the use of energy would be irretrievable, although any energy-saving features of Alternative H would reduce this commitment.

In sum, construction and operation of Alternative H would result in the irretrievable commitment of non-renewable resources, which would limit the availability of these particular resources for future generations or for other uses during the life of Alternative H. However, Alternative H includes requirements for energy and water conservation so that use of those resources would be of a

CEQA Findings and Statement of Overriding Considerations

relatively small scale compared to similar development without such requirements. Additionally, Alternative H would accommodate growth forecasted for the Otay Ranch area, as discussed in Section 3.5, Population and Housing. The loss of such resources would not be highly accelerated when compared to existing conditions and growth projections for San Diego County. Alternative H's irretrievable commitments of resources have been evaluated and, based on that evaluation, the County of San Diego has determined that the Alternative H's consumption of those resources is justified (CEQA Guidelines, §15126.2(c)). Therefore, although irretrievable commitment of resources will result from the Project, such changes would be considered less than significant.

D. Potentially Significant Effects from Implementation of Mitigation Measures

Pursuant to CEQA Guidelines Section 15126.4(a)(1)(D), the Final EIR evaluates whether implementation of any of the recommended mitigation measures would result in significant impacts. Except where such impacts are specifically noted, the County finds no significant impacts will occur as a result of implementation of mitigation measures.

E. Effects Found not to be Significant

CEQA Guidelines Section 15128 requires an EIR to contain a brief statement indicating reasons that various possible significant effects of a project were determined not to be significant and therefore are not discussed in detail in the EIR. Through the Initial Study, the County did not identify any subject areas where impacts will clearly be less than significant. Therefore, all issue areas were discussed in detail in the EIR.

VIII. GENERAL CEQA FINDINGS

A. Mitigation Monitoring and Reporting Program

1. General Finding

Pursuant to Section 21081.6 of the Public Resources Code, the County, in adopting these Findings, also adopts the MMRP for Alternative H. The MMRP is designed to ensure that, during project implementation, the County and other responsible parties will comply with the mitigation measures adopted in these Findings. The County hereby binds itself to cause the various feasible mitigation measures to be implemented in accordance with the Final EIR and MMRP. The mitigation measures constitute a binding set of obligations upon the County's certification and approvals identified herein.

The County hereby finds that the MMRP, which is incorporated into the project conditions of approval, meets the requirements of Public Resources Code Section 21081.6 by providing for the

CEQA Findings and Statement of Overriding Considerations

implementation and monitoring of project conditions intended to mitigate potential environmental effects of the project.

2. Environmental Design Considerations

Note that the Project's MMRP includes not only those mitigation measures required by CEQA to be made enforceable via its adoption, but also those enumerated environmental design considerations identified in the Final EIR and factored into Alternative H's impact analyses. Inclusion of those environmental design consideration in the MMRP provides the County with the necessary mechanisms to oversee the implementation and enforcement of the environmental design considerations in a manner akin to that used for the mitigation measures.

3. Regulatory Compliance

Federal, state, regional, and local laws contain certain regulatory compliance measures that must be adhered to in implementing Alternative H. The Final EIR describes the regulatory setting within each chapter, which includes the details of regulatory compliance measures. Where regulatory compliance measures are required by law, the County has not separately proposed or adopted mitigation requiring regulatory compliance. The County hereby finds that Alternative H will comply with all applicable regulatory compliance measures.

B. CEQA Guidelines Sections 15091 and 15092 Findings

Based on the foregoing findings and the information contained in the administrative record, the County has made one or more of the following findings with respect to each of the significant effects of Alternative H:

1. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment.
2. Those changes or alterations are within the responsibility and jurisdiction of another public agency and such changes have been adopted by such other agency or can and should be adopted by such other agency.
3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly-trained workers, make infeasible the mitigation measures or alternatives identified in the Final EIR.

Based on the foregoing findings and the information contained in the administrative record, and as conditioned by the foregoing:

CEQA Findings and Statement of Overriding Considerations

1. All significant effects on the environment due to the project have been eliminated or substantially lessened where feasible.
2. Any remaining significant effects that have been found to be unavoidable are acceptable due to the overriding considerations set forth in Section XIII of this document.

C. County's Preparation of the EIR Pursuant to CEQA Guidelines Section 15084(d)

CEQA Guidelines Section 15084(d) provides a Lead Agency may choose one of the following arrangements or a combination of them for preparing a draft EIR:

- (1) Preparing the draft EIR directly with its own staff.
- (2) Contracting with another entity, public or private, to prepare the draft EIR.
- (3) Accepting a draft prepared by the Applicant, a consultant retained by the Applicant, or any other person.
- (4) Executing a third-party contract or memorandum of understanding with the Applicant to govern the preparation of a draft EIR by an independent contractor.
- (5) Using a previously prepared EIR.

The County has relied on Section 15084(d)(4) of the CEQA Guidelines, which allows executing a third-party contract or memorandum of understanding with the applicant to govern the preparation of an EIR by an independent contractor. Subject to specific responsibilities imposed on the Project Applicants and EIR consultant, the County's sole right and discretion to determine the adequacy of performance of the EIR consultant, and the County's responsibility to independently review and analyze all documentation for the project, the County allowed the Project Applicants to select and retain an EIR consultant to prepare the EIR submitted to the County for independent review. The County has reviewed and edited, as necessary, the submitted working drafts to reflect the County's own independent judgment, including reliance on County technical personnel from various County departments.

D. County's Independent Judgment

Pursuant to Public Resources Code Section 21082.1(c), the County hereby finds it has independently reviewed and analyzed the Final EIR, and that the Final EIR reflects the independent judgment of the County as the Lead Agency for Alternative H.

E. Nature of Findings

CEQA Findings and Statement of Overriding Considerations

Any finding made by the County shall be deemed made, regardless of where it appears in this document. All of the language included in this document constitutes findings by the County, whether or not any particular sentence or clause includes a statement to that effect. The County intends that these findings be considered as an integrated whole and, whether or not any part of these findings fail to cross reference or incorporate by reference any other part of these findings, that any finding required or committed to be made by the County with respect to any particular subject matter of the Final EIR, shall be deemed to be made if it appears in any portion of these findings.

F. Reliance on Record

Each and all of the findings and determinations contained herein are based on the competent and substantial evidence, both oral and written, contained in the entire administrative record relating to Alternative H. The Alternative H's record includes, but is not limited to:

- The Final EIR for the project, including the recirculated chapter/section and associated appendices concerning Global Climate Change and Alternatives;
- All reports, project application materials, memoranda, maps, letters, and other planning documents, including attachments, related documents, and all documents cited, incorporated by reference or relied on in those materials, prepared by the EIR consultant, the Project applicant, the County, and Commission staff relating to the EIRs;
- Any minutes and transcripts of all public meetings and public hearings relating to the Project;
- All notices issued by the County to comply with CEQA, the CEQA Guidelines, or any other law governing the processing and approval of the project;
- Matters of common knowledge to the County, which include, but are not limited to the San Diego County General Plan; the Otay Ranch GDP/SRP documents, the Otay Ranch Program EIR ("PEIR"), the MSCP Plan, the MSCP County Subarea Plan, Implementing Agreement, MSCP Annual Reports; and,
- Any other written materials relevant to the County's compliance with CEQA, and its decision on the merits of the project, including documents that have been released for public review, and copies of reports, studies or other documents relied on in any environmental documentation for the project and either made available to the public during the public comment period or included in the County's files.

The findings and determinations constitute the independent findings and determinations of the County in all respects and are fully and completely supported by substantial evidence in the record as a whole.

CEQA Findings and Statement of Overriding Considerations

G. Custodian of Records

The custodian of the documents or other material which constitute the record of proceedings upon which the County's decision is based is identified as follows:

County of San Diego, Planning & Development Services
Project Processing Center
5510 Overland Avenue, Suite 110
San Diego, California 92123

County of San Diego, Clerk of the Board of Supervisors
1600 Pacific Highway, Room 402
San Diego, California 92101

H. Relationship of Findings to EIR

These findings are based on the most current information available. Accordingly, to the extent there are any apparent conflicts or inconsistencies between the Final EIR and these Findings, these Findings shall control, and the Final EIR is hereby amended as set forth in these findings.

I. Responses to Late Comments Not Required

CEQA Guidelines Section 15105 requires that the County provide a 45-day public review and comment period on the Draft EIR. The County complied with 45 days for public review and comment. The public comment period for the Draft EIR (2015) began on April 3, 2015 and ended on May 22, 2015. A subsequent 45-day public review period for the Recirculated portions of the Draft EIR (2019) began on April 11, 2019 and ended on May 28, 2019.

The County received comment letters on the Draft EIR after the close of the public review periods, which did not address new environmental documentation or significant new information. The County is not required to provide a written response to late letters. (Pub. Resources Code, § 21091(d); CEQA Guidelines, § 15088.) The County finds that comments on the Draft EIR and the Recirculation have been offered during the two 45-day public review and comment periods. Nonetheless, the County fully considered these comments and finds that the late comments do not negate the adequacy of the environmental analysis prepared for Alternative H, as presented in the Final EIR.

J. Recirculation Not Required

CEQA Guidelines Section 15088.5 provides the criteria that a lead agency is to consider when deciding whether it is required to recirculate an EIR. Recirculation is required when "significant new information" is added to the EIR after public notice of the availability of the Draft EIR is

CEQA Findings and Statement of Overriding Considerations

given, but before certification. (CEQA Guidelines § 15088.5(a).) “Significant new information,” as defined in CEQA Guidelines Section 15088.5(a), means information added to an EIR that changes the EIR so as to deprive the public of a meaningful opportunity to comment on a “substantial adverse environmental effect” or a “feasible way to mitigate or avoid such an effect (including a feasible Project alternative) that the Project’s proponents have declined to implement.”

An example of significant new information provided by the CEQA Guidelines is a disclosure showing that a “new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented;” that a “substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted to reduce the impact to a level of insignificance;” or that a “feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project’s proponents decline to adopt it.” (CEQA Guidelines § 15088.5(a)(1)-(3).)

Recirculation is not required where “the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.” (CEQA Guidelines § 15088.5(b).) Recirculation also is not required simply because new information is added to the EIR - indeed, new information is oftentimes added given CEQA’s public/agency comment and response process and CEQA’s post-Draft EIR circulation requirement of proposed responses to comments submitted by public agencies. Instead, recirculation is “intended to be an exception rather than the general rule.” (*Laurel Heights Improvement Assn. v. Regents of University of California* (1993) 6 Cal.4th 1112, 1132.)

In this legal context, the County finds that recirculation of the Draft EIR in its entirety prior to certification is not required. Since the original public review period and response to comments, circumstances have changed for the proposed project and recirculation of two portions of the Draft EIR was required. The County determined it was necessary to recirculate a new Global Climate Change section (Section 2.10) and Alternatives chapter (Chapter 4.0) for additional public review. In addition to providing responses to comments received during the two public review periods, the Final EIR includes revisions to expand upon information presented in the Draft and recirculated sections of the EIR; explain or enhance the evidentiary basis for the Draft and recirculated sections of the EIR’s findings; update information; and make clerical revisions to the Draft and recirculated sections of the EIR. The Final EIR’s revisions, clarifications and/or updates do not result in any new significant impacts or increase the severity of a previously identified significant impact.

In sum, the Final EIR demonstrates that Alternative H will not result in any new significant impacts or increase the severity of a significant impact, as compared to the analysis presented in the Draft EIR. The changes reflected in the Final EIR also do not indicate that the meaningful public review

CEQA Findings and Statement of Overriding Considerations

of the Draft EIR was precluded in the first instance. Accordingly, recirculation of the EIR is not required as revisions to the EIR are not significant as defined in Section 15088.5 of the CEQA Guidelines.

IX. CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT, CEQA GUIDELINES SECTION 15090

The Board of Supervisors certifies that the Final EIR, dated March ____, 2020, on file with the Department of Planning & Development Services, as Environmental Review No. ER-16-19-006, has been completed in compliance with CEQA and the State CEQA Guidelines, that the EIR was presented to the Board of Supervisors, and that the Board of Supervisors reviewed and considered the information contained therein before approving the Project, and that the EIR reflects the independent judgment and analysis of the Board of Supervisors. State CEQA Guidelines § 15090.

X. STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to Public Resources Code Section 21081(b) and State CEQA Guidelines section 15093(a) and (b), the County is required to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological or other benefits of the project, including region-wide or statewide environmental benefits, outweigh the unavoidable adverse environmental effects, those effects may be considered “acceptable.” (CEQA Guidelines, §15093 (a).) CEQA requires the agency to identify, in writing, the specific reasons for considering a project acceptable when significant impacts are not avoided or substantially lessened. Those reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record. (CEQA Guidelines, §15093(b).)

Courts have upheld overriding considerations that were based on a variety of policy considerations including, but not limited to, new jobs, stronger tax base, and implementation of an agency’s economic development goals, growth management policies, redevelopment plans, the need for housing and employment, conformity to community plan, and provision of construction jobs, See *Towards Responsibility in Planning v. City Council* (1988) 200 Cal App. 3d 671; *Dusek v. Redevelopment Agency* (1985) 173 Cal App. 3d 1029; *City of Poway v City of San Diego* (1984) 155 Cal App. 3d 1037; *Markley v. City Council* (1982) 131 Cal App.3d 656. As explained above, several significant impacts remain significant and unavoidable for Alternative H despite the proposed mitigation measures. These significant unavoidable impacts are related to: aesthetics and visual resources, air quality, and solid waste (See Sections IV and V, above).

CEQA Findings and Statement of Overriding Considerations

The County finds that all feasible mitigation measures identified in the Final EIR that are within the purview of the County will be implemented with Alternative H, that those changes or alterations found within the responsibility and jurisdiction of another public agency have been adopted by such other agency, or can and should be adopted by such other agency, and that the remaining significant unavoidable effects are outweighed and are found to be acceptable due to the following specific overriding economic, legal, social, technological, or other benefits, based upon the facts set forth in these Findings, the Final EIR, and the record.

A. Overriding Benefits Resulting from the Project

The County finds that Alternative H would have the economic, legal, social, technological, or other overriding benefits, including region-wide or statewide environmental benefits, listed below. Each of the benefits cited below constitutes a separate and independent basis that justifies approval of Alternative H and outweighs the unavoidable adverse environmental effects of approving Alternative H and thus makes the adverse environmental effects acceptable. Thus, even in the absence of one or more of the reasons set forth below, the County has determined that each remaining reason, or any combinations of reasons, is a sufficient basis for approving Alternative H, notwithstanding any significant and unavoidable impacts that may occur.

- 1) **Balanced Land Use Benefits:** Alternative H has been designed to accommodate existing, planned, and future growth in southeast San Diego County by establishing an executive-level specialty housing community in conjunction with a Village Core, which supports a mix of uses for the benefit of the new community and surrounding areas. Alternative H will provide a comprehensive array of land uses for a balanced community of homes, employment, neighborhood commercial, education and recreation. Alternative H also includes Otay Ranch RMP Preserve, open space, parks, bike lanes, and walkable trails and pathways, which act as a connective thread throughout the community. Alternative H will strike a balance between housing, conservation of sensitive natural resources, land use, and transportation considerations.

Importantly, Alternative H will provide much needed housing in San Diego County in accordance with the County General Plan. As discussed in Alternative H's General Plan Amendment Report/Plan Consistency Analysis (EIR Appendix E-1), the San Diego region is experiencing a housing crisis and the County of San Diego is not building housing units within its jurisdictional boundaries (i.e., unincorporated areas) at a pace that tracks its Regional Housing Needs Assessment allocation for the 2010 to 2020 planning period. Alternative H provides residential housing opportunities that have been planned for and expected since approval of the Otay Ranch GDP/SRP in 1993 – to halt delivery of those units would conflict with the

CEQA Findings and Statement of Overriding Considerations

County's planning framework for the creation of the requisite housing opportunities and further exacerbate the regional housing crisis.

- 2) **Benefits of Sustainable Design:** Alternative H would maintain an environmentally sustainable community and reduce greenhouse gas (GHG) emissions that contribute to climate change through a variety of environmental design considerations and mitigation measures (See EIR **Table 2.10-3**, Environmental Design Considerations to Reduce GHG Emissions, as well as Mitigation Measures **M-GCC-1** through **M-GCC-8**.) Alternative H has committed to offset all of its greenhouse gas emissions to achieve and maintain carbon neutrality (i.e., net zero emissions) for the life of the project. In terms of planning and design, the project would feature walkable and bicycle-friendly neighborhoods and streets; a balance of other land uses including an elementary school site and commercial/retail uses; and, well-integrated private and public parks, and a 9.8 mile system of trails and pedestrian pathways, including the 4.7 mile regional trail along Otay Lakes Road from City of Chula Vista to the eastern Project boundary and the 3.4-mile-long perimeter trail.

In addition, Alternative H would also include a multi-pronged approach to increase electric vehicle (“EV”) adoption for residents. As part of this strategy, Level 2 EV Supply Equipment would be installed in half of all residential units (969 units) and all homes would be pre-wired for EV charging stations, and 10 parking spaces located in the non-residential parking areas would include charging stations (**M-GCC-6**). These strategies—in conjunction with market forces decreasing the cost and increasing the availability of EVs, regional charging initiatives decreasing range anxiety and increasing the share of miles driven by plug-in hybrid electric vehicles in EV mode, and state targets fueling programs and incentive pools making EV ownership more cost effective and appealing—will increase the market penetration of EVs and share of EV miles driven as a result of Alternative H. Alternative H would also implement a school bus program in coordination with the school districts, provide a school carpool program by coordinating with the local school district and SANDAG, and provide bicycle racks along main travel corridors adjacent to commercial developments and at public parks and open spaces within the Project Area. Alternative H has thus incorporated extensive sustainability features onsite and has further committed to offset all greenhouse gas emissions to achieve carbon neutrality.

Further, per CEC's 2016 Residential Compliance Manual (CEC 2015c), all single-family homes constructed as part of Alternative H would be designed with

CEQA Findings and Statement of Overriding Considerations

pre-plumbing for solar water heaters and solar and/or wind renewable energy systems. In general, single-family homes built to the 2016 standards are anticipated to use about 28% less energy for lighting, heating, cooling, ventilation, and water heating than those built to the 2013 standards, and non-residential buildings built to the 2016 standards will use an estimated 5% less energy than those built to the 2013 standards (CEC 2015a). Alternative H residential land uses, however, would be zero net energy (ZNE), which exceeds the energy efficiency requirements of the 2016 Title 24 standards (**M-GCC-4**).

Finally, non-residential uses would have 10% greater building energy efficiency than required by the 2016 state energy efficiency standards in Title 24 (**M-GCC-5**). CalEEMod default values assume compliance with the 2013 Title 24 standards, which became effective on July 1, 2014.² For non-residential uses, the 2016 Title 24 standards result in approximately 5% less energy use than those built to the 2013 standards (CEC 2015a).

- 3) Connected Neighborhoods and Community Development Benefits:** The size of the Project site provides the opportunity to develop a comprehensively planned community in which land uses are properly sited, and infrastructure and public services are planned in advance and coordinated with regional infrastructure and public services. Alternative H would create sustainable, connected neighborhoods designed to create community and a sense of place among residents. The Village Core is designed to provide shopping for convenience goods and personal services for day-to-day needs of project residents and the surrounding community. Alternative H also incorporates a multimodal transportation network supporting pedestrian, bicycle, and vehicular use throughout the project community. Development of the proposed sustainable connected neighborhoods is consistent with the Otay Ranch GDP/SRP policies, County's Community Development Model and the "Specific Plan Area" designation in the General Plan. The Otay Ranch GDP/SRP, a component of the County General Plan, was based on planning principals similar to the Community Development Model. Consistency with the Community Development Model was established by incorporating the Otay Ranch

² CalEEMod Version 2016.3.1 was the current version of CalEEMod when the Proposed Project analysis was initiated. In October 2017, CalEEMod Version 2016.3.2 was released. The most notable upgrade is the incorporation of percent reductions in default energy consumption to reflect compliance with the 2016 Title 24, Part 6 Building Energy Efficiency Standards. Proposed Project energy use data was used for the residential buildings to reflect zero net energy (ZNE), but because Proposed Project data was not available for the non-residential structures, CalEEMod defaults reflecting the 2013 Title 24 standards were used. CalEEMod default values were assumed to be improved 5% to meet 2016 standards, and then improved by 10% to reflect the implementation of PDF-AQ/GHG-3.

CEQA Findings and Statement of Overriding Considerations

GDP/SRP into the County General Plan document. The Alternative H Specific Plan includes a variety of residential and non-residential land uses arranged to meet the County General Plan Guiding Principles, which generally provide for the development of land uses, investment in infrastructure and public services, and conservation of natural resources that enable the County's residents and businesses to enjoy a more sustainable environment, economy, well-being and health.

- 4) **Benefits from development of an executive-level “specialty” housing enclave:** Alternative H would develop executive homes thereby providing a housing choice for entrepreneurs and business executives in the south county. Providing this style of home supports economic development by providing an incentive for businesses to form, expand, and stay close to where executives and owners choose to live. The community also provides move up housing for individuals and families desiring a larger home within their existing community. Alternative H's residential component includes up to 1,938 total homes, including 57 multi-family dwelling units. Alternative H's housing supports a reasonable share of San Diego County's projected regional population growth to help the County meet its required regional housing needs, as detailed in the County's General Plan Housing Element and SANDAG's Regional Housing Needs Assessment. The Village 13 Alternative H Design guidelines establish an Old California design theme which will be implemented throughout the Village Core and residential neighborhoods to create a cohesive community character and theme, consistent with the Project Site's rural setting.
- 5) **Biological Preserve and Open Space Benefits:** Alternative H is consistent with the boundary established by the 1997 Multiple Species Conservation Program (MSCP) County Subarea Plan (Southern Segment) and the Implementing Agreement for the MSCP County Subarea Plan, thereby preserving substantial open space and enhancing native habitat conservation and natural community conservation planning in southeast San Diego County. Alternative H would permanently dedicate and provide funding for management of open space to protect multiple special-status species and their habitats and provide connectivity to existing designated open space and Preserve areas in areas surrounding the project. Specifically, Alternative H would convey an estimated 790.3 acres to the Otay Ranch (RMP) Preserve,³ as required by the Otay Ranch RMP preserve conveyance requirement, the MSCP Plan MSCP, the MSCP County Subarea Plan (Southern Segment), and the Implementing Agreement for the MSCP County Subarea Plan.

³ The actual conveyance will be based on the RMP's 1.188 mitigation ratio as determined at Final Map.

CEQA Findings and Statement of Overriding Considerations

Once conveyed, these estimated 790.3 acres will be managed in perpetuity by the Otay Ranch Preserve Owner/Manager (POM). In this way, Alternative H facilitates the MSCP's long-anticipated assembly of the RMP Preserve at Otay Ranch. Of the estimated 790.3 acres to be conveyed to the preserve based on Alternative H's design, it is anticipated that approximately 426.7 acres are located within the Project Area, while the remaining conveyance obligation acreage would be located outside the Project Area, but within the Otay Ranch RMP Preserve, consistent with the RMP conveyance requirements. In addition, Alternative H will also set aside and designate an additional 69.3 acres as Conserved Open Space. Alternative H also would implement a Preserve Edge Plan that will identify allowable uses within appropriate land use designations for areas adjacent to the Otay Ranch RMP Preserve and buffer techniques to be implemented within the 100-foot buffer adjacent to the Otay Ranch RMP Preserve and is designed to complement and integrate the Fire Protection Plan. The Preserve Edge Plan addresses fuel modification, establishes a landscape palette within the buffer, and addresses other land use adjacency considerations at the development/Preserve interface.

- 6) **Multi-Modal Transportation Benefits:** Alternative H would create sustainable connected neighborhoods, consistent with the Otay Ranch GDP/SRP, County's Community Development Model and "Specific Plan Area" designation in the General Plan and facilitate a multi-modal transportation network linked to regional transportation mobility options. The Alternative H Specific Plan incorporates the village concept established in the Otay Ranch GDP/SRP by creating a Village Core containing a mix of land uses connected by an extensive trail and bikeway system. These pedestrian and bicycle routes reinforce a pedestrian friendly concept as well as promote the use of alternative modes of transportation. Residents will have opportunities to interact with neighbors and other village residents as they walk or ride to their destinations.

Alternative H would also include a Transportation Demand Management (TDM) Program of mobility alternatives to private vehicle trips (e.g., single occupancy trips). The TDM Program will include the following:

- A comprehensive pedestrian network designed to provide safe bicycle and pedestrian access between the various project phases, land uses, parks/open spaces, school, and the Village Core. Where approved by the appropriate jurisdiction, the pedestrian network would also provide connections to the various recreational trails and multimodal facilities accessing the Project Area.

CEQA Findings and Statement of Overriding Considerations

- Bicycle racks along main travel corridors adjacent to commercial developments and at public parks and open spaces within the Project Area.
- Implementation of traffic calming features throughout the roadway network on the Project site to reduce motor vehicle speed and encourage walking and biking.
- Provision to residents of information for residents regarding transit options on a quarterly basis in HOA newsletters, and as part of a “new resident” information packet.
- Coordination with the San Diego Association of Governments’ (SANDAG) iCommute program for carpool, vanpool, and rideshare programs that are specific to the Proposed Project.
- Encourage formal/informal networks among residents that arrange carpools for ongoing or occasional trips for commute or non-commute purposes.
- Establishment of a School Pool match program to help parents to transport students to off-site public or private schools, and implementation of a “walking school bus program” for neighborhood students to safely walk to and from school.

In addition, Alternative H would improve Otay Lakes Road – a General Plan Circulation Element road – but would alter its current (and planned) alignment to avoid vernal pools and similar biological features while implementing a series of five traffic-calming roundabouts.

- 7) **Public Service Benefits:** Alternative H would construct public facilities phased concurrently with demand and would support public services within existing service areas without burden or cost to existing residents, visitors, or southeast County unincorporated communities. Alternative H would be conditioned to work with the County and other public agencies to provide new and expanded infrastructure, facilities, and public services to and within the vicinity of the project site. These new infrastructure facilities and services would be sized and designed to serve Alternative H and/or address existing impacted facilities such as roads and would be in areas already planned for new and/or expanded infrastructure and facilities. For example, Alternative H includes a 2.3-acre Public Safety Facility, which would house a fire station in the Village Core, as well as a 500-square foot sheriff’s storefront. In addition, Alternative H’s proposed improvements would include improvements to Otay Lakes Road, sewer and water infrastructure, public parks, fire service, undergrounding of utilities in on- and off-site areas, and an elementary school site. Alternative H would be conditioned to require delivery,

CEQA Findings and Statement of Overriding Considerations

construction and/or funding of these improvements commensurate with the various phases of project development. Finally, Alternative H would implement a Public Facilities Financing Plan (PFFP) to ensure that facilities and services are constructed and available concurrent with demand such that development of the project will not adversely impact the County.

The 980 Zone portion of the project is supplied by extending the Central Area System of the Otay Water District (OWD). The 1296 Zone portion of the project is supplied by extending the Regulatory System of the OWD. Development of the project will include a pump station and pressure reducing facilities to connect the Central Area 980 and Regulatory 1296 Zone systems. Interconnecting these two areas of the OWD system has regional benefit by allowing OWD to move water from one area of their system to another. This increases the overall redundancy and reliability of the OWD system and is of particular value during emergency situations when a normal water supply facility such as an aqueduct connection is out of service.

- 8) **Recreational Benefits:** Alternative H would provide a range of recreational amenities and facilities that would be accessible to residents of both Alternative H and the surrounding area. Alternative H would include a central public park of 10.5 acres and would also provide 14.6 acres of private parks and a 6.1-acre homeowners recreation facility. With approximately 31.2 acres of public and private parkland and recreational facilities distributed throughout the Project Area, Alternative H allows residents access to park uses within ½-mile walking distance in accordance with San Diego Live Well. Alternative H's parks provide residents valuable and unique opportunities for recreation, social interaction, learning, and teaching. Alternative H's parks have been sized, designed, and designated as a combination of public and private parks in compliance with, and exceed the requirements of the County's Parkland Dedication Ordinance (PLDO), which serves as the County's implementation ordinance to comply with the Quimby Act and to provide parks for its residents. Alternative H also would provide a public trail network consisting of a 3.4-mile perimeter trail bordering the community along the open space interface and 1.7 miles of internal trails. A multi-use pathway of 4.7 miles connects the regional trail along Otay Lakes Road from Lake Crest Drive in Chula Vista to the easternmost Project boundary at the trailhead to the Otay River Valley. Alternative H's proposed parks and its system of trails and pedestrian pathways would address an established public need for recreation, and would provide quality-of-life enhancing benefits associated with hiking, biking, and swimming to both its future

CEQA Findings and Statement of Overriding Considerations

residents and visitors, and existing and future residents of the surrounding communities.

- 9) **Energy Conservation:** Alternative H would implement an Energy Conservation Plan that identifies feasible methods to reduce the consumption of non-renewable energy sources, through transportation, building design and use, lighting, recycling, alternative energy sources, water use, and land use. This plan complies with Appendix F, Energy Conservation, of the CEQA Guidelines. Opportunities for energy conservation in the Project Area include the following: the arrangement and intensity of land uses, programs to reduce vehicular trips (**M-GCC-1 and EDC GCC-ED-1, 2, 3, 4 and 5**), building siting, design, and construction that include energy conservation measures (**M-GCC-2, 3, 4 and 5 and EDC-UT-ED-1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22**) and water conservation measures incorporated into landscape and irrigation system design (**EDC UT-ED-1, 2, 3, 4, 5, 6, 7, 8 and 9**). These design features also serve to reduce the emissions of greenhouse gases.
- 10) **Water Conservation:** Alternative H would implement a Water Conservation Plan that identifies the proposed water conservation measures to be implemented in conjunction with Alternative H to reduce potable water demand on private lots. The Water Conservation Plan includes both outdoor and indoor water conservation measures intended to reduce the overall water usage beyond existing requirements.
- 11) **Benefits from Development of Housing in Proximity to Jobs and Services:** Alternative H site is well situated to place a range of housing opportunities close to existing employment centers. Specifically, the Project Area is within the Otay Ranch master-planned community, and adjacent to the Eastlake Business Park, which also includes the following employment centers: 180-acre Eastlake Business Park with approximately 2.2 million square foot office/industrial; 383-acre Chula Vista University and Innovation District with approximately 10 million square feet and a 20,000 full-time equivalent (FTE) student university; 85-acre Otay Ranch Regional Technology Park with approximately 2,200,000-square-foot industrial/office; 207-acre Otay Ranch Eastern Urban Center with approximately 3,487,000 square feet including 2,000,000 square feet of; and Otay Ranch Village 9 with approximately 1,500,000 Sq. Ft. Office/Commercial.

Alternative H is located approximately 3 miles from direct access to SR-125 and 8 miles from I-805, providing regional access to existing job centers in the City of

CEQA Findings and Statement of Overriding Considerations

Chula Vista, City of San Diego, National City, La Mesa and El Cajon. There are an estimated 67,196 jobs within Chula Vista and Otay Mesa.⁴

- 12) **Fiscal Benefits – Capital Improvements:** The PFFP includes an analysis of infrastructure facilities such as drainage, traffic, water, and sewer, as well as the provision of community services and facilities, including fire protection and emergency services, law enforcement, libraries, schools, and parks and identifies the methods for financing those improvements and services. The PFFP would ensure Alternative H’s phased development is implemented consistent with the overall goals and policies of the County’s General Plan and the Otay Ranch GDP/SRP. Additionally, based on the June 17, 2019 memorandum prepared by J.T. Kruer and Company Alternative H will expend approximately \$143 million, excluding construction of an elementary school, school fees and open space/conveyance (source: J.T. Kruer and Company; 2019) on public improvements, services, and benefits, including, but not limited to, the following:
- As designed, Alternative H would convey an estimated 790.3 acres of Otay Ranch RMP to the Preserve Owner Manager (POM) for permanent biological open space. The Project has fully funded the preparation and approvals of studies, reports and management plans, and will establish or enter into a Communities Facilities District (CFD) to fund the management of the Otay Ranch RMP Preserve in perpetuity.
 - The Project will expend an estimated \$32.6 million to improve Otay Lakes Road, including the four roundabouts and one wildlife crossing. Improvements also include three sewer lift stations, wet and dry utilities, bicycle lanes, and landscaping. As County Mobility Element Roadway, improvements to Otay Lakes Road would otherwise be funded by the County and its taxpayers.
 - The Project would pay the County Transportation Impacts Fees (TIF) of approximately \$6.8 million to help fund regional transportation improvements. A portion of these fees may be eligible for reimbursement for TIP improvements to Otay Lakes Road.
 - The applicant has voluntarily entered into a Fire Protection and Mitigation Term Sheet agreement with the San Diego County Fire Authority which calls for dedicating a 2.3-acre public safety site and funding for construction of a fire station. The total value is estimated at \$4.1 million which is in excess of the estimated SDCFA fire mitigation fees.

⁴ The Census Bureau Longitudinal Employer-Household Dynamics program, <https://lehd.ces.census.gov/>, 2015

CEQA Findings and Statement of Overriding Considerations

- The Project will pay fees or construct improvements to the Otay Water District (“OWD”) and the San Diego County Water Authority (“SDCWA”) for improvements to their regional water systems in the amount of approximately \$60 million.
- The Project will pay approximately \$7.2 million in facility fees to the San Diego County Sanitation District, including the City of Chula Vista Salt Creek Interceptor fee, for improvements to their regional sewer systems.
- A network of 25.1 acres of parks would be developed as part of Alternative H , including one (1) public park on 10.5 acres. The development of the public parks represents a public fiscal benefit of approximately \$15 million. The five private parks of approximately 10.1 acres represent a fiscal benefit of \$15.2 million for a total benefit for construction of parks of \$30.2 million. This is well in excess of the estimated \$17.3 million in PLDO fees which would be assessed to the project.
- In addition to public parks, Alternative H would develop 4.1 miles of regional trail along Otay Lakes Road at a cost of approximately \$1.1 million. The 3.4-mile Perimeter Trail in Village 13 Alternative H is estimated to cost \$1.5M.

- 13) Fiscal Benefits – General Fund:** The PFFP also includes a Fiscal Impact Analysis (Development Planning and Financing Group, Inc. *Fiscal Impact Analysis for the Otay Ranch Resort Village 13 Alternative H* dated July 2018) that analyzes Alternative H’s financial impact at buildout on the General Fund by calculating the expected revenues generated by the project through the collection of certain taxes, licenses, and fees, as well as the anticipated costs of providing public services to Alternative H. The Fiscal Impact Analysis anticipates Alternative H will generate additional annual revenue to the General Fund primarily through increased property taxes and property taxes in-lieu of vehicle license fees. The additional annual General Fund revenues generated are more than the costs incurred which consist primarily of police and other public safety functions. The project’s direct impact to the General Fund is summarized as total recurring annual revenue of \$6.5 million and total recurring annual expenditures, excluding fire, of \$2.9 for a net annual surplus of \$3.6 million at buildout. Fire costs are anticipated at \$1.6 million annually and will be funded by a combination of tax revenues and Alternative H.
- 14) Economic Benefits:** Alternative H encourages economic growth and diversity within the County of San Diego. The number of dwelling units on the project site increases tax revenues from residential and commercial uses, supports employment of construction workers, and reduces per capita costs for provision of public

CEQA Findings and Statement of Overriding Considerations

services. Additionally, permanent jobs would be created by the build-out of the Village Core component of Alternative H.

B. Conclusion

In light of the foregoing, and the information contained within the Final EIR and other portions of the project record, the County concludes that implementation of Alternative H will result in the development of a beneficial project as outlined above. The County also finds that the benefits identified above outweigh and make acceptable the significant, unavoidable environmental impacts associated with Alternative H and, accordingly, adopts this Statement of Overriding Considerations.

**Table 1.0
Otay Ranch Resort Village 13
Comparison of Proposed Project to Project Alternatives**

OBJECTIVE/ALTERNATIVE	PROJECT	A	B	C	D	E	F	G	H
Implement the goals, objectives and policies of the adopted Otay SRP, the Otay Ranch RMP, and the County MSCP Subarea Plan South County Segment	Y	N	Y	N	N	N	N	N	Y
Create a prestigious destination resort that maximizes unique South County open space, high-terrain, and views of the reservoir within a distinct, predominantly single-family home community, and allow first-time buyers and others to transition to distinct, high-quality homes within Otay Ranch	Y	N	N	N	N	N	Y	N	Y
Decrease the intensity of development at higher elevations away from Lower Otay Reservoir, and thereby enhance unique South County open space, high terrain, and views of the reservoir	Y	N	Y	Y	Y	Y	Y	N	Y
Establish an executive-level, “specialty” housing enclave within Otay Ranch that attracts business owners and employers within both the Otay Ranch and Otay Mesa planned business parks, urban centers, and university uses, thereby providing this segment of the housing community with opportunities to live and work in South County	Y	N	N	N	N	Y	Y	N	Y
Create increased housing diversity within Otay Ranch by balancing higher densities associated with Otay Ranch’s multi-family development with lower density, predominantly single-family homes to ensure a balance of housing opportunities in South County, consistent with the Otay SRP	Y	N	N	N	N	N	N	N	Y
Ensure public facilities are provided in a timely manner and financed by the residents and occupants, and thereby ensure no adverse fiscal consequences to other neighboring communities within Otay Ranch	Y	N	N	N	Y	N	Y	N	Y

CEQA Findings and Statement of Overriding Considerations

OBJECTIVE/ALTERNATIVE	PROJECT	A	B	C	D	E	F	G	H
Preserve the Project site's most sensitive resources, including the Quino checkerspot butterfly and higher-quality vernal pools	Y	N	N	N	N	N	N	Y	Y
Preserve the major north/south rocky canyon located in the eastern portion of the Project site as a wildlife corridor, and connect to wildlife crossings under Otay Lakes Road.	Y	N	N	Y	Y	Y	Y	Y	Y
Relocate the Otay Ranch Village 15 elementary school site to the Otay Ranch Resort Village in order to create a neighborhood elementary school environment within the village core and thereby enhance the self-sufficiency of the Project's land use plan	Y	N	Y	Y	Y	Y	Y	N	Y
Provide a continuous public trail system through the community, with access to the resort, the village core, mixed-use area and surrounding trails, including the California Riding and Hiking Trail	Y	N	Y	N	N	N	N	N	Y
Provide for a neighborhood park system that provides a variety of active recreational opportunities within walking distance of all planned neighborhoods	Y	N	N	N	N	Y	Y	Y	Y
Create an internal, safe and efficient street circulation system that is safe and efficient and that promotes walking and community cohesiveness while minimizing paved surfaces	Y	N	Y	Y	Y	Y	Y	Y	Y
Incorporate sustainable design elements and the latest conservation technologies consistent with creating a distinct destination-resort unique to South County	Y	N	N	N	Y	Y	Y	Y	Y
OBJECTIVES ACHIEVED	13	0	5	4	6	7	9	5	13

MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT TAKE AUTHORIZED DESIGNATED LANDS

Otay Ranch Resort Village 13

PDS2004-3800-04-003 (GPA), PDS2004-3810-04-002 (SP),
PDS2004- 3600-04-009 (REZ), PDS2019-VRTM-5361 RPL1, PDS2019-VSTP-19-033
and PDS2004-3910- 04-19-005 (ER)

April 2020

The project proposes development on land identified as “Take Authorized” within the Multiple Species Conservation Program (MSCP). Areas designated as Take Authorized were evaluated by the County, the US Fish and Wildlife Service, and the California Department of Fish and Wildlife during development of the MSCP and approval of the Biological Mitigation Ordinance (BMO). Compensation for impacts to biological resources in Take Authorized Areas has already been built into the MSCP conservation process and no further mitigation is required. Projects proposed in Take Authorized Areas are exempt from the BMO [Section 86.503(a)(4)] but must conform to the MSCP County Subarea Plan. Based on the following findings, the project has been found to adequately conform to the County Subarea Plan and has met all requirements under the MSCP.

1. The project has been identified in the San Diego County Subarea Plan Figure 1-2 as a “Take Authorized Area”.

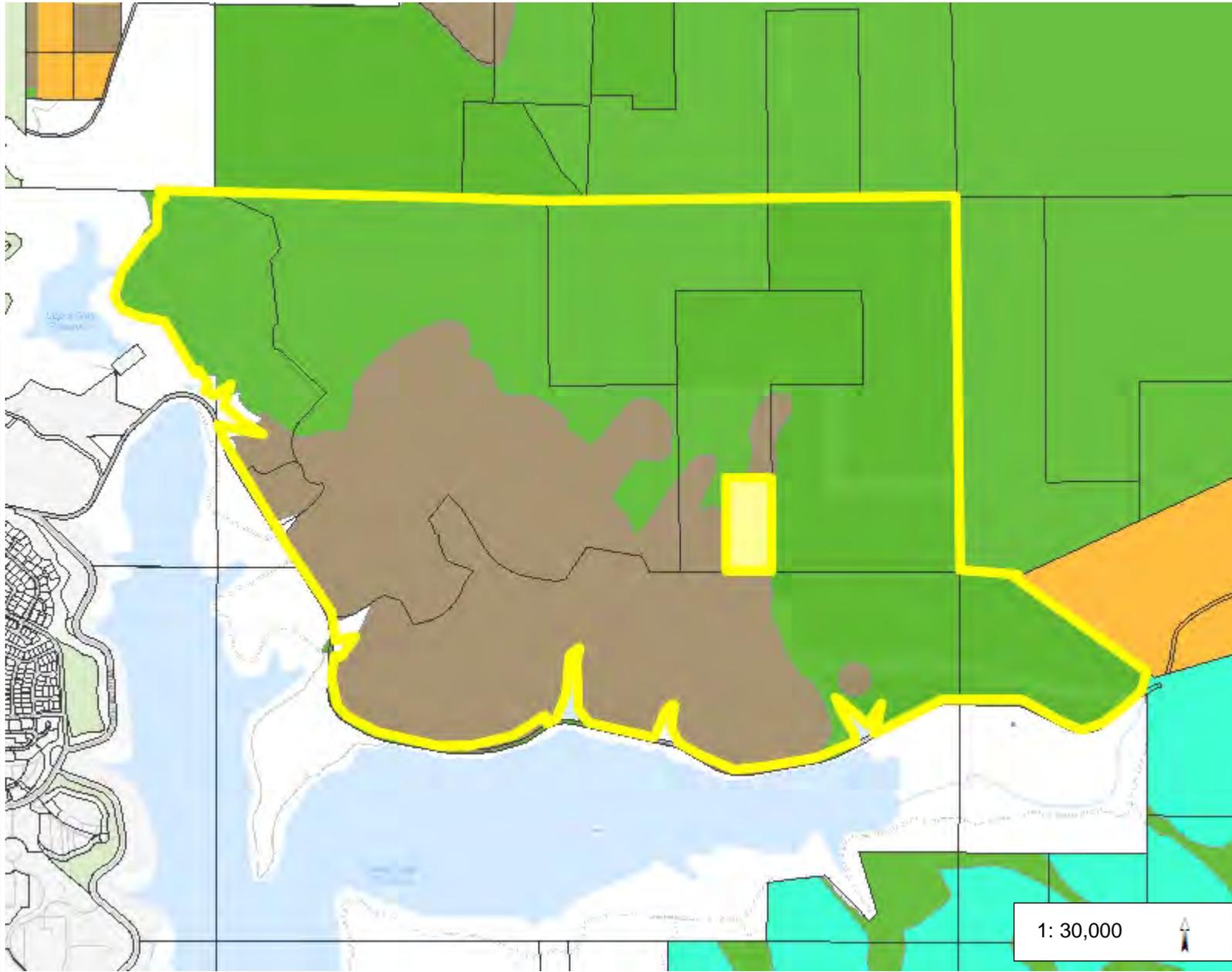
The project has been identified as a “Take Authorized Area” in the San Diego County Subarea Plan (Figure 1-2 of the Subarea Plan). The attached map depicts the project location in relation to MSCP areas designated as “Take Authorized” and “No Take Authorized/Preserved”.

2. The project has been designed to conform with the requirements of the South County segment of the San Diego County Subarea Plan.

The project proposes a master planned community consisting of 1,938 dwelling units, up to 40,000 square feet of ancillary commercial/office uses, a 200 guest room resort on 17 acres, a joint use Fire Station/Sheriff storefront, a K-6 elementary school site, 31-acres of public/private parks, 146-acres of open space and 790-acre Preserve on 1,869 acres. The proposed project is within Otay Ranch and within the project site approximately 1,107 acres are designated as “Preserve” and the remaining approximately 762 acres are designated for development (“Take Authorized”). The project does not propose development within these “Preserved” areas and will restrict all direct and indirect impacts to “Take Authorized” areas. Furthermore, the project does not propose land uses adjacent to the Preserved land other than those allowed in Section 1.10 of the County Subarea Plan. The project is subject to mitigation measures as detailed in the Environmental Impact Report and BIOLOGICAL RESOURCES TECHNICAL REPORT SUPPLEMENTAL ANALYSIS OTAY RANCH RESORT VILLAGE 13 – ALTERNATIVE H dated April 2019. Included in those mitigation measures is a requirement to convey approximately

1-445

790.3 acres to the Otay Ranch RMP Preserve system which will become part of the 11,375-acre Otay Ranch RMP Preserve and to conserve approximately 69.3 acres of on-site high-quality habitat which will be protected by a biological open space easement and also added to the Otay Ranch RMP Preserve. Based on the above information, the project has been designed to conform to the requirements of the County Subarea Plan.

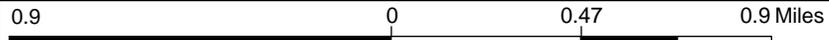


Legend

- Parcels
- Multiple Species Conservation County)
- State and Federal Pre-Approved Mi
- Hardline Preserve
- Take Authorized Area
- Conserved Subject to Agreement w
- Otay Ranch Areas Where no Take
- Major Amendment Area
- Minor Amendment Area
- Minor Amendment Area Subject to
- Santa Fe Valley Sensitive Biological Areas
- Golf Course Related Development / Open Space II Areas
- Unincorporated Land in Metro-Lake

1-446

1: 30,000



WGS_1984_Web_Mercator_Auxiliary_Sphere
 Planning and Development Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Attachment H –
RESOLUTION APPROVING
GENERAL PLAN AMENDMENT
PDS2004 -3100-04-003

A RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS ADOPTING)
GENERAL PLAN AMENDMENT (GPA) PDS2004-3800-04-003)

WHEREAS, pursuant to Government Code Sections 65350 et seq., General Plan Amendment (“GPA”) PDS2004-3800-04-003 has been prepared, being the second amendment to the Land Use Element, the second amendment to the Mobility Element, and the second amendment to the Otay Ranch General Development Plan/Otay Subregional Plan (Otay Ranch GDP/Otay SRP), in the Calendar Year 2020; and

WHEREAS, GPA PDS2004-3800-04-003 has been filed by Lakeview 1, LLC & Lakeview 2, LLC and Moller Otay Lakes Investments, LLC (hereinafter referred to as “applicant”) consisting of amendments to the Land Use Element, Mobility Element, and the Otay Ranch GDP/Otay SRP; and

WHEREAS, pursuant to Government Code Sections 65860 et seq., associated zoning reclassifications (PDS2004-3600-04-009), a Specific Plan (PDS2004-3810-04-002), Vesting Replacement Tentative Map (PDS2019-TM-5361 RPL1) and Vesting Site Plan (PDS2019-STP-19-033), have also been prepared; and

WHEREAS, on April 17, 2020, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held a duly advertised public hearing on GPA PDS2004-3800-04-003; and

WHEREAS, the Planning Commission made its detailed written recommendation concerning the actions described above; and

WHEREAS, the Planning Commission reviewed and considered the information contained in the Final Environmental Impact Report (Final EIR) dated March 2020, on file with Planning & Development Services as Environmental Review Number (ER) PDS2004-3910-04-19-005 prior to making its recommendation on the project; and

WHEREAS, the Final EIR identified that the proposed project, PDS2004-3800-04-003, will have significant unmitigated impacts on the environment, but that there are specific economic, legal, social, technological or other benefits which will result from approval and implementation of the project; and

WHEREAS, on _____, the Board of Supervisors, pursuant to Government Code Section 65355 held a duly advertised public hearing on PDS2004-3800-04-003; and

WHEREAS on _____, the Board of Supervisors made findings pursuant to Attachment ___, Environmental Findings, of the Board of Supervisors Planning Report for the project.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors takes the following actions:

1. Certify that the Final Environmental Impact Report dated March, 2020 on file with Planning & Development Services as Environmental Review Number (ER) PDS2004-3910-04-19-005 has been completed in compliance with the California Environmental Quality Act and the State CEQA Guidelines, that the EIR was presented to the Board of Supervisors and the Board of Supervisors reviewed and considered the information contained therein before approving the project, and that the EIR reflects the independent judgement and analysis of the Board of Supervisors.
2. Adopt the findings concerning mitigation of significant environmental effects pursuant to CEQA Guidelines Section 15091(a). (Attachment F)
3. Adopt the Mitigation Monitoring and Reporting Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines Section 15091(d). (Attachment N)
4. Adopt the Findings Regarding Significant Effects and Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093. (Attachment G)
5. Adopt the Decision and Explanation Regarding Recirculation of the Draft Environmental Impact Report pursuant to CEQA Guidelines Section 15088.5(e). (Attachment B)
6. Find that proposed project is exempt from the Resource Protection Ordinance (County Code Section 86.601 et seq.) because it has been designed in accordance with the Otay Ranch Resource Management Plan (RMP), which is functional equivalent of the Resource Protection Ordinance.
7. Find that the infrastructure and public facilities proposed are adequate to meet the demands of the project.
8. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code Section 67.801 et seq.).
9. Approve PDS2004-3800-04-003 (GPA), which consists of amendments to the Land Use Element, Mobility Element, and Otay Ranch General

Development Plan/Otay Subregional Plan, as identified in the exhibits below.

Exhibit A: Land Use Element – Regional Category Land Use Map

Exhibit B: Land Use Element - Land Use Designations Map

Exhibit C: Mobility Element - Mobility Element Network Appendix

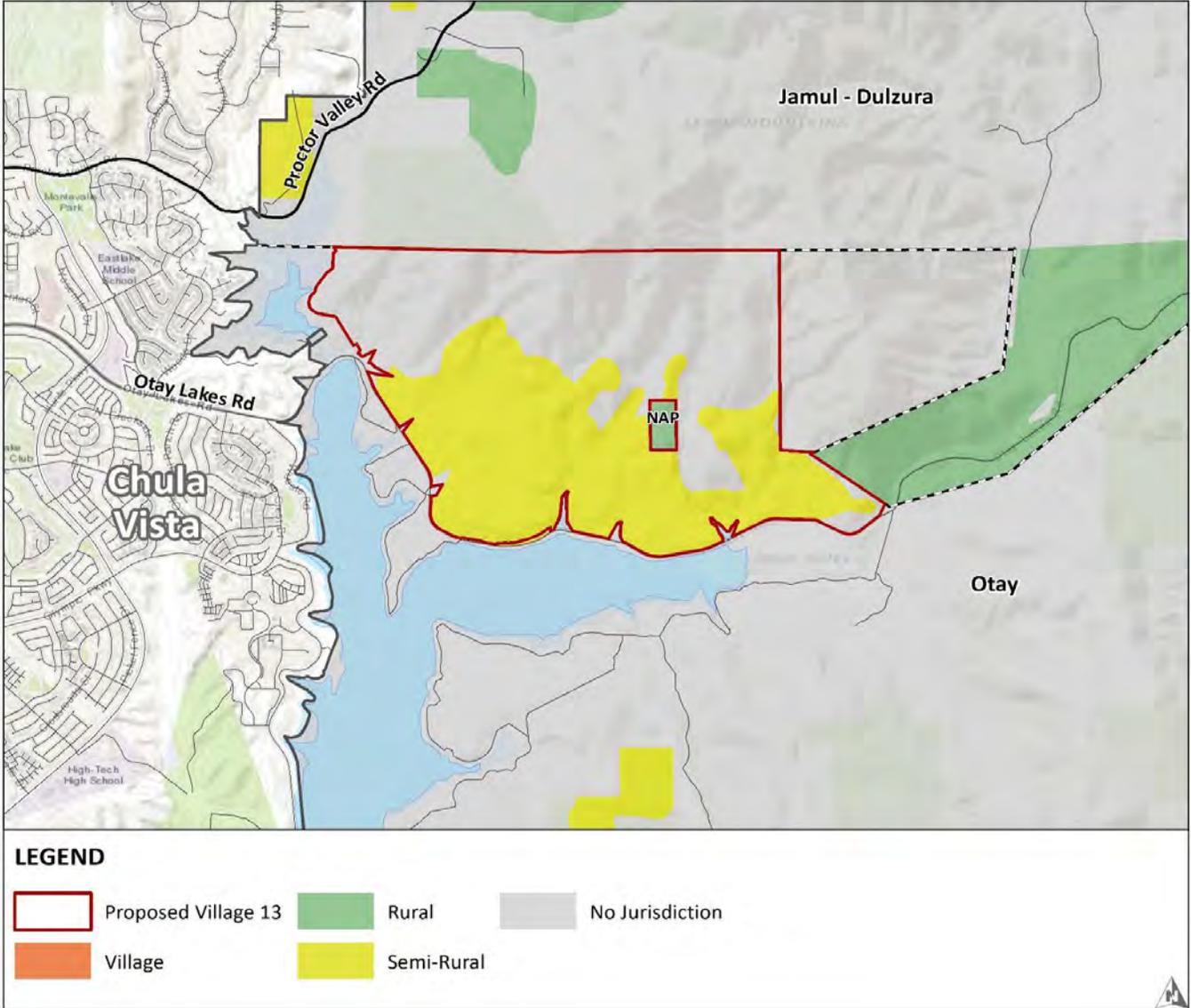
Exhibit D: Otay Ranch General Development Plan/Otay Subregional Plan

BE IT FURTHER RESOLVED that the amended documents shall be endorsed in the manner provided by the Board of Supervisors.

BE IT FURTHER RESOLVED that the Board of Supervisors finds that the GPA PDS2004-3800-04-003 is consistent with the San Diego County General Plan, the Otay Ranch General Development/Otay Subregional Plan, and the Otay Subregional Plan.

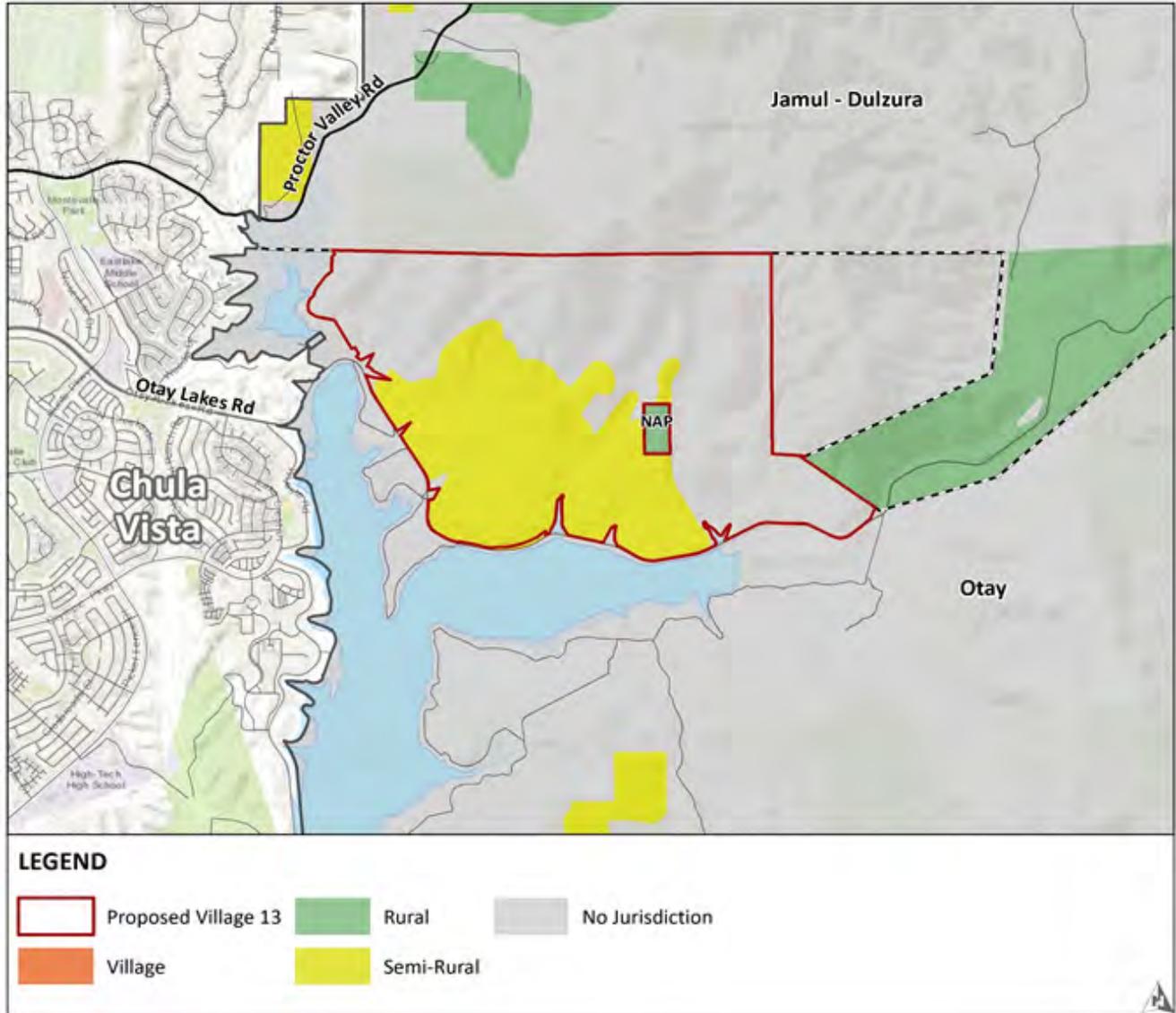
BE IT FURTHER RESOLVED that the adoption of this resolution shall become effective 30 days after the adoption of this resolution, provided that on that effective date, Specific Plan PDS2004-3810-04-002, Rezone PDS2004-3600-04-009, Vesting Replacement Tentative Map PDS2019-TM-5361 RPL1 and Vesting Site Plan PDS2019-STP-19-033 also become effective.

Exhibit A1



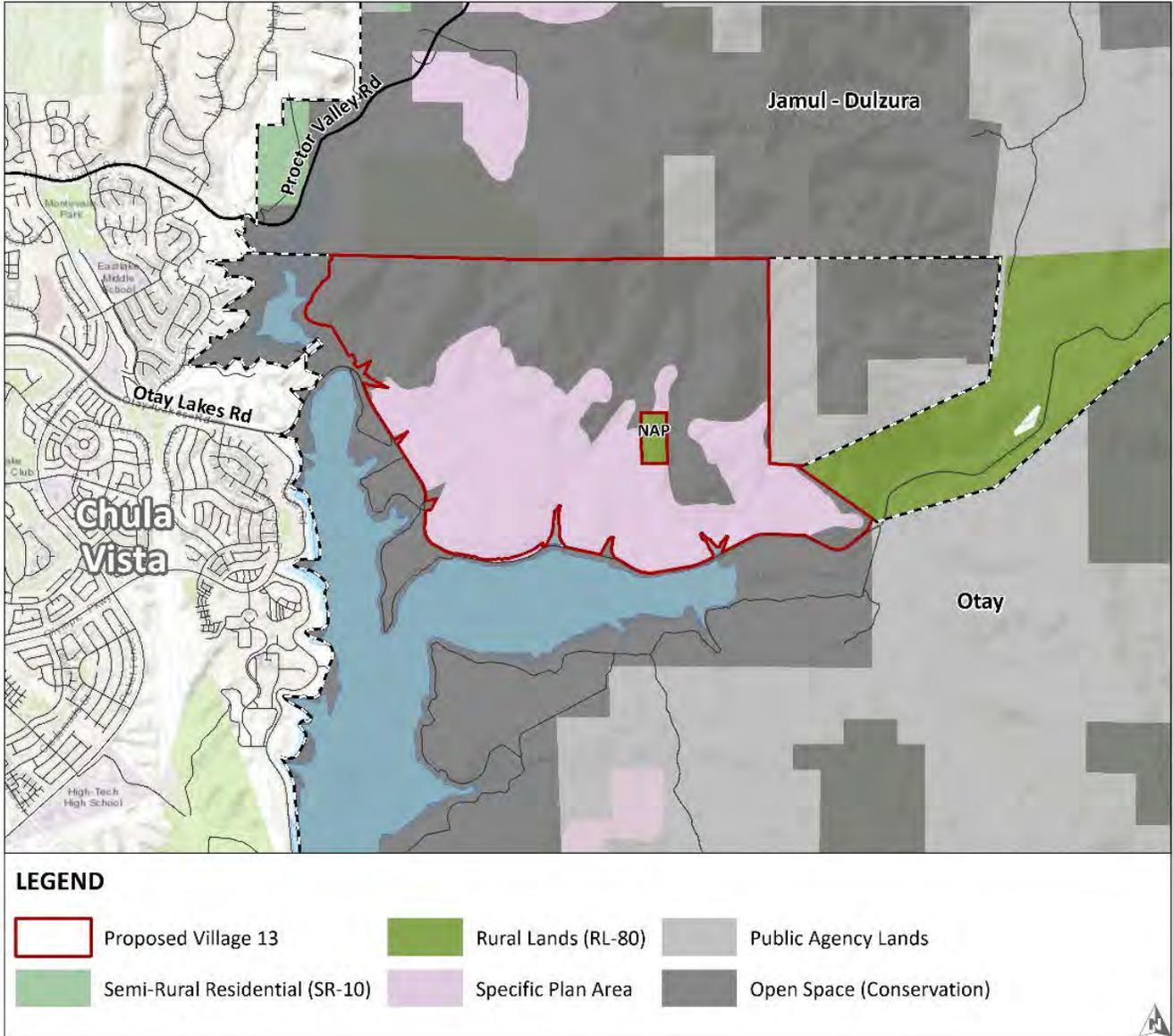
EXISTING

Exhibit A2



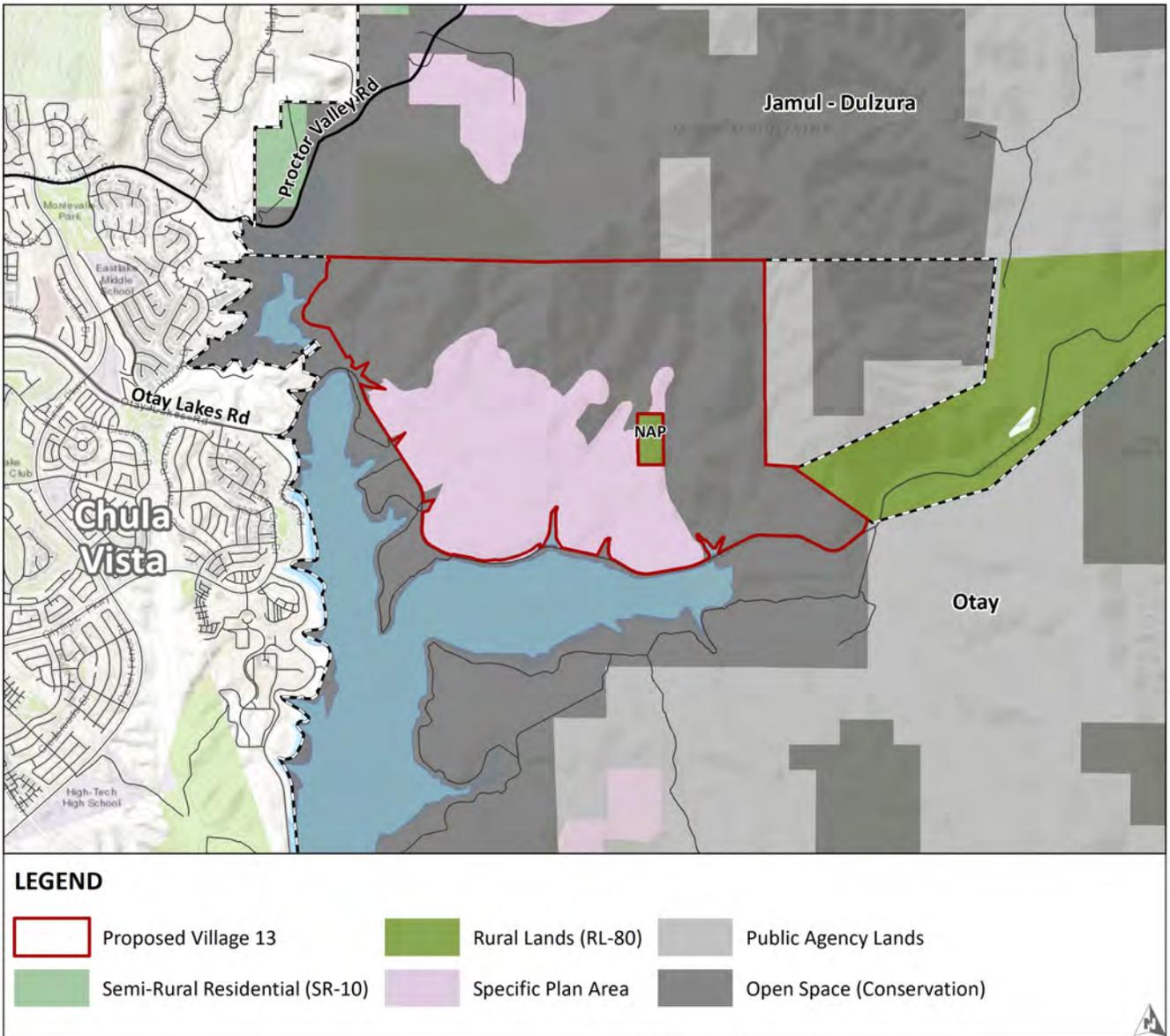
PROPOSED

Exhibit B1



EXISTING

Exhibit B2



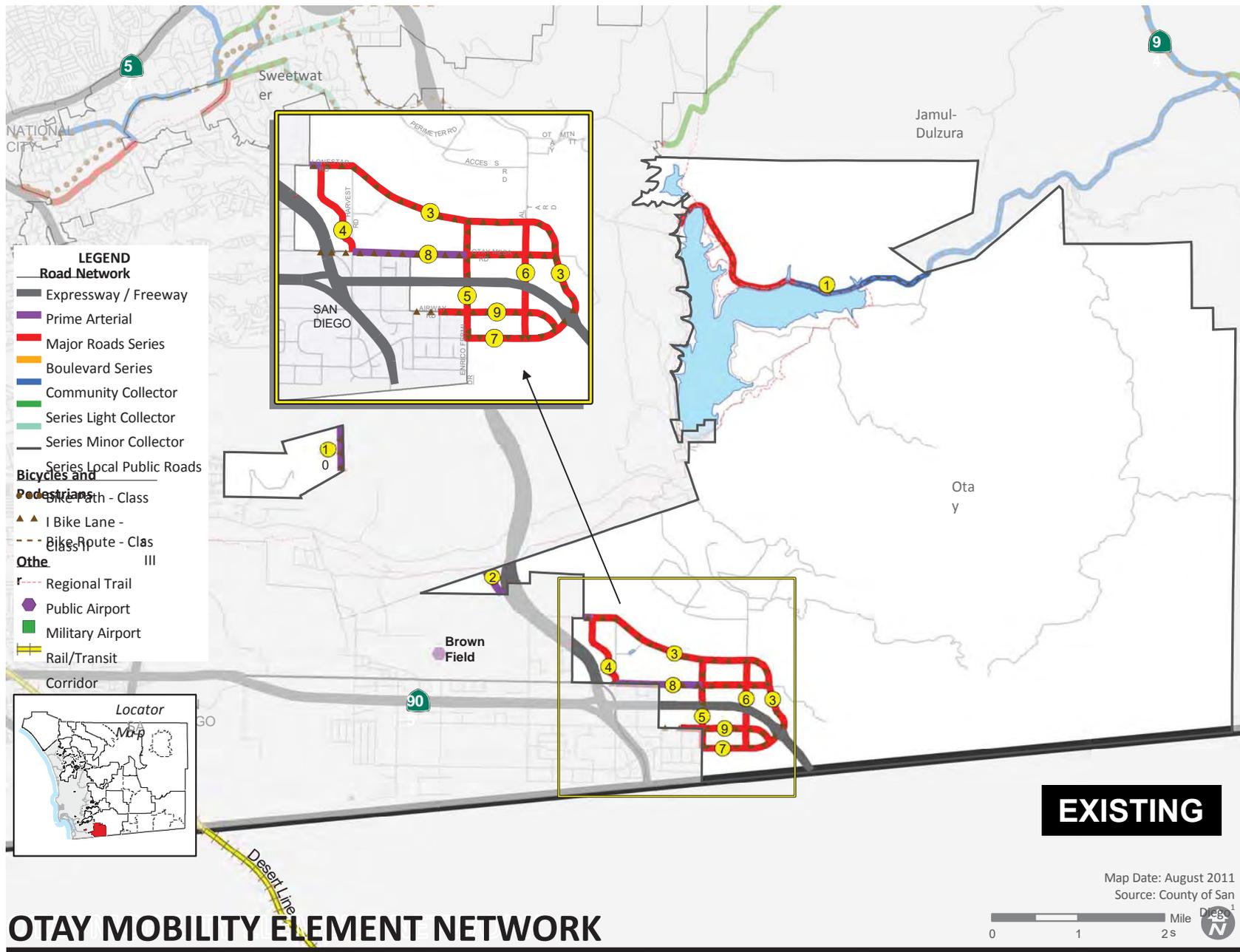
PROPOSED



Mobility Element Network—Otay Subregion Matrix			
ID ^a	Road Segment	Designation/Improvement #. #X = [# of lanes].[roadway classification][improvement]	Special Circumstances
1	<p>Otay Lakes Road (SF 1396)</p> <p>Segment: Chula Vista city limits to the Jamul/Dulzura Subregion boundary</p>	<p>4.2B Boulevard with Intermittent Turn Lanes Intermittent Turn Lanes with landscaped median and bike lanes—Chula Vista city limits to second roundabout entrance to Otay Village 13</p> <p>2.1C Community Collector with Intermittent Turn Lanes Intermittent Turn Lanes with bike lanes—second roundabout entrance to Otay Village 13 to the Jamul/Dulzura Subregion boundary</p>	<p>The road designs include additional design features for safety, aesthetics, operational and sustainability:</p> <ul style="list-style-type: none"> Landscaped median to separate traffic lanes Use of roundabouts to calm traffic flows provide safe access for residences Provide additional water quality enhancements Six-foot wide bike lanes & ten-foot wide multi-use trail consistent with Otay Ranch GDP/SRP policies to provide public access between the development to the lake <p>The road design includes additional design features for safety and aesthetics:</p> <ul style="list-style-type: none"> Construct a wildlife undercrossing Landscaped parkways buffer development Six-foot wide bike lanes & eight-foot wide multi-use trail
2	<p>La Media Road</p> <p>Segment: Chula Vista city limits to San Diego city limits</p>	6.2 Prime Arterial	None
3	<p>Lone Star Road (SC 2340)</p> <p>Segment: San Diego city limits to Siempre Viva Road/State Route 11</p>	<p>6.2 Prime Arterial</p> <p>San Diego city limits to Ellis Road</p> <p>4.1A Major Road Raised Median—Ellis Road to Siempre Viva Road / State Route 11</p>	None
4	<p>Ellis Road</p> <p>Segment: Lone Star Road south to merge with Harvest Road just north of Otay Mesa Road</p>	<p>4.1A Major Road Raised Median</p>	None
5	<p>Enrico Fermi Drive (SA 1105)</p> <p>Segment: Lone Star Road to Siempre Viva Road</p>	<p>4.1A Major Road Raised Median</p>	None

6	Alta Road (SA 1112) <u>Segment:</u> Lone Star Road south to Siempre Viva Road	4.1A Major Road Raised Median	None
7	Siempre Viva Road (SC 2360) <u>Segment:</u> Enrico Fermi Drive to Lone Star Road/State Route 11	4.1A Major Road Raised Median	Caltrans Facilities Programming A half rather than a full interchange with SR-11 is programmed in the 2030 RTP (Reasonably Expected Revenue scenario)

Exhibit C2



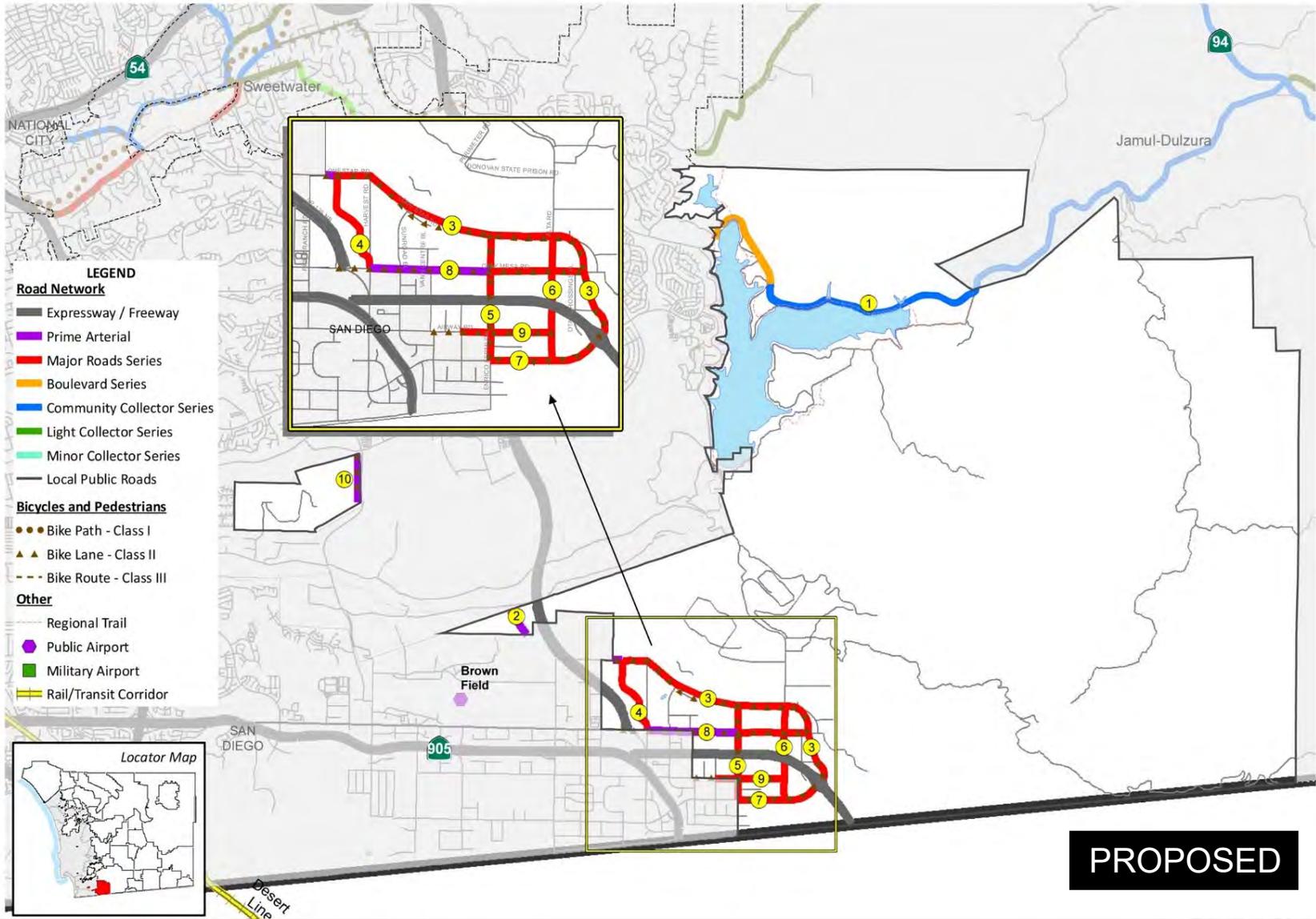
OTAY MOBILITY ELEMENT NETWORK

San Diego County General Plan

Figure M-A-14

1-457

Exhibit C3



OTAY MOBILITY ELEMENT NETWORK

San Diego County General Plan

Map Date: August 2011
Source: County of San Diego



Figure M-A-14

1-458

1. Otay Ranch Subregional Plan Amendments (Otay SRP)

This Project seeks to amend the Otay SRP to reflect the Otay Ranch Resort Village development plan, land uses, densities and circulation, as summarized in Section I B of this report (Proposed Plan). Amendments to the Otay SRP necessary to implement the Otay Ranch Resort Village Specific Plan are as follows:

Proctor Valley Parcel: A Strike-out/Underline version of the proposed amendment regarding Proctor Valley Parcel (Otay SRP Page 77, first paragraph, last sentence and second bullet) follows:

At buildout, this parcel provides a maximum 4,189 dwelling units and will serve approximately ~~11,965~~ 13,272 residents.

A resort village is located on the relatively flat plateau north of Lower Otay Lake. ~~This village consists of two areas: a resort center to the south, and low and low-medium residential areas in the foothills to the north.~~ The resort village includes low and low-medium- high density resort residential, a multiple-use neighborhood with multi-family residential mixed with village-serving commercial uses, a resort hotel, ~~recreational,~~ visitor-serving commercial, an elementary school, a public safety site, a homeowner's recreation facility and neighborhood park uses. Public access to the lake is preserved with a ~~lakefront~~ trail along Otay Lakes Road. staging areas and access through the resort.

Proctor Valley Parcel Land Use Summary Table: The Project seeks to amend the Village 13 land plan which requires modification of the Proctor Valley Parcel Land Use Summary table (Otay SRP Exhibit 21, Otay SRP Page 78), as depicted in the Strike- out/Underline table below.

**Table 2
Otay SRP Proctor Valley Parcel Land Use Table**

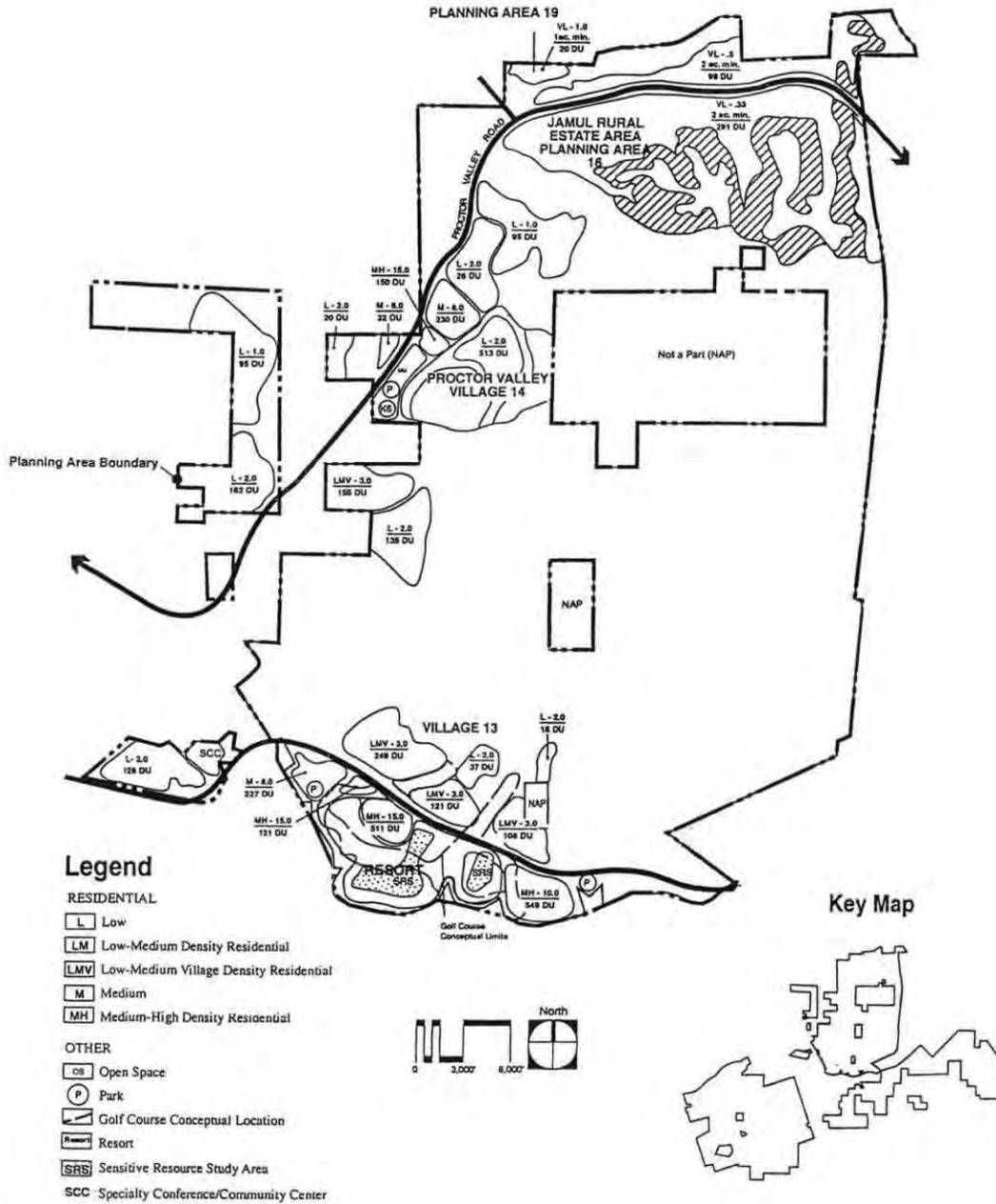
Proctor Valley Parcel													
Use	SF Units	MF Units	Total Units	Res. Ac.	Park Ac.	CPF Ac.	Sch. Ac	C'ml. Ac.	Open Sp.	Art. Ac.	Other	Total Ac.	Approx. Pop*
Village 13	658 <u>1,881</u>	1,408 <u>57</u>	2,066 <u>1,938</u>	375.1 <u>516.9</u>	0.0 <u>25.1</u>	7.3 <u>0.0</u>	0.0 <u>10.1</u>	0.0 <u>23.2</u>	139.7 <u>145.8</u>	12.2 <u>0</u>	249.1 <u>40.7</u>	783.4 <u>761.8</u>	5,269 <u>6,166</u>
Birch Estate	<u>128</u>	<u>0</u>	<u>128</u>	<u>64.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0.0</u>	<u>0</u>	<u>18.7</u>	<u>82.7</u>	<u>410</u>
Village 14	1,563	150	1,713	773.8	10.0	7.5	10.0	2.9	0.8	23.7	0.0	828.7	5,384
Plng. Area 16	390	0	390	716.9	2.5	1.7	0.0	0.0	370.0	25.4	0.0	1,116.5	1,248
Plng. Area 19	20	0	20	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20.0	64
Other:													
Open Sp.	0	0	0	0.0	0.0	0.0	0.0	0.0	5,146.4 <u>5,067.1</u>	0.0	0.0	5,146.4 <u>5,067.1</u>	0
Total	2,631 <u>3,982</u>	1,558 <u>207</u>	4,189 <u>4,189</u>	1,885.8 <u>2,091.6</u>	12.5 <u>37.6</u>	16.5 <u>9.2</u>	10.0 <u>20.1</u>	26.1 <u>26.1</u>	5,656.9 <u>5,583.7</u>	61.3 <u>49.1</u>	249.1 <u>59.4</u>	7,876.8 <u>7,876.8</u>	11,965 <u>13,272</u>

* ~~Neighborhood park land included in residential acreage.~~

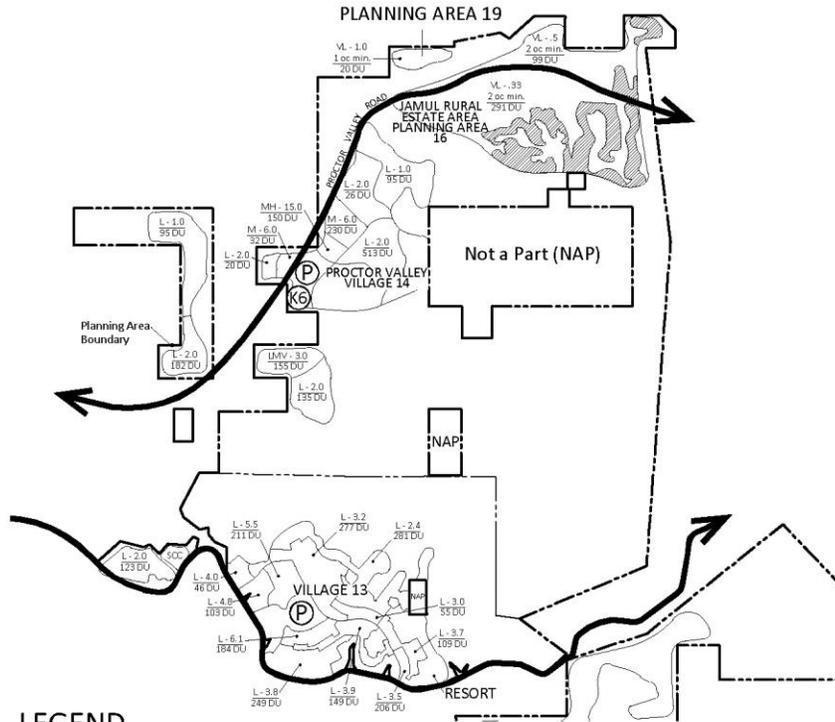
Commercial acreage includes mixed use and resort site.

* Population Factor for Village 13 reflects Otay SRP standard generation rages (3.2 for SF, 2.58 for MF) Proctor Valley Parcel Land Use Table (Otay SRP Exhibit 21)

Otay SRP Land Use Plan (Proctor Valley Parcel): The Project seeks to amend the Village 13 land plan which requires modification of the Otay SRP Land Use Plan (Proctor Valley Parcel Otay SRP Exhibit 22, Otay SRP Page 79). The following depicts the existing and proposed maps, respectively.



(Otay SRP Exhibit 22) Existing Otay SRP Land Use Map (Proctor Valley Parcel)



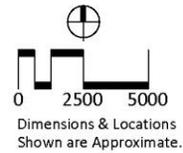
LEGEND

RESIDENTIAL

- L Low
- LM Low-Medium Density Residential
- LMV Low-Medium Village Density Residential
- M Medium
- MH Medium-High Density Residential

OTHER

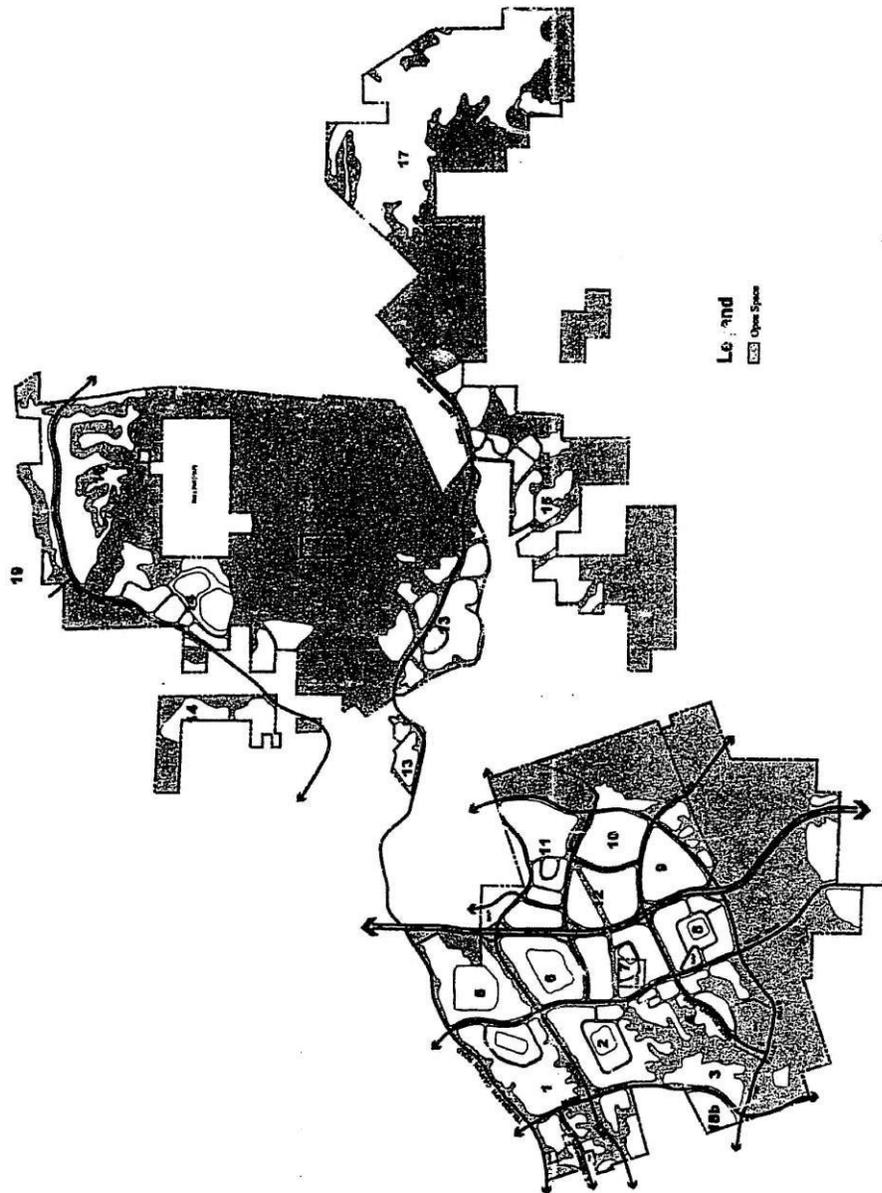
- OS Open Space
- P Park
- / Golf Course Conceptual Location
- RESORT Resort
- SRS Sensitive Resource Study Area
- SCC Speciality Conference/Community Center



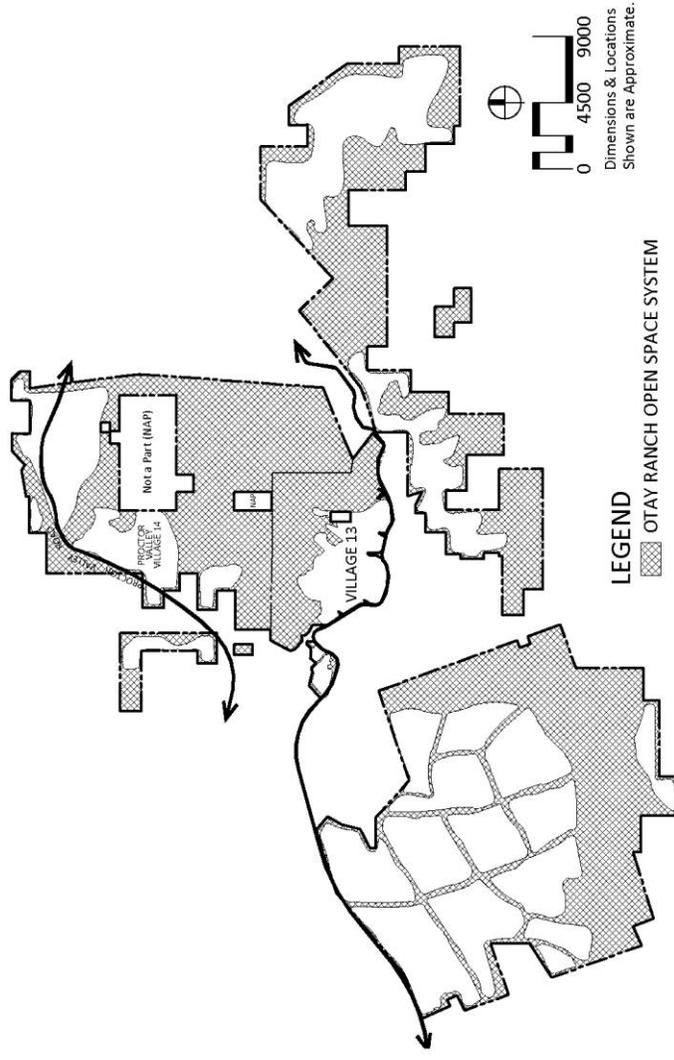
Components of the Land Use Plan: A Strike-out/Underline version of the proposed amendment regarding Components of the Land Use Plan (Otay SRP Page 87, fifth paragraph) follows:

The Resort ~~Center~~ Village located north of the lake will contain ~~230+~~ 16.6 acres of resort/ancillary commercial uses, and approximately ~~375-1~~ 517 acres of residential uses. The ~~resort center~~ Resort Village will include a hotels, ~~golf course resort-~~ related residential uses, ~~recreational clubhouse—and~~ commercial and public-service uses. Planning for all areas around the lake must be coordinated into a cohesive design.

Otay Ranch Open Space System: The project seeks to amend the Otay Ranch Open Space System exhibit (Otay SRP Exhibit 27, Otay SRP Page 90) to reflect Alternative H. The following depicts the existing and proposed Otay Ranch Open Space System maps, respectively.

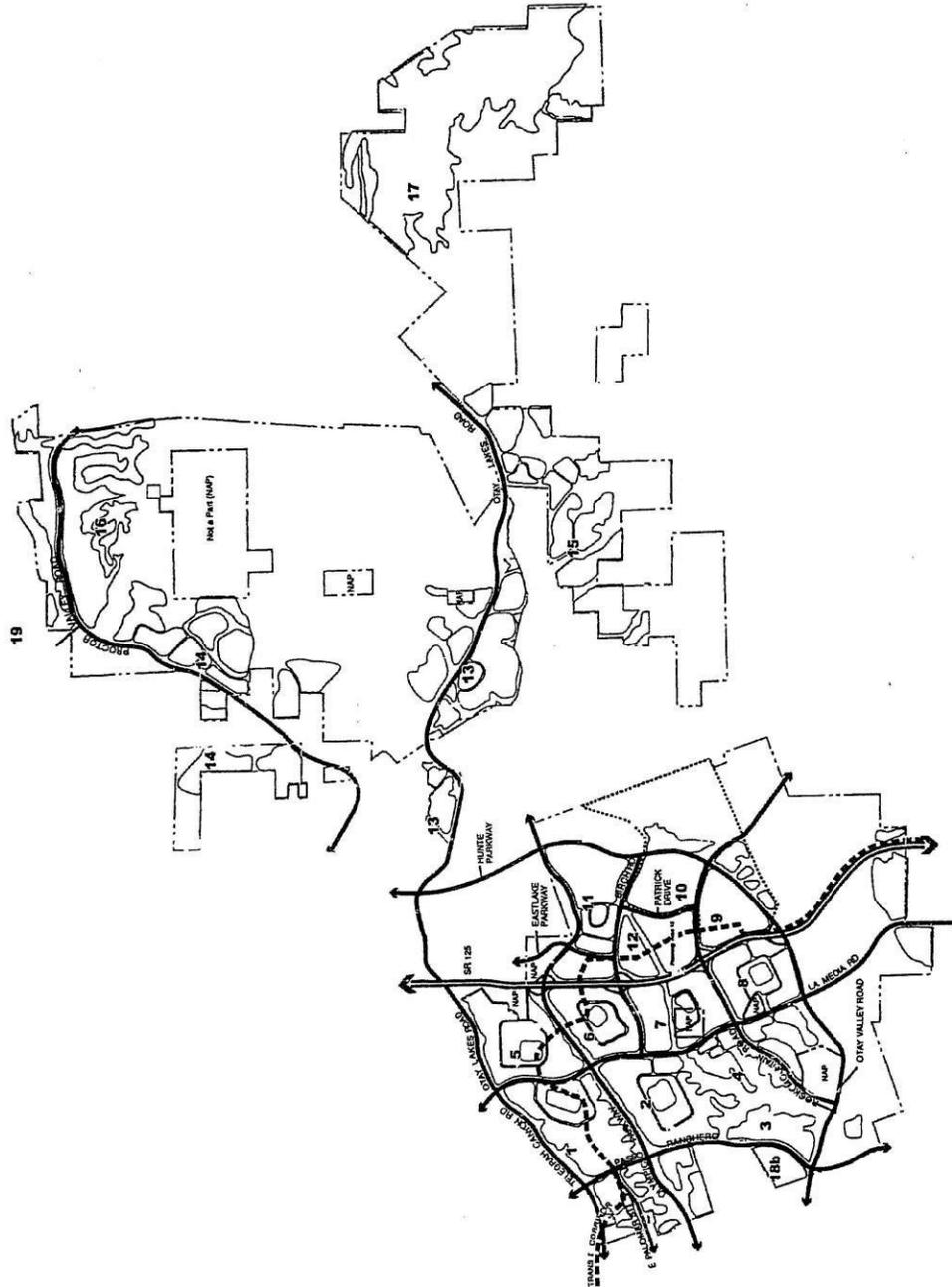


(Otay SRP Exhibit 27) Existing Otay Ranch Open Space Map

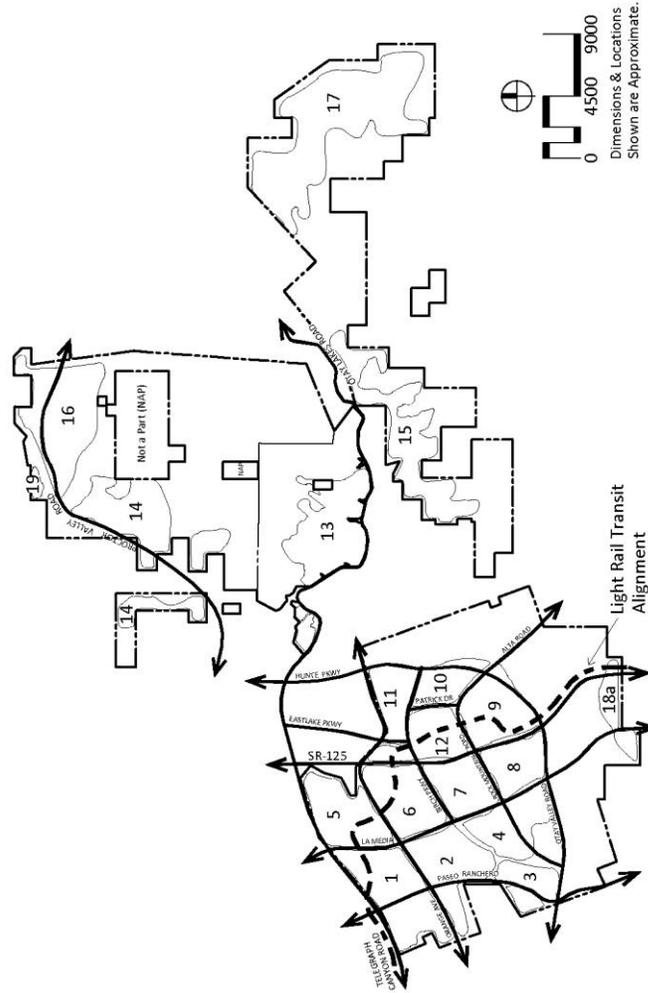


Proposed Otay Ranch Open Space Map

Otay Ranch Circulation Element Roads: The Project seeks to amend the Otay Ranch Circulation Element Roads exhibit (Otay SRP Exhibit 28, Otay SRP Page 93). The following depicts the existing and proposed maps, respectively.



(Otay SRP Exhibit 28) Existing Circulation Element Roads and Light Rail Transit Alignment Map



Proposed Circulation Element Roads and Light Rail Transit Alignment Map

Resort Village Setting and Description: A Strike-out/Underline version of the proposed amendment regarding the Resort Village (Village 13) Setting/Description (Otay SRP Page 180 - 182) follows:

13. Resort Village (Village 13)

a. Resort Village Setting

The Otay ~~Lakes Ranch~~ Resort Village (in excluding the Birch Family Estate) is comprised of approximately ~~1,869~~ ~~783~~ acres located to the north and above Lower Otay Reservoir. The land area consists of a broad mesa sloping to the south, broken by several arroyos. Long fingers of the relatively flat mesa extend north into the Jamul Mountains, becoming part of steeper slopes. This village includes the 135 acres Birch Family Estate on the western side of Upper Otay Reservoir however, the Birch Family Estate may be planned separately from the rest of Village 13.

Open Space and Habitat: Village 13 contains areas of sensitive habitat, including vernal pool areas, a stand of acathamintha and coastal sage scrub. Steep slopes exist north of the mesa and in the arroyos. Wildlife corridors exist in the eastern end of the village. The Chula Vista Greenbelt and the Otay Valley Regional Park Focused Planning Area include and surround the lake.

Land Use: Surrounding land uses include an interactive quarry operation to the east, and EastLake Vistas and the ~~ARCO~~U.S. Olympic Training Center to the west, across the lake. The Upper Otay Reservoir and Birch Family Estate are northwest of the resort. The Reservoir and adjoining land to the existing roadway is owned by the City of San Diego. At the east end of the Reservoir, on City of San Diego property, there is a temporary ultralight gliding and parachuting airport.

Visual: The Resort Village area contains great scenic beauty and is highly visible from surrounding areas. The village is also visible from the Olympic Training Center, Otay Lakes Road and the south side of the Reservoir in some areas. Otay Lakes Road is a scenic corridor. The village contains distant views to the surrounding mountains, and to the Lower Otay Reservoir and Otay Mountain to the south.

Relationship to Other Otay Ranch Villages: The Resort Village is located in a somewhat isolated position, physically separated from the village in Proctor Valley (to the north), the Estate Village (south across the Reservoir), and the urban villages of the Otay Valley Parcel.

Water Quality: The protection of Lower Otay Reservoir, a vulnerable water resource is of paramount concern. Various methods of ensuring its protection must be examined and evaluated for implementation in conjunction with the development of this village.

b. Resort Village Description

The Resort Village will reflect a village concept similar to other resorts such as La Quinta; Sun Valley, Idaho; and Vail, Colorado. The ~~core of the village will~~ may contain shops, restaurants, art galleries and service commercial for the convenience of residents. Village services will serve residents as well as the hotel/resort visitors.

The hotel(~~s~~) will be located in the easternmost area of the project designed near the village core arranged in a rambling fashion covering the mesa top with groups of low-rise buildings and casitas. Heights will generally be from one to three stories, with occasional four-story buildings. A maximum structure height of 75 feet is allowed for the design of a landmark architectural element, such as a campanile or bell tower, that designates the location and provides an identity to the facility. The rooms will be located to capture views and create courtyards. The hotel(~~s~~) will may include eating establishments and a ~~medium-sized~~ conference facility. ~~Championship golf, t-Tennis,~~ a swimming complex, equestrian, hiking and mountain biking or other passive and active uses may be offered. In addition, water-oriented recreational uses may be provided, such as fishing and boating, subject to the approval of the City of San Diego.

The single-family homes ~~north of the planned Otay Lakes Road alignment~~ will be linked by trails/pathways and underpasses to the hotel, recreational amenities, restaurants and the Reservoir. These home sites will be sensitively designed to capture the views into canyons and across the lake. ~~In the western portion of the village, medium density~~ Residential uses are planned at the western edge of the village. Residences may be single family or ~~individual casitas~~ multi-family, compatible with the ~~resort in~~ architectural character of the village.

The existing road will be ~~converted improved~~ to include a major Pedestrian and bicycle path ways and will providing public access across to the North Reservoir frontage along Otay Lakes Road. ~~Staging areas at each end of the path will include public parking.~~

~~Up to a 27 hole golf course may be built. It will be designed to help preserve sensitive resources through careful route design and use of natural vegetation buffers which may also function as wildlife corridors.~~

The Canyons in the eastern ~~and central~~ portions of the site will be preserved as a wildlife corridors and open space links, from Otay Reservoir to the north, ~~where it will~~ connecting with the large open space area of Jamul Mountain.

The Resort Village (including the Birch Estate Parcel) contains:

-
- A maximum of ~~658~~ 2,009 single family residential units
- A maximum of ~~1408~~ 57 multi-family residential units
- Build-out population of approximately ~~57269~~ 6,576
- Resort
- ~~Golf Course~~
- Village Commercial
- Multiple Use Commercial Area
- Public ~~Two Neighborhood~~ Parks and private recreation areas
- Specialty Conference Center (Birch Family Estate Parcel)
- Public ~~Safety Site and community purpose facilities~~ Elementary
- School
- ~~Transit Stop~~
- ~~Affordable Housing~~

Village Thirteen Land Use Summary Table: A Strike-out/Underline version of the proposed amendment regarding the Resort Village (Village 13) Land Use Table (Otay SRP Exhibit 65, Otay SRP Page 182) follows:

**Table 3
Otay SRP Village 13 Land Use Table**

Village Thirteen													
Use	SF Units	MF Units	Total Units	Res. Ac.	Dens.	Park Ac**	CPF Ac.	School Ac.	Other Ac.	Open Sp.***	Art. Ac.	Total Ac.	Apx. Pop.
L	180	0	180	90.4	2.0							90.4	459
LMV	478	0	478	159.3	3.0	15.8**						159.3	1,219
M	0	227	227	28.4	8.0	5.0*						28.4	579
SCC	0	0	0	0	0.0				18.7			18.7	0
MH	0	632	632	42.1	15.0							42.1	1,612
MH	0	549	549	54.9	10.0							54.9	1,400
RESORT	0	0	0	0	0.0		7.3		230.4			237.7	0
OTHER	0	0	0	0	0.0					139.7	12.2	151.9	0
TOTAL	658	1,408	2,066	375.1		0	7.3	0.0	249.1	139.7	12.2	783.4	5,269

* Neighborhood park land included in residential acreage.
Size to be determined by Parks Master Plan at the SPA level.
** Additional open space totals included in Proctor Valley Parcel summary table.

1-471

Village Thirteen													
Use	SF Units	MF Units	Total Units	Res. Ac.	Dens	Park Ac.	Sch. Ac.	Other Ac./CPF	O.S. Ac.	Art. Ac.	Total Ac.	Approx. Pop*	
LM	1,881		1,881	516.9	3.6		10.1	6.6			523.5	6,019	
MU		57	57	6.6	8.6						6.6	147	
Resort								16.6			16.6	0	
Other						25.1		34.6	145.8		205.5	0	
Subtotal	1,881	57	1,938	523.5	3.7	25.1	10.1	57.3	145.8	0.0	761.8	6,166	
Birch Family Estate													
L	128		128	64.0	2.0						64.0	410	
SCC								18.7			18.7		
Subtotal	128	0	128	64.0	2.0	0.0	0.0	18.7	0.0	0	82.7	410	
TOTAL	2,009	57	2,066	603.2	3.4	28.6	10.0	77.3	143.6	0	862.7	6,576	

* Population Factor for Village 13 reflects Otay SRP PopulationFactor

Resort Village Policies: A Strike-out/Underline version of the proposed amendment regarding the Resort Village Policies (Otay SRP Page 183 - 184) follows:

- Provide for public access along the reservoir.
- Blend day-to-day services intended for permanent residents with visitor-oriented attractions such as art galleries and specialty stores.
- ~~Provide a transit stop for local bus service.~~
- Provide well defined linkages to the lakefront ~~bike and walkway~~ pedestrian and bicycle pathways.
- Buffer the lake edge from development through a variable setback and landscaping.
- Public recreational uses established along the lakefront should be complementary to existing recreational uses on the lake.
- Decrease development intensity as it moves away from the lake.
- A single SPA Plan should address all Resort Village areas.
- Establish Resort square footage and floor area ratios at ~~the SPA Use Permit or Site Plan~~ level. The number of dwelling units is specified by the GDP/Otay SRP Land Use Map. The number of hotel rooms should be a maximum of ~~800~~ 200 rooms. The final number of rooms will be determined at the SPA level, based on traffic, resource, visual impacts and conformance to these guidelines.
- Establish a detailed set of design guidelines for architecture in conjunction with the Resort Village SPA Design Plan. These guidelines should address the following: bulk, scale, intensity, style and colors, including roofs, which will complement the natural surroundings.
- Buildings along the bluff and Otay Lakes Road should be clustered and arranged to ensure that the architecture does not become a wall, preventing longer views and creating a solid edge atop the bluff. Buildings should have varied orientations, punctuated by pockets of internal open space at key intervals along the bluff edges.
- High quality residential uses located in the northern portions of the village Otay Lakes Road should have an average density of ~~two~~ 2.6 ~~three~~ three dwelling units per acre in sloping high elevation areas. ~~and three~~ 3.4 ~~units per acre~~

~~in gently sloping areas adjacent to the road.~~ Geographic isolation and design standards for sloping areas will provide view oriented lots with a low intensity character. ~~Larger lots may accommodate horses and stables.~~

- Buildings should step-down slopes and/or incorporate slopes into the structure where feasible, especially in areas of steeper slopes. The use of retaining walls may be incorporated to achieve topographic variations.
- Buildings should be visually compatible in terms of height, scale, and bulk and shall be set back from the edge of the mesa and composed of low-rise structures no more than three stories in height, with occasional four story buildings or iconic architectural element within the Resort and Multiple Use land use designations approved pursuant to a Site Plan Permit.
- Buildings shall maximize the use of non-reflective/non-glare surfaces.
- Buildings and materials that may be hazardous to wildlife shall not be used in proximity to wildlife corridors.
- A visual analysis shall be performed at the SPA level to assess visual impacts along Otay Lakes Road and to identify important view corridors from Otay Lakes and prominent natural features. This analysis should illustrate natural and proposed topography, together with methods from protecting key views corridors and shall be consistent with the requirements set forth in the Overall Ranch Design Plan.
- To mitigate visual and policy impacts from the realignment of Otay Lakes Road, a scenic roadway visual resource evaluation shall be conducted by the applicant once the actual roadway alignment and surrounding development have been determined to identify key view corridors that would be available to travelers. Significant views of Lower Otay Reservoir and the San Ysidro Mountain and foothills shall be preserved by a combination of the following measures:
 - ~~Heights of~~ Buildings adjacent to the ~~southern northern~~ edge of ~~the roadway Otay Lakes Road~~ shall be ~~limited to heights which enable terraced upward to promote views of the lake and surrounding hillsides., or site planning adjacent to the southern edge of the roadway shall enable view corridors of the lake and surrounding hillsides.~~
- Viewing areas ~~shall~~ may be established along the roadway corridor to allow travelers to stop and enjoy the view above the lake.
- Ensure sufficient setback and building configuration to minimized conflicts with the wildlife corridors and scenic roadways.

- The resort will be a "Destination Resort," with low-rise buildings, materials and colors which blend with the natural environment and special design features to complement the natural terrain.

Parks and Open Space Policies: A Strike-out/Underline version of the proposed amendment regarding the Park and Open Space Policies (Otay SRP Page 184 - 185) follows:

Application of the 3 acres per 1,000 residents standard would result in the development of ~~15.8~~ ~~16.8~~ about 16.7 acres of local parks in the Resort Village. To satisfy this requirement, ~~15.8~~ 25.1 acres of neighborhood parks/town squares are planned. ~~The remaining obligation is satisfied through the provision of community parks in Villages 2, 10 and the EUC.~~

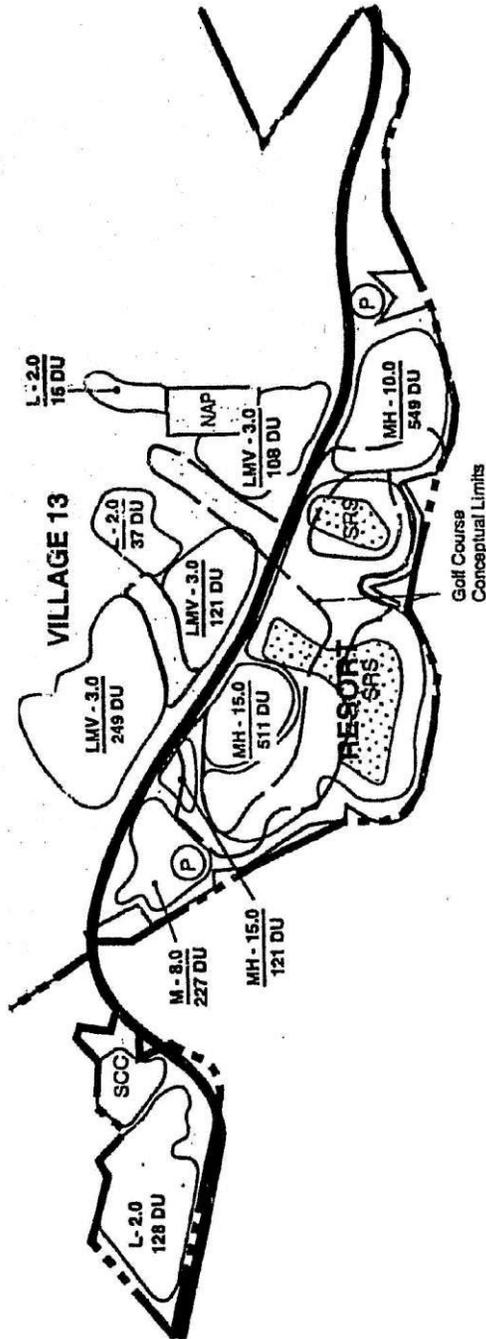
Grading and Landform Policies: A Strike-out/Underline version of the proposed amendment regarding the Resort Village Policies/Grading and Landform Policies (Otay SRP Page 185 - 186) follows:

- Develop landform grading guidelines as part of the Overall Ranch Design Plan.
- The abandoned Otay Lakes Road alignment shall be enhanced and conserved for critical habitat for the Quino Checkerspot Butterfly. ~~rehabilitated and opened for pedestrian and bicycle viewing access. Rest areas and vistas shall be incorporated into the rehabilitated walkway or promenade.~~
- Contour grading (i.e. re-contouring, slope variation, etc.) should be utilized to transition graded slopes into the natural topography of the area. ~~Guidelines for landform grading should be incorporated in the SPA plans for the area.~~

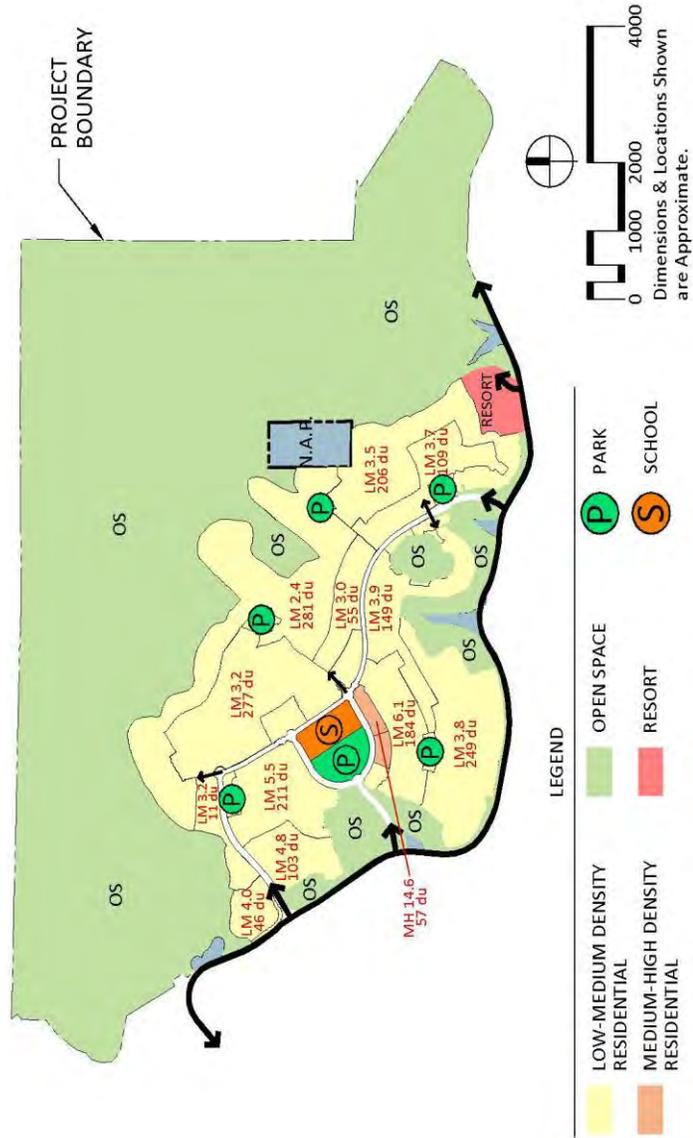
Resort Village Land Use Map Policies: A Strike-out/Underline version of the proposed amendment regarding the Resort Village Land Use Map Policies (Otay SRP Page 187) follows:

- ~~500-foot~~ Buffer from Management Level Reservoir through best management practices outlined in TM-level Drainage and Storm Water Management Plans.

Resort Village Land Use Map (Otay SRP): The Project seeks to amend the Resort Village Land Use Map (Otay SRP Exhibit 66, Otay SRP Page 187). The following depicts the current and proposed maps, respectively.



(Otay SRP Exhibit 66) Existing Resort Village Land Use Map



Proposed Resort Village Land Use Map

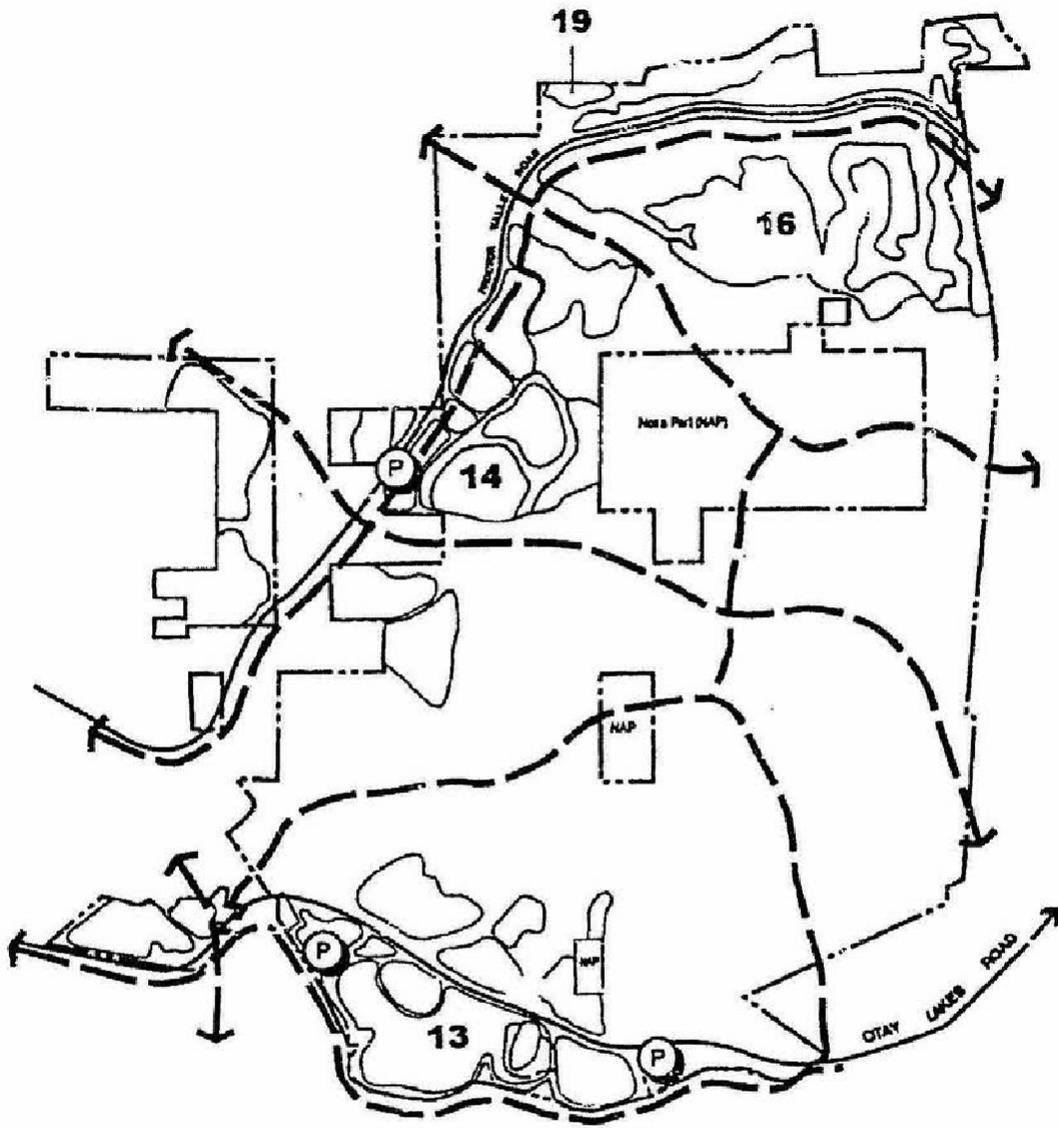
Circulation Element Arterial and Major Roads: A Strike-out/Underline version of the proposed amendment regarding the Circulation Element Roads Table (Otay SRP Page 220) follows:

C.	ROAD NAME	From	To	Classification
	Otay Lakes Road	Otay Valley Road <u>Hunte Parkway</u> <u>Piazza Urbino</u>	Dulzura Crossing <u>Piazza Urbino</u> East Otay Ranch Boundaries	6-Lane Prime <u>4-Lane Boulevard with Raised Median</u> <u>2-Lane Community Collector</u>

Regional Trails: A Strike-out/Underline version of the proposed amendment regarding Regional Trails (Otay SRP Page 255, second paragraph) follows:

Regional Trails: Regional trails will accommodate hiking, biking and equestrian travel depending upon gradient and adjacent environmental sensitivity. They are located within all the major open space systems (Management Preserve and Regional Park) and will link to offsite regional trails. Within the larger open space areas, trails will accommodate loop trips of ½ hour, 1 hour and 2 hour trips. Regional trails are intended to link open space areas to the urban core. Where trails take on a more urban character, horses may be prohibited. South of the resort site, a pathway will be provided along the ~~northern-southern~~ edge of Otay Lakes Road. the existing roadbed will be converted to accommodate a bike and walk way.

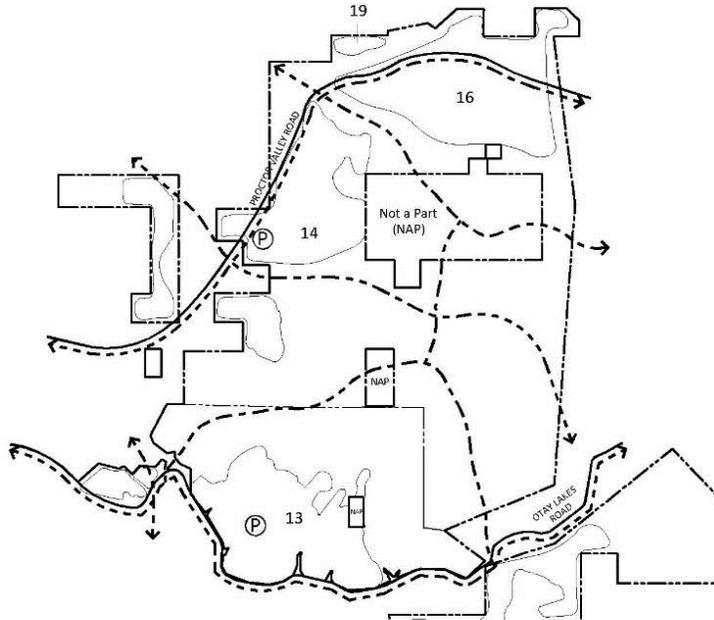
Proctor Valley Parcel Park and Trail Map: The Project includes an amendment to the Proctor Valley Parcel Park and Trail Map exhibit (Otay SRP Exhibit 96, Otay SRP Page to reflect Alternative H. The following depicts the existing and proposed Proctor Valley Parcel Park and Trail Maps, respectively.



Legend

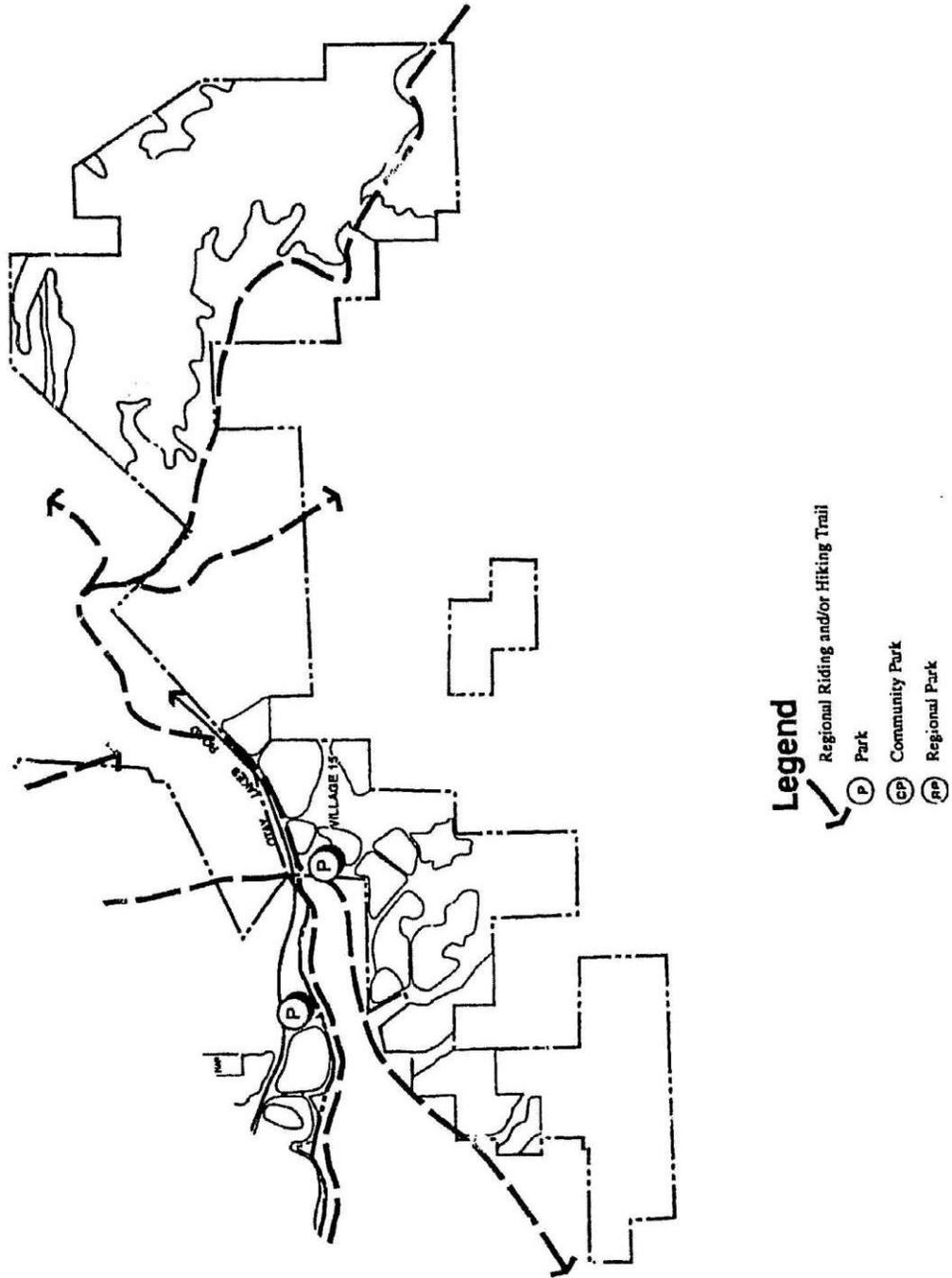
-  Regional Riding and/or Hiking Trail
-  Park
-  Community Park
-  Regional Park

(Otay SRP Exhibit 95) Existing Proctor Valley Parcel Park and Trail Map



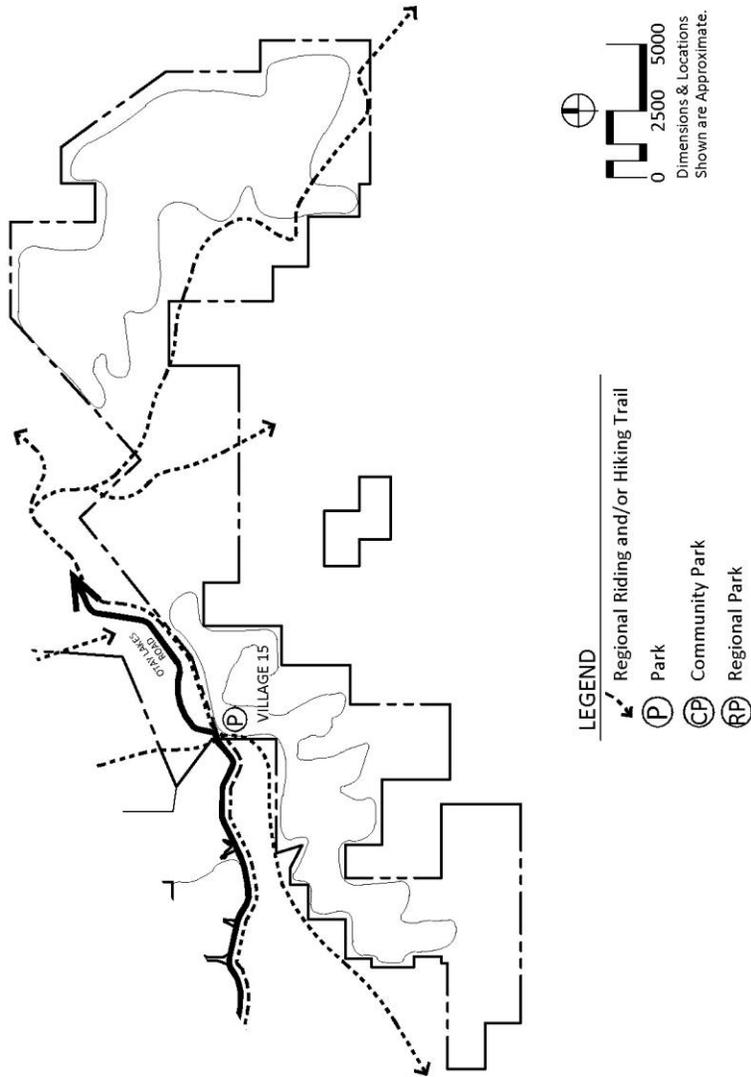
LEGEND

-  Regional Riding and/or Hiking Trail
-  Park
-  Community Park
-  Regional Park



(Otay SRP Exhibit g6) Existing San Ysidro Mountains Parcel Park and Trail Map

San Ysidro Mountains Parcel Park and Trail Map: The Project seeks to amend the San Ysidro Mountains Parcel Park and Trail Map exhibit (Otay SRP Exhibit 96, Otay SRP Page 258) to eliminate the Proctor Valley Parcel from the exhibit to avoid confusion. The following depicts the existing and proposed San Ysidro Mountains Parcel Park and Trail Maps, respectively.



Proposed San Ysidro Mountains Parcel Park and Trail Map

School Facilities: A Strike-out/Underline version of the proposed amendment regarding the School Facilities (Otay SRP Page 326, last paragraph) follows:

Within the Chula Vista Elementary School District, 13 elementary schools will be located in the EUC, each of the Urban Villages, and Specialty Villages (except Villages 3 and ~~15~~ 13). The Sweetwater Union High School District would require two middle schools located in Villages ~~10~~ 8 West and 711, and two high schools in Villages ~~112~~ and 7.

Landform Alteration/Aesthetics (FEIR Section 4.9.3.2; cf. Section 3.2.3): This proposed amendment seeks to modify the Otay SRP absolute prohibition against slope ratios exceeding 2:1 to incorporate the provisions of the County Grading Ordinance. The amendment is proposed because Alternative H reflects a comprehensive context sensitive grading and landscape design which address issues of aesthetics and visual quality at greater detail than could have reasonably been provided at the Otay SRP and PEIR level of information and analysis, especially regarding building locations, heights, colors and materials; landscape design and composition; and building pad elevations, contours, slopes and open space areas. A Strike-out/Underline version of the proposed amendment regarding Landform Alteration/Aesthetics (Otay SRP Page 416, item 1) follows:

1. The Subregional Plan contains specific landform alteration standards to protect sensitive landforms. The applicant shall implement, at a minimum, the following measures:
 - Roadways shall be designed to follow the natural contours of hillsides and minimize visibility of road cuts and manufactured slopes.
 - Excessive use of manufactured slopes in the Otay River Valley, Jamul and San Ysidro Mountains, and the area around Otay Reservoir shall not be permitted.
 - Natural buffering shall be provided between development and significant landforms, including the Jamul and San Ysidro Mountains.
 - Variable slope ratios not exceeding 2:1 shall be utilized when developing grading plans unless: a report is received from a soil engineer certifying that he or she has investigated the property and that in his or her opinion the proposed steeper slope will be stable and will not endanger any public or private property or result in the deposition of debris on any public way or interfere with any existing drainage course. Retaining walls may be used for slope stability which result in a slope ration exceeding 2:1.

Landform Alteration/Aesthetics (FEIR Section 4.9.3.2; cf. Section 3.2.3): This proposed amendment seeks to modify the Otay SRP to permit iconic architectural element taller than four stories within the Resort and Multiple Use land use designations approved pursuant to a Major Use Permit. A Strike-out/Underline version of the proposed amendment regarding Landform Alteration/Aesthetics (Otay SRP Page 419, item 7) follows:

7. To mitigate impacts on visual resources associated with the resort to be located on the mesa north of Lower Otay Reservoir and all other development surrounding the eastern and southern sides of the lake, site plan and building schematics shall be reviewed by the appropriate jurisdiction to ensure the following measures are incorporated into the design:

- Buildings shall be visually compatible, in terms of height, scale and bulk, and shall be set-back from the edge of the mesa and composed of low-rise structures, no more than three stories in height with an occasional four story building or iconic architectural element within the Resort and Multiple Use land use designations approved pursuant to a Major Use Permit.

Landform Alteration/Aesthetics (FEIR Section 4.9.3.2; cf. Section 3.2.3): This proposed amendment seeks to modify the Otay SRP to correct mitigation and policies associated with visual impacts from realignment of Otay Lakes Road because the proposed plan no longer seeks to realign Otay Lakes Road. A Strike-out/Underline version of the proposed amendment regarding the Landform Alteration/Aesthetics (Otay SRP Page 419, last paragraph and Otay SRP page 420 bulleted items) follows:

g. To mitigate visual ~~and policy~~ impacts from ~~realignment of~~ Otay Lakes Road, a scenic roadway, a visual resource evaluation shall be conducted by the Applicant ~~once the actual roadway alignment and surrounding development has been determined to identify key view corridors that would be available to travelers~~. Significant views of Lower Otay Reservoir and the San Ysidro foothills and mountains shall be preserved by a combination of the following:

- ~~Heights of b~~Buildings adjacent to the ~~southern northern~~ edge of ~~the roadway Otay Lakes Road~~ shall be ~~limited to heights which enable terraced upward to promote~~ views of the lake and surrounding hillsides. ~~, or site planning adjacent to the southern edge of the roadway shall enable view corridors of the lake and surrounding hillsides.~~
- Viewing areas shall be established along the roadway corridor to allow travelers to stop and enjoy the view above the lake.
- ~~The abandoned alignment shall be rehabilitated and~~ A bike lane and trail/pathway shall be established along Otay Lakes Road and shall be open for pedestrian and bicycle viewing access. ~~Rest areas and vistas shall be incorporated into the rehabilitated walkway or promenade.~~

Cultural Resources (FEIR Section 4.9.5.4; cf. Section 3.4.3): In 2001, the County of San Diego adopted an amendment to the Otay SRP which provided that cultural resource surveys would be performed on a project basis. That amendment neglected to amend FEIR Section 4.9.5.4; cf. Section 3.4.3 which was incorporated into the Otay SRP (Page 420). This proposed amendment rectifies that oversight. A Strike-out/Underline version of the proposed amendment regarding the Cultural Resources (Otay SRP Page 420, second to last paragraph) follows:

1. Prehistoric Resources. A programmatic mitigation plan for prehistoric resources shall be prepared to include the following as described in more detail in the RMP.

Stage 1 – In conjunction with ~~the~~ a first Specific Plan application ~~within each parcel (Otay Valley, Proctor Valley and San Ysidro Mountains)~~, a comprehensive cultural resources study to assess cultural resources throughout ~~that parcel the project~~ shall be performed. This report shall be a means of gaining comparative information to develop a specific program for mitigation and resource management. This would include a report to be prepared by a qualified consultant to be reviewed and approved by the appropriate jurisdiction on both the survey and testing programs.

Vernal Pools: The 2001 Otay SRP Amendment modified the Village 13 Development footprint and removed the Special Study Area designation within Village 13. The amendment neglected to amend the “Vernal Pools” section of the Otay SRP. This proposed amendment rectifies that oversight. A Strike-out/Underline version of the proposed amendment regarding Vernal Pools (Otay SRP Page 458-459) follows:

- The Project is designed to preserve 95 percent of large or high value vernal pool complexes and preservation of 95 percent of all other vernal pools. The vernal pool complexes on Otay Ranch that are large or of high value and which require 100 percent preservation include J23-24, J25 and J30 on Otay Mesa; K1 and K15+ in Otay River Valley; and R3 in Proctor Valley. ~~K6, K8 and The K12 vernal pool complex is designated~~ are in a special study area to determine whether ~~they~~ it should be preserved.
- The Project is designed to preserve that portion of vernal pool J29 (including J31+) containing sensitive species, including a minimum 100-foot width buffer.
- The allowed 5 percent impact to any of the lower quality vernal pool complexes shall be substantially lessened by restoration/ enhancement of damaged vernal pool habitat within disturbed areas of the preserved vernal pool complexes so that no net loss of vernal pool habitat value or area occurs. Mitigation shall be consistent with the requirements of Section 404 of the Clean Water Act. Restoration shall include decompaction, sculpting and re-contouring, and seeding of basins disturbed by dirt roads, trails, or scraped areas. Vernal pools shall also be enhanced through removal of exotic plant species. Re- introduction of declining vernal pool species to suitable areas for re- colonization shall also be required. Impacts to vernal pool habitat will occur only after successful completion of the restoration program. The vernal pool restoration/enhancement plan shall include an experimental phase and maintenance and monitoring program. Success criteria shall be based on established standards relative to undisturbed (i.e., least disturbed) vernal pools within the same vernal pool complex. Attributes to be used include water retention, percent cover of native vernal pool species, and diversity of native vernal pool and associated species. Restoration and enhancement methodologies shall be developed during the experimental phase and shall follow the strategies outlined in the RMP. Vernal pool restoration shall achieve the following:
 - Restore the biota of individual, badly degraded vernal pools;
 - Increase diversity and frequency of native biota in all disturbed vernal pools;
 - Preserve and enhance vernal pools on K6 where little mousetail occurs;
 - Reduce the effect of alien plants;
 - Enhance the populations of sensitive species;
 - Stabilize soils on mounds and in watershed areas;
 - Provide research and educational opportunities.

Regional and Local Wildlife Corridors: Alternative H revises the location of the proposed park that was located in the easternmost ravine in Village 13 and plans it within the proposed development footprint. Additionally, Otay Lakes Road is proposed to remain in its current location. This proposed amendment recognizes these changes to the Otay SRP. A Strike-out/Underline version of the proposed amendment regarding the Regional and Local Wildlife Corridors (Otay SRP Page 480, first bullet) follows:

Corridor R2 – Low density and LMV development along the western side of this corridor shall be pulled back to retain rim to rim topography in open space. The corridor is approximately 1600 [f]eet wide throughout the canyon. Low density development on a knoll on the east side of the corridor shall be eliminated as it encroaches into the corridor. ~~At the south end of corridor R2 near Otay Lakes Road, LMV and MH development shall be pulled back to the east and west respectively, to maintain a minimum width of 1600 feet.~~ At the Otay Lakes Road crossing the corridor may narrow following Wildlife Corridor study recommendation. ~~The proposed park at the south end of the corridor shall be designed at the Specific Plan level so as not to impact the corridor. It shall be sited within the buffer zone (moved east or west) and not relocated within the ravine. The two Otay Lakes Road crossings of this corridor shall be bridged as recommended in the Otay Ranch Wildlife Corridor Study.~~

Attachment I –
RESOLUTION APPROVING
SPECIFIC PLAN
PDS2004-3810-04-002

Hearing Date:

RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN PDS2004-3810-04-002)
(Otay Ranch Resort Village 13 – Alternative H)

ON MOTION of Supervisor _____, seconded by Supervisor _____, the following Resolution is adopted:

WHEREAS, Lakeview 1, LLC & Lakeview 2, LLC and Moller Otay Lakes Investments, LLC (hereinafter referred to as “applicant”), submitted a Specific Plan – Otay Ranch Resort Village 13 - Alternative H on April 2018, pursuant to Section 65450 et seq. of the Government Code, for an area comprising a total of 1,869 acres located east of the City of Chula Vista, and southwest of the community of Jamul and west State Route (SR) 94; and

WHEREAS, the Otay Ranch Resort Village 13 - Alternative H Specific Plan is based on an amendment to the General Plan (PDS2004-3800-04-003) for the 1,869 acre site changing portions of the site to the Specific Plan and Open Space Land Use Designations, and the Semi-Rural Regional Category; and

WHEREAS, the General Plan - Mobility Element Network Appendix (Otay Subregion Matrix) has been amended to reclassify Otay Lakes Road to a four-lane (4.2B) Boulevard with Raised Median from the City/County boundary to Piazza Urbino (second roundabout) and transitioning to a two-lane (2.2C) Community Collector with Intermittent Turn Lanes to the eastern project boundary; and

WHEREAS, the Otay Ranch General Development Plan/Otay Subregional Plan (Otay Ranch GDP/Otay SRP) Circulation Element for Otay Lakes Road has been amended to: (i) reduce the roadway classification from a 6-lane prime to a 4-lane Boulevard, (ii) provide minor realignments to Otay Lakes Road along the southern edges of Village 13, and (iii) delete the central portions of the Otay Ranch GDP/SRP alignment through Village 13 from the City of Chula Vista to the edge of the applicant property to substantially conform to the existing Otay Lakes Road Right of Way and the General Plan Mobility Element Network alignment; and

WHEREAS, the Otay Ranch Resort Village 13 - Alternative H Specific Plan submitted by the applicant provides guidelines for developing the project area consistent with the Alternative H Specific Plan text included in the Community Plans; and

WHEREAS, the applicant has stated the intent to:

1. The Zone Reclassification would be to modify certain areas designated as S88 (specific plan) to S80 (open space) to reflect the Otay Ranch Resort Village 13 - Alternative H Specific Plan development footprint.
2. Request approval of Vesting Replacement Tentative Map 5361(PDS2019-TM-5361 RPL1).

3. Prepare approximately 693 acres of land in Otay Ranch Resort Village 13 – Alternative H for up to 1,881 dwelling units, 7-acre mixed use site with 57 residential units and up to 20,000 sq. ft. of commercial/office uses, a 17-acre 200 room resort with 20,000 sq. ft. of ancillary commercial/office uses, 2-acre joint use fire station/sheriff storefront, 10-acre elementary school site and 31-acres of passive/active recreational/park facilities.
4. Otay Ranch Resort Village 13 is retaining the largest on-site component of 1,107.2 acres which is identified as “hardline” preserve in the MSCP County Subarea Plan. As a requirement of the Otay Ranch RMP, Otay Ranch Resort Village 13 would be required to convey approximately 790.3 acres to the Otay Ranch RMP Preserve system and become part of the 11,375-acre Otay Ranch RMP Preserve. The Project will also conserve approximately 69.3 acres of on-site high-quality habitat to be protected by a biological open space easement and planned to be added to the Otay Ranch RMP Preserve.
5. Comply with the Otay Ranch Resource Management Plan (RMP) requirement to convey Otay Ranch Preserve lands at the ratio of 1.188 acres of preserve land for each developable acre of land, resulting in an obligation to convey approximately 790.3 acres of land, consisting of both on-site and if required off-site property, to the Otay Ranch RMP Preserve for purposes of biological conservation.
6. Conserve 145.7 acres of land as common internal open space and conserved open space.
7. Prepare 63.6 acres of land for community, neighborhood, homeowner association facility and parks linked by trails, pathways, and a network of bicycle-friendly streets.
8. Provide a pathways/trail system including 4.1 miles of Community Pathway along Otay Lakes Road and an additional 3.4 miles of perimeter trail if approved by the Board of Supervisors.
9. Provide all typical and necessary public services and facilities in such a manner that will not create a financial obligation on the County or other public agency.
10. Obtain land or easements necessary to complete the roadway and sight distance improvements outside the boundaries of the project site.
11. Make physical improvements to land outside the jurisdiction of the County of San Diego (under City of Chula Vista, City of San Diego and Caltrans jurisdictions).

13. Achieve carbon-neutrality through project design features and mitigation measures, including the purchase and retirement of carbon credits that reduce the projects greenhouse gas emissions to net zero.

WHEREAS, implementation of said Otay Ranch Resort Village 13 - Alternative H Specific Plan is subject to concurrent applications for General Plan Amendment (PDS2004-3800-04-003), Rezone (PDS2004-3600-04-009), Vesting Replacement Tentative Map (PDS2019-TM-5361 RPL1), and Vesting Site Plan (PDS2019-STP-19-033); and

WHEREAS, pursuant to Sections 65453, 65353, 65090 et seq. of the Government Code, the Planning Commission on April 17, 2020 conducted a duly advertised public hearing on said Specific Plan and by a vote of _____ to _____ recommended that the Board of Supervisors approve the Otay Ranch Resort Village 13 - Alternative H Specific Plan with certain additional conditions because the project is consistent with the General Plan and the Otay Subregional Plan, the Otay Ranch General Development Plan/Otay Subregional Plan, the Multiple Species Conservation Program (MSCP Plan), and MSCP County Subarea Plan; and

WHEREAS, pursuant to Sections 65453, 65355 and 65090 et seq. of the Government Code, the Board of Supervisors on _____, conducted a duly advertised public hearing on said Otay Ranch Resort Village 13 - Alternative H Specific Plan, considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that said Otay Ranch Resort Village 13 - Alternative H Specific Plan, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego or are desirable for implementation of the General Plan; and

WHEREAS, on _____, the Board of Supervisors made the findings in Attachment ___, Environmental Findings from the Board of Supervisors Planning Report for the project.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the Otay Ranch Resort Village 13 - Alternative H Specific Plan (PDS2004-3810-04-002) is consistent with the San Diego County General Plan, Otay Subregional Plan, Otay Ranch General Development Plan/Otay Subregional Plan, in that, considering all aspects of the General Plan and Community Plans, the Specific Plan will further the goals, objectives, and policies of all the elements of the plans and not obstruct their attainment.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Otay Ranch Resort Village 13 - Alternative H Specific Plan as PDS2004-3810-04-002, consisting of the text and map entitled Otay Ranch Resort Village 13 - Alternative H Specific Plan and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon said Otay Ranch Resort Village 13 - Alternative H Specific Plan (PDS2004

-3810-04-002) and all development applications filed to implement said Otay Ranch Resort Village 13 - Alternative H Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, the Zoning Ordinance, and the San Diego County Road Standards shall apply irrespective of what is stated in the Otay Ranch Resort Village 13 - Alternative H Specific Plan text, and none of the requirements included within this Resolution shall be deemed as exempting any permit application filed pursuant to this Otay Ranch Resort Village 13 - Alternative H Specific Plan from the review process and those conditions and requirements normally applied to such permit applications.
2. The applicant shall submit to Planning & Development Services (PDS) within 30 days of the adoption of this Resolution revised copies of the Otay Ranch Resort Village 13 - Alternative H Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution or Board of Supervisors unless an extension is approved by the Director of PDS.
3. The mitigation measures contained in the CEQA Guidelines Section 15091 findings for the Otay Ranch Resort Village 13 project and the project design considerations described in the Otay Ranch Resort Village 13 Final Environmental Impact Report (Final EIR) dated March 2020 are hereby made requirements for the Otay Ranch Resort Village 13 - Alternative H Specific Plan (PDS2004-3810-04-002) and shall be made conditions of subsequent development permits and approvals where applicable.
4. All permits (e.g. Vesting Tentative Map and Site Plans) requested within the Otay Ranch Resort Village 13 - Alternative H Specific Plan shall be consistent with the conceptual figures, plans, design guidelines, and standards identified in the Otay Ranch Resort Village 13 - Alternative H Specific Plan except for Vesting Tentative Map and future Site Plans related to the development and the Village Core, which may be modified as long as the intent and design are consistent with the goals and design objectives of the Otay Ranch Resort Village 13 - Alternative H Specific Plan. Any deviation from the figures, plans, design guidelines, or standards, including those for the development of the Village Core, shall require prior written approval from Planning & Development Services or the applicable decision-making authority.
6. Implement a Transportation Demand Management (TDM) program that includes, but is not limited to, a series of pathways and trails that connect the project's residential neighborhoods to the Village Core and to the City of Chula Vista's trail system, ride share facilities, bicycles racks, and ridesharing/walk to school programs, etc. The TDM program shall be implemented in phases as development of each Site Plan occurs.
7. Implement all energy and water conservation measures identified in the Otay Ranch Resort Village 13 - Alternative H Specific Plan and EIR.

8. Pursuant to the Park Lands Dedication Ordinance (PLDO), Otay Ranch Resort Village 13 - Alternative H shall provide land for private and public parks to serve future residents of the development. Based on the proposed parks program set forth in Table 3 of the Alternative H Specific Plan, the project will provide 31.2 acres of public and private parkland areas and be allowed 16.65 acres of PLDO credit, exceeding the PLDO requirement by 0.02 acres.
9. Upon completion of the required wastewater (sewer) improvements, trunk line extensions and sewer system, San Diego County Sanitation District will provide sewer service to the project site via the agreement between the County of San Diego and the City of Chula Vista. All wastewater generated by the project would be transported into the City of Chula Vista – Salt Creek Interceptor.
10. The applicant shall complete all proposed traffic and transportation related improvements and mitigation measures, as required within the EIR and specified in the Otay Ranch Resort Village 13 - Alternative H Specific Pan.
11. The project shall achieve carbon neutrality through the implementation of project design features and mitigation measures that reduce the project's greenhouse gas emissions to net zero. The project design features, and mitigation measures are identified in the Final EIR.

BE IT FURTHER RESOLVED that all references within this Resolution to “applicant,” “developer,” or “subdivider” shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Otay Ranch Resort Village 13 - Alternative H Specific Plan.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the files for the Otay Ranch Resort Village 13 - Alternative H project at the County of San Diego, the written documents referred to therein, and the oral presentations made at the public hearings.

BE IT FURTHER RESOLVED that this resolution shall become effective 30 days after its adoption, provided that on that date, General Plan Amendment PDS2004-3800-04-003, Rezone PDS2004-3600-04-009, Vesting Site Plan PDS2019-STP-19-033 and Vesting Replacement Tentative Map PDS2019-VTM-5361 RPL1 are also approved.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring and Reporting Program for any project approved with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts.

Section 21081.6(a)(1) states, in part:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

Section 21081.6(b) further states:

A public agency shall provide that the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.

As indicated above, a Mitigation Monitoring and Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring and Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.

Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

Timing: The specific project milestone (point in progress) when the specific required actions are required to be implemented.

Monitoring: The actions to be taken by the lead agency to assure implementation of the mitigation measure.

Condition 3 stated above is required to mitigate or avoid significant impacts on the environment and constitutes the MMRP for this project.

ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

NOTICE: This subject property may contain Quino checkerspot butterfly and/or San Diego fairy shrimp. The Federal government has listed both species as *endangered* under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING STATUS OF ONE OR BOTH SPECIES MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES IN QUESTION OR ITS HABITAT IS PRESENT ON THE PROJECT SITE. The applicant is advised to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: Fish and Wildlife Fees have been paid in the amount of \$3,343.25 for the review of the EIR, Receipt numbers _____, dated _____.

Approved as to Form and Legality
County Counsel

By:

Randall Sjoblom, Senior Deputy
County Counsel

Attachment J –
ORDINANCE APPROVING
PDS2004-3600-04-009

ORDINANCE NO. _____(NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY WITHIN THE OTAY RANCH GENERAL DEVELOPMENT
PLAN AND OTAY SUBREGIONAL PLAN
REF: PDS2004-3600-04-009 (REZ)

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rezone plat, as illustrated and described in Exhibit "A" of this ordinance. All documents are on file with the Clerk of the Board of Supervisors of the County of San Diego.

Section 2. The zoning classification of the real property described below is hereby changed as follows:

The existing zoning classifications are as follows:

OLD ZONES:

Development Regulations	Zoning Box 1	Zoning Box 2
Use Regulations	S88	S80
Animal Regulations	D	W
Density	3.19	0.4
Lot Size	-	2.5 ac.
Building Type	-	C
Max Floor Area	-	-
Floor Area Ratio	-	-
Height	G	G
Lot Coverage	-	-
Setback	A	D
Open Space	-	-
Special Area Regulations	-	-

The zoning classifications are changed to read as follows:

NEW ZONES:

Development Regulations	Residential Single Family (SF-1)	Residential Single Family (MU)	Resort (R)	Open Space/Preserve (OS/P)
Use Regulations	S88	S88	S88	S80
Animal Regulations	-	-	-	-
Density	3.0	20.0	-	-
Lot Size	4,250 SF*	5,000 SF*	5,000*	-
Building Type	L	L	L	-
Max Floor Area	-	-	-	-
Floor Area Ratio	-	-	-	-
Height	H	R**	R**	-
Lot Coverage	-	-	-	-
Setback	V	V	V	-
Open Space	A	A	A	-
Special Area Regulations	D	D	D	-

* Minimum lot size

** Building height shall not exceed 75 feet and shall be used only for the creation of an architectural landmark such as a clock or bell tower to achieve the design goals of the project.

Section 3. The following “D” Designator requirements are hereby adopted.

Objectives:

To ensure that all future projects comply with the Otay Ranch Resort Village 13 - Alternative H Specific Plan and to ensure that all mitigation measures within the project EIR are implemented.

Standards:

In addition to those standards and criteria specified in Sections 5906 and 5910 of the Zoning Ordinance, the following specific criteria shall also be applied to the Site Plan review and evaluation to achieve the above objective:

1. Each Site Plan shall incorporate all applicable mitigation measures and project design features through conditions on the Site Plan as set forth in the Otay Ranch Resort Village 13 Final Environmental Impact Report dated March 2020. The conditions of the Site Plan approval shall be complied with as specified in the permit.
2. All landscaping, lighting, signage and public/private parks shall be compatible with the Otay Ranch Resort Village 13 - Alternative H Specific Plan.
3. The architecture of the Village Core and Resort development areas shall be compatible with the Otay Ranch Resort Village 13 - Alternative H Specific Plan.
4. All grading shall be compatible with the grading guidelines and development standards set forth in the Otay Ranch Resort Village 13 - Alternative H Specific Plan.
5. To reduce GHG emissions, require as a condition of each implementing Site Plan, that all project design features, including those identified in Mitigation Measures M-GCC-1, 2, 3, 4, 5, and 6 and the Environmental Design Considerations GCC-ED-1 and 3; UT-ED-1, 3, 4, 7, 10, 11, 13, 14, and 15 be incorporated into the Building Permits, including, but not limited to zero net energy (ZNE) single-family homes and electric vehicle (EV) wiring in all residential garages and public parking areas.
6. In order to ensure construction-related GHG emissions are reduced to net zero, the project applicant or its designee shall purchase and retire carbon offsets consistent with the performance standards and requirements set forth in revised Mitigation Measure M-GCC-7 of the Final EIR dated March 2020 in the amount of 31,904 MT CO₂e.
7. In order to ensure operations-related GHG emissions are reduced to net zero, the project applicant or its designee shall purchase and retire carbon offsets, for a 30-year period, consistent with the performance standards and requirements set forth in revised Mitigation Measure M-GCC-8 of the Final EIR dated March 2020 and the requirements described below.

Any carbon offset utilized to reduce the Project's GHG emissions shall be a carbon offset that represents the past or forecasted reduction or sequestration of 1 MT CO₂e equivalent that is "not otherwise required" (CEQA Guidelines §15126.4(c)(3)). By requiring that the offset is "not otherwise required," the offset shall represent GHG reduction or sequestration additional to any GHG emission reduction otherwise required by law or regulation, and any other GHG emission reduction that otherwise would occur (Health & Saf. Code, §38562(d)(2)).

The Project will be built in phases over approximately 11 years, which influences both the quantity of operational GHG emissions and the level of reduction required to achieve net zero GHG emissions, the Project applicant (or its designee) shall utilize

one of the two following compliance options to secure the necessary carbon offsets, as allowed in CEQA Guidelines Section 15126.4(c)(3):

- (1) Prior to the issuance of the first building permit, the Project Applicants (or their designee) shall provide evidence to San Diego County Planning & Development Services Department that it has obtained carbon offsets in the amount of 28,625 MT CO₂e per year multiplied by 30 years.
- (2) Prior to the issuance of each increment of building permits for the phased development of the Project, the Project applicant (or its designee) shall provide evidence to San Diego County Planning & Development Services Department that it has obtained the amount of carbon offsets required for the increment of development being permitted for a 30-year period. The amount of carbon offsets required shall be based on and include operational GHG emissions as identified in the certified EIR. The application(s) for permit issuance shall include, as attachments, emissions calculation worksheets that identify the emissions reduction obligation of the increment of development being permitted and tracking tables that identify any previous carbon offsets retired, as well as the amount of carbon offsets anticipated to be associated with the unbuilt, unpermitted portion(s) of the Project. Such application materials shall be to the satisfaction of the Director of Planning & Development Services.

The Director of Planning & Development Services shall require the Project applicant (or its designee) to provide documentation from the selected registry(ies) that a sufficient quantity of carbon offsets under option (1) or (2) meeting the standards set forth in this measure have been retired, thereby demonstrating that the necessary emission reductions are realized. The documentation shall identify the registry-assigned serial number associated with each retired carbon offset; the referenced serial numbers are used by registries to ensure that each metric ton of reduction meets the requirements identified in the applicable protocol and is counted and retired only once. The documentation also shall identify the locational attributes of the carbon offsets in order to allow San Diego County Planning & Development Services Department to track and monitor the implementation of the geographic priority provision set forth below.

The carbon offsets used to reduce operational GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (Health & Saf. Code, §38562(d)(1)).

As new federal, state and local regulations are adopted or technological advancements occur, the quantity of emission reductions needed to demonstrate achievement of the net zero emissions level may decrease. Therefore, the amount of carbon offsets needed may be reduced if the Project Applicants (or their designee) can demonstrate, with substantial evidence, that changes in regulation or law, or other increased technological efficiencies have reduced the total MT CO₂e emitted by the

Project. As described further in the following paragraph, any modification to the emissions reduction value stated herein shall require approval from the County's Board of Supervisors, as considered pursuant to a noticed public hearing process that accords with applicable legal requirements, including those set forth in CEQA for the post-approval modification of mitigation implementation parameters.

Specifically, if the Project Applicants elect to process a "true-up" exercise subsequent to the County's certification of the Final EIR and approval of the Project, the Project Applicants shall provide an operational GHG emissions inventory of the proposed Project's operational emissions for the "true up" operational conditions, including emissions from mobile sources, energy, area sources, water consumption, and solid waste. Subject to the satisfaction of the Board of Supervisors, these calculations shall be conducted using a County-approved model and/or methodology and must validate the continuing adequacy of modeling inputs used in the EIR that are not proposed to be altered as part of the "true-up" exercise. The inclusion of the validation requirement ensures that any updated operational GHG emissions inventories for the Project fully account for then-existing information that is relevant to the emissions modeling.

The "true up" operational GHG emissions inventory, if conducted, will be provided in the form of a Project-specific Updated Emissions Inventory and Offset Report to the County's Board of Supervisors prior to the issuance of building permits for the next build-out phase. The subject technical documentation shall be prepared by a County-approved, qualified air quality and greenhouse gas technical specialist.

In all instances, substantial evidence must confirm that any reduction to the total carbon offsets value as identified in the certified Final EIR for the Project is consistent with the Project commitment to achieve and maintain carbon neutrality (i.e., net zero emissions) for the 30-year life of the Project.

Sixth, all carbon offsets required to reduce the Project's operational emissions shall be associated with reduction activities that are geographically prioritized according to the following locational attributes: (1) off-site, unincorporated areas of the County of San Diego; (2) off-site, incorporated areas of the County of San Diego; (3) off-site areas within the State of California; (4) off-site areas within the United States; and, (5) off-site, international areas. As listed, geographic priorities would focus first on local reduction options (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over, co-benefits to other environmental resource areas.

The Director of Planning & Development Services shall issue a written determination that offsets fail to meet the feasibility definition and factors defined in CEQA Guidelines Section 15364 in a higher priority geographic category before allowing the Project Applicants or their designee to use offsets from the next lower priority category. In making such a determination, the Director of Planning & Development Services shall

1-501

consider information available at the time each Project-related building permit request is submitted, including but not limited to:

- The availability of in-County and in-State emission reduction opportunities, including funding and partnership opportunities with the County, other public agencies, or environmental initiatives with demonstrated integrity, where such reduction opportunities use methodologies and protocols approved by a specified registry (see “First” paragraph above for the definition of such registries);
- The geographic attributes of carbon offsets that are listed for purchase and retirement;
- The temporal attributes of carbon offsets that are listed for purchase and retirement;
- The pricing attributes of carbon offsets that are listed for purchase and retirement; and/or
- Any other information deemed relevant to the evaluation, such as periodicals and reports addressing the availability of carbon offsets.

The following table shall be used to calculate the carbon offsets required for each phase of development.

LAND USE	METRIC TONNES PER LAND USE	UNITS	TOTAL METRIC TONNES
Multi-Family	10.05	57	572.85
Single-Family	11.48	1881	21,586.96
Resort – Rooms	13.42	200	2,683.47
Resort - Commercial	0.09	20,000	1,891.05
Mixed-Use	0.09	20,000	1,891.05
TOTAL			28,625.38

For clarity, the following example is provided as to the project’s operational GHG emissions purchase and retirement strategy. If 100 single-family residential units are developed, GHG emissions for those land uses would be calculated and carbon offsets for those emissions would be secured for a 30-year period. The project’s total emissions have been allocated by individual land use, so that when each land use is developed, the proportional non-residential facilities will also be offset. Thus, the 100-single family-residential MT CO₂e/dwelling unit allocation of 11.48 would then be multiplied by 30, to calculate the total carbon offsets required for that phase of development (e.g., 100 single-family residential units × 11.48 MT CO₂e/du × 30 = 34,400 MT CO₂e).

8. To reduce vehicle trips and vehicle miles traveled, the project shall implement the Transportation Demand Management (TDM) program as detailed in mitigation measure M-GCC-1. Each implementing Site Plan shall include conditions of approval that require implementation and on-going management of the TDM program and related measures, including, but not limited to, a walk to school program and pathways that connect the various neighborhoods to the Village Core, establishment of a transportation coordinator, and new residents information packages. Environmental Design Considerations are included as part of the MMRP – Exhibit A to the Resolution approving the Vesting Replacement Tentative Map and to ensure that road improvements required by TM 5361 RPL1 are completed prior to issuance of a Certificate of Occupancy for each implementing Site Plan.
9. Each approved Site Plan contains a condition that requires the following improvements be completed pursuant to the Equivalent Dwelling Unit (EDU) thresholds identified below. Each Site Plan shall include a table that identifies the EDU's approved to date as well as the EDU resulting from the proposed Site Plan approval. If the total EDU exceeds any of the thresholds below, it shall have a condition that the applicable improvement required by TM 5361 RPL1 be completed prior to issuance of a building permit(s) that exceeds the applicable threshold. The following are the EDU thresholds:

Intersections or Roadway Widening

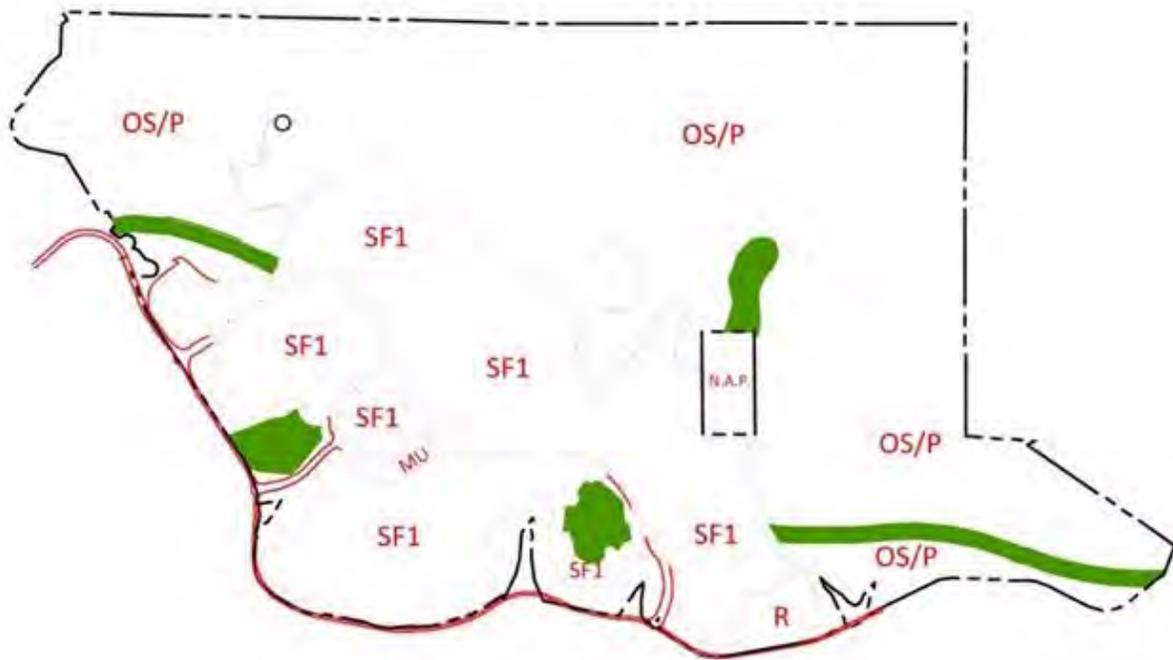
- Construct, or cause to be constructed, the widening of Otay Lakes Road between the City/County Boundary and Project Driveway #1 from two lanes to four lanes (4.2A Boulevard with Raised Median) such that the improvements are operational prior to the earlier of the determination of a supplemental traffic study or issuance of the 896th EDU.
- Construct, or cause to be constructed, the widening of Otay Lakes Road between Project Driveway #1 and Driveway #2 from two lanes to four lanes (4.2A Boulevard with Raised Median) such that the improvements are operational prior to the earlier of the determination of a supplemental traffic study or issuance of the 896th EDU.
- Construct, or cause to be constructed, a traffic signal at the intersection of Otay Lakes Road and Wueste Road such that the improvements are operational prior to the 1,234th EDU.
- Construct or cause to be constructed, the widening of Otay Lakes Road between Lake Crest Drive and Wueste Road and City/County Boundary from two lanes to four lanes (4-Lane Major with Raised Median) such that the improvements are operational prior to issuance of the 384th EDU.
- Project applicant shall enter into an agreement with Caltrans to install, cause to be installed, or make a fair-share payment towards an approved plan or program for the signalization of the intersection of Otay Lakes Road and SR-94 such that the traffic signal is operational consistent with Caltrans requirements.

Waiver: The Site Plan requirement cannot be waived. However, grading permits may be issued prior to approval of any Site Plans.

10. Each implementing Site Plan shall include all applicable project features identified in the Specific Plan as conditions of approval, including but not limited to, prohibiting turf grass in residential front yards, low-water use landscaping, and drought tolerant landscape. **Waivers:** This Site Plan requirement may be waived by the Director of Planning and Development Services for this issuance of a grading permit.

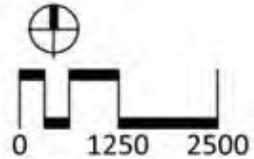
Section 4. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.

Exhibit A



LEGEND

- SF1** Single Family Residential
- MU** Mixed Use Residential / Commercial
- R** Resort
- OS/P** Open Space Preserve
- Conserved Open Space



Dimensions & Locations
Shown are Approximate.

** BUILDING HEIGHT SHALL NOT EXCEED 75 FEET AND SHALL BE USED ONLY FOR THE CREATION OF AN ARCHITECTURAL LANDMARK SUCH AS A CLOCK OR BELL TOWER TO ACHIEVE THE DESIGN GOALS OF THE PROJECT.*

SINGLE FAMILY RESIDENTIAL 1 (SF 1)	
USE REGULATIONS	
ANIMAL REGULATIONS	S-88
DEVELOPMENT REGULATIONS	
DENSITY	-
LOT SIZE (MIN.)	3.0
BUILDING TYPE	4,250
HEIGHT	L
COVERAGE	H
SETBACK	-
OPENSOURCE	V
SPECIAL AREA REGULATIONS	A
SPECIAL AREA REGULATIONS	
	D

MIXED USE RESIDENTIAL/COMMERCIAL (MU)	
USE REGULATIONS	
ANIMAL REGULATIONS	S-88
DEVELOPMENT REGULATIONS	
DENSITY	-
LOT SIZE (MIN.)	20.0
BUILDING TYPE	5,000
HEIGHT	L
COVERAGE	R*
SETBACK	-
OPENSOURCE	V
SPECIAL AREA REGULATIONS	A
SPECIAL AREA REGULATIONS	
	D

RESORT (R)	
USE REGULATIONS	
ANIMAL REGULATIONS	S-88
DEVELOPMENT REGULATIONS	
DENSITY	-
LOT SIZE (MIN.)	N/A
BUILDING TYPE	5,000
HEIGHT	L
COVERAGE	R*
SETBACK	-
OPENSOURCE	V
SPECIAL AREA REGULATIONS	A
SPECIAL AREA REGULATIONS	
	D

OPEN SPACE/PRESERVE (OS/P)	
USE REGULATIONS	
ANIMAL REGULATIONS	S-80
DEVELOPMENT REGULATIONS	
DENSITY	-
LOT SIZE (MIN.)	0.0
BUILDING TYPE	-
HEIGHT	-
COVERAGE	-
SETBACK	-
OPENSOURCE	-
SPECIAL AREA REGULATIONS	
	-

**Attachment K –
RESOLUTION APPROVING
PDS2019-TM-5361 RPL1**

RESOLUTION OF SAN DIEGO COUNTY)
BOARD OF SUPERVISORS
CONDITIONALLY APPROVING)
VESTING REPLACEMENT TENTATIVE MAP NO. PDS2019-TM-5361 RPL1)

ON MOTION of Supervisor , seconded by Supervisor, the following Resolution is adopted:

WHEREAS, Vesting Replacement Tentative Map No. PDS2019-TM-5361 RPL1 (Tentative Map) proposing the division of property located along Otay Lakes Road in southwestern San Diego County, just east of the City of Chula Vista, between SR-125 and SR-94, and generally described as:

PORTIONS OF SECTIONS 4, 5, AND 6, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SBM; AND A PORTION OF THE RANCHO JANAL ACCORDING TO UNITED STATES PATENT MAP THEREOF RECORDED IN BOOK 1, OF PATENTS, PAGE 89 ON JULY 29, 1872, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on November 2019; and

WHEREAS, on _____, the Board of Supervisors of the County of San Diego pursuant to [Section 81.306 of the San Diego County Subdivision Ordinance](#) held a duly advertised public hearing on said Vesting Replacement Tentative Map and received for its consideration, documentation written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Board of Supervisors of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

WHEREAS, the Board of Supervisors of the County of San Diego has determined that the Mitigation Measures contained within the Final EIR for the project are to be consolidated into a Mitigation Monitoring and Reporting Program (MMRP) pursuant to the Public Resources Code (PRC), Section 21081.6 and Section 15097 of the California Environmental Quality act (CEQA). Public Resources Code Section 21081.6 requires the Lead Agency, for each project that is subject to the California Environmental Quality Act (CEQA), to monitor performance of the mitigation measures included in any environmental document to ensure that mitigation does, in fact, take place. The County is the designated lead agency for the Mitigation Monitoring and Reporting Program. The

MMRP (Exhibit A) includes: (1) Implementation Program/Mitigation Number; (2) brief description of the Mitigation Measure; (3) Monitoring Phase & Method; (4) Enforcement Agency & Responsible Party for ensuring the mitigation measure is completed within the correct timing period; (5) corresponding Verification of Compliance (initials, date & remarks) and provides the proposed Environmental Design Consideration (EDC's) (which may be revised upon approval of the Planning & Development Director or designee).

IT IS RESOLVED, DETERMINED, AND ORDERED, that collectively the MMRP and EDC's (Exhibit A) and conditions based on the findings said Vesting Replacement Tentative Map is hereby approved subject to the following conditions:

MAP APPROVAL AND EXPIRATION:

The approval of this Vesting Replacement Tentative Map shall become effective 30 days after the adoption of this Resolution, provided that on that effective date, General Plan Amendment PDS2004-3800-04-003, Specific Plan PDS2004-3810-04-002, Site Plan PDS2019-STP-19-033 and Rezone PDS2004-3600-04-009 also become effective. This approval expires thirty-six (36) months after said effective date at 4:00 P.M. unless, prior to that date, an application for a Time Extension has been filed as provided by [Section 81.313 of the County Subdivision Ordinance](#).

This Vesting Replacement Tentative Map confers a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards as of April 1, 2018 and is effective as May 1, 2018 date of completion letter or 30 days from application.]

WAIVERS AND EXCEPTIONS:

This subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modifications of the:

Design Exception Request (DER) to modify the public road cross sections to match the project's Specific Plan was approved by the Department of Public Works (DPW) and Planning and Development Services (PDS) on August 6, 2013 and subsequent revisions dated May 2019. Modifications for both public and private roadways are listed below:

1. Section 1: Boulevard with Intermittent Left Turn Lanes (4.2B) (Public)

<i>County Standard Section</i>	<i>Requested Modified Section</i>
92'-106' right-of-way	90'-100' right-of-way
14' striped median	4' to 14' landscape median, with intermittent turn lanes
12' traveled way with 8' shoulders	Replace 8' shoulders and a 6' bike lane (with parking restrictions), with no shoulders

5' attached sidewalk	10' detached non-contiguous pathway on south side of the road
----------------------	---

Additional requested features:

- a. Projected ADT 23,000
- b. Decrease right-of-way from 92'-106' to 90'-100'
- c. Two travel lanes of 12' in each direction
- d. Eliminate 8' shoulder on both sides, replace with 6' bike lanes
- e. Increase parkways from 14' to 16'
- f. Replace 5' PCC sidewalks with 10' non-contiguous multi-use pathways on south side of the road

2. Section 1b: Community Collector with Intermittent Left Lanes (2.1C) (Public)

<i>County Standard Section</i>	<i>Requested Modified Section</i>
74' - right-of-way	60' right-of-way
12' traveled way	11.5' travel lanes with 1.0' AC berm edges
8' shoulders	Replace 8' shoulders and a 6' bike lane (with parking restrictions), with no shoulders
5' attached sidewalk	8' detached non-contiguous pathway on south side of the road

Additional requested features:

- a. Projected ADT 9,000.
- b. Decrease right-of-way from 74' to 60'
- c. No median
- d. Eliminate 8' shoulders on both sides to add 6' bike lane
- e. Replace 5' PCC sidewalks with 8' non-contiguous multi-use pathways on south side of the road

3. Section 2a: Boulevard with Raised Median (4.2A) (Public)

<i>County Standard Section</i>	<i>Requested Modified Section</i>
14' raised median	16' raised median
24' traveled way and 8' shoulder	24' traveled way (including 1.5' gutter) and no shoulder
5' attached sidewalk	10' detached multi-use pathways

Additional requested features:

- a. Projected ADT from 13,000 to 13,500
- b. Increase raised median width from 14' to 16'
- c. Eliminate 8' shoulders on both sides
- d. Increase parkways from 14' to 21'

4. **Section 2b: Light Collector with median and intermittent turn lanes (2.2C) (Public)**

<i>County Standard Section</i>	<i>Requested Modified Section</i>
78- right-of-way	100' right-of-way
14' striped median	10' enhanced pavement median (at grade)
12' traveled way and 8' shoulder	14.5' traveled way plus 1.5' gutter and no shoulder
5' attached sidewalk	10' detached non-contiguous pathways both sides

Additional requested features:

- a. Increase right-of-way from 78' to 100'
- b. Decrease striped median width from 14' to 10'
- c. Eliminate 8' shoulder on both sides
- d. Increase parkways from 12' to 29'
- e. Replace 5' PCC sidewalks with 10' non-contiguous multi-use pathways

5. **Section 2c: Light Collector with no median (2.2E) (Public)**

<i>County Standard Section</i>	<i>Requested Modified Section</i>
64' right-of-way	72' right-of-way
12' traveled way and 8' shoulder	12' traveled way and 8' parking (including 1.5' gutter)
5' attached sidewalk on both sides	6' detached sidewalk non-contiguous on north side and 10' detached pathway contiguous to right-of-way on south side adjacent to park & school
Design speed of 40 mph	Reduce design speed from 40 to 35 mph

Additional requested features:

- a. Projected ADT 7,900 to 9,600
- b. Reduce design speed at Village Core Area (School & Park) from 40 mph to 35 mph to promote public safety
- c. Increase right-of-way width from 64' to 72'
- d. Replace 8' shoulders with 8' parking bays
- e. Increase parkways from 12' to 14' (north side) and 12 to 18' (south side)
- f. Replace 5' PCC sidewalk with 10' non-contiguous multi-use pathway on south side
- g. Increase PCC sidewalk from 5' to 6' on north side

6. **Section 2d: Boulevard with median (modified at entries) (Public & Private)**

<i>County Standard Section</i>	<i>Requested Modified Section</i>
60' right-of-way	100' right-of-way

12' traveled way and 8' shoulder	16.0' traveled way (including 11.5' traveled way plus 1.5' gutter)
4 lanes	Reduce from four lanes to two
5' attached sidewalk	10' detached pathways contiguous to right-of-way both sides
14' parkways	Increase parkways from 14' to 29'

Additional requested features:

- a. Projected ADT 2,200 to 2,300
- b. Decrease median from 14' to 10'
- c. Eliminate 8' shoulders and reduce lanes from four to two
- d. Increase parkways from 14' to 29'
- e. Replace 5' PCC sidewalk with 10' non-contiguous multi-use pathway on both sides of street

7. Section 3a: Minor Collector with no median (2.3C) (Private)

<i>County Standard Section</i>	<i>Requested Modified Section</i>
12' traveled way and 8' shoulder	12.5' traveled way (plus 1.5' gutter) and no shoulder
5' attached sidewalk on both sides	10' detached pathway on the south side; no pathway on the north side
Design speed of 35 mph	Reduce design speed from 35 to 30 mph

Additional requested features:

- a. Projected ADT 5,400 to 5,900
- b. Increase travel ways from 12' to 12.5' with additional 1.5' gutter
- c. Increase parkways from 14' to 18'-20' for low impact development measures
- d. Eliminate 8' shoulders
- e. Replace 5' PCC sidewalks with 10' non-contiguous multi-use pathway on the south side
- f. Reduce design speed from 35 to 30 mph

8. Section 3b: Minor Collector with no median (2.3C) (Private)

<i>County Standard Section</i>	<i>Requested Modified Section</i>
68' right-of-way	68'- to 76' right-of-way
No striped median	10' enhanced pavement median at grade
12' traveled way and 8' shoulder	11.5' traveled way (plus 1.5' gutter) and no shoulder
5' attached sidewalk on both sides	10' detached pathway on the west side; no pathway on the east side
Design speed of 35 mph	Reduce design speed from 35 to 30 mph

Additional requested features:

- a. Projected ADT 4,600 to 6,200

- b. Reduce design speed from 35 to 30 mph
- c. Add 10' wide enhanced pavement median for emergency vehicle access
- d. Eliminate 8' shoulder on both sides
- e. Increase parkways from 14' to 21' (west side) and 14' to 19' (east side)
- f. Replace 5' PCC sidewalks with 10' non-contiguous multi-use pathway on the west side

9. Section 4: Residential Collector (Private)

<i>County Standard Section</i>	<i>Requested Modified Section</i>
60' right-of-way	90' right-of-way
12' traveled way and 8' shoulders	20' traveled way (including 1.5' gutter), no shoulders and no parking both sides
5' attached sidewalk	10' detached sidewalk non-contiguous to right-of-way on one side
Design speed of 30 mph	Reduce design speed from 30 to 25 mph

Additional requested features:

- a. Projected ADT 1,100 to 3,100
- b. Reduce design speed from 30 mph to 25 mph
- c. Increase right-of-way width from 60' to 90'
- d. Replace 5' PCC sidewalk with 10' non-contiguous multi-use pathway on one side
- e. Increase parkways from 10' to 20' opposite side of street from pathway

10. Section 5: Residential Collector (Private)

<i>County Standard Section</i>	<i>Requested Modified Section</i>
60' right-of-way	56' right-of-way
18' traveled way and no shoulder	17.5' traveled way (including 1.5' gutter) and no shoulder (parking allowed)
5' attached sidewalk	5' detached sidewalk (both sides)
Design speed of 30 mph	Reduce design speed from 30 to 25 mph

Additional requested features:

- a. Reduced design speed from 30 mph to 25 mph
- b. Increase parkways from 10' to 10.5'
- c. Due to steep terrain and an effort to minimize impacts to the surrounding Multiple Species Conservation Program (MSCP) preserve, a minimum intersection spacing of 150' is requested in lieu of 200'

11. Section 5a: Residential Cul-de-Sac and Loop Roads (Private)

<i>County Standard Section</i>	<i>Requested Modified Section</i>
52' right-of-way	53' right-of-way
5' attached sidewalk	5' detached sidewalk

Design speed of 30 mph	Reduce design speed from 30 to 25 mph
------------------------	---------------------------------------

Additional requested features:

- a. Projected ADT less than 200
- b. Reduced design speed from 30 mph to 25 mph
- c. Parking permitted on one side of street
- d. Increase parkways from 10' to 10.5'

12. Section 5b: Hillside Residential (Private)

<i>County Standard Section</i>	<i>Requested Modified Section</i>
52' right-of-way	43.5' right-of-way
12' traveled way and shoulder on one side	11.5' travel way with 6' parking on one side and 11.5' travel way (plus 1.5' gutter) with no parking on one side
No sidewalk required	5' detached sidewalk non-contiguous to right-of-way on one side
Design speed of 30 mph	Reduce design speed from 30 to 25 mph

Additional requested features:

- a. Reduced design speed from 30 mph to 25 mph
- b. Decrease right-of-way from 52' to 43.5'. Provide 10' HOA maintained lot in lieu of decreased right-of-way
- c. Increase parkway from 10' to 12.5' on side of street adjacent to residential lots
- d. Provide curb and gutter adjacent parking area in lieu of G-1 curb and delineate parking with 1' wide concrete edge in lieu of ribbon gutter
- e. Allow lighted sag vertical curves also to facilitate faster ascension due to steep terrain. Two occurrences along Guida Sicilia.
- f. Due to steep terrain and an effort to minimize impacts to the surrounding MSCP preserve, a minimum intersection spacing of 160' is requested in lieu of 200'. One occurrence along Guida Sicilia at Corte Carpino and Circulo Nostrale.

13. Section 6: Resort Drive (Private)

<i>County Standard Section</i>	<i>Requested Modified Section</i>
48' right-of-way	40' right-of-way
12' traveled way & 2' shoulders	12' travel ways with concrete edges and no parking on either side
No sidewalk required	4' detached sidewalk non-contiguous to right-of-way on one side
Design speed of 30 mph	Reduce design speed from 30 to 25 mph

Additional requested features:

- a. Reduced design speed from 30 mph to 25 mph

- b. Eliminate shoulders
- c. Pedestrian access on one side from Otay Lakes Road

14. Section 7: Private Residential Roadways (Private)

<i>County Standard Section</i>	<i>Requested Modified Section</i>
40' Private Roadway Easement	32' Private Roadway Easement
12' traveled way and shoulders	10' travel way (plus 2.0' gutter) with no parking on either side
No sidewalk required	No sidewalks
Design speed of 30 mph	Reduce design speed from 30 to 25 mph

Additional requested features:

- a. Reduced design speed from 30 mph to 25 mph
- b. Decrease Private Roadway Easement from 40' to 32'
- c. Reduce minimum centerline radius from 300' to 100'

Cross sections 2a, 2b, 2c, 2d, 3a, 3b, 4, 5, 5a, 6 and 7 are recommended as presented. The following shall be made conditions of approval on the project:

1. Install a "No Parking – Fire Lane" on the non-parking side of the street (Sections 4, 6 & 7)
2. The Homeowners Association shall maintain any concrete pavers within public right-of-way. (Sections 2b, 2d and 3b)
3. The Homeowners Association shall maintain landscape median islands within public right-of-way. (Sections 1, 2a, and 4)
4. The Homeowners Association shall maintain landscape median roundabouts within the private and public right-of-way's

Otay Lakes Road (Sections 1 and 1a – Public Roadways) were recommended for approval in letter from DPW dated June 8, 2010 and in response to Design Exception Request received April 16, 2010.

STANDARD CONDITIONS: The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199 (Attached Herein as Exhibit A), shall be made conditions of this Vesting Replacement Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Vesting Replacement Tentative Map will be authorized. **The following Standard Subdivision Conditions are hereby waived:**

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low-pressure sodium (LPS) vapor light source. This waiver/modification allows the use of LED light fixtures per County of San Diego Street Lighting Specifications dated April 2019.

- (2) Standard Condition 11 and 19(e): Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (3) Standard Condition 12: Said condition pertains to specific requirements for the hiking trails. The standard Condition 12 is waived for more project specific conditions stated under Conceptual Perimeter Trail Option to meet Community Trails Master Plan design criteria.
- (4) Standard Condition 22: Said condition pertains to private subsurface sewage disposal systems. This project proposes public connections to the public sewer system including a pump stations; no septic sewer system is proposed as part of the project.
- (5) Condition 27: Said condition states that the Final Map shall include the entire project area and shall not be filed a units or groups of units. The Final Maps may be filed as units or groups of units.

PRELIMINARY GRADING PLAN: The approval of this Vesting Replacement Tentative Map also includes the approval of the Preliminary Grading and Improvement Plan dated March 3, 2020 consisting of nineteen sheets pursuant to [Section 81.305 of the County Subdivision Ordinance](#). In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be submitted for approval pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS AND THE ATTACHED MITIGATION MONITORING AND REPORTING PROGRAM SHALL BE COMPLIED WITH BEFORE A FINAL MAP FOR EACH ASSOCIATED PHASE OR UNIT IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (and where specifically indicated, mitigation measures, project design features and conditions of approvals shall also be complied with prior to the approval and issuance of grading, clearing, disturbance or other permits as specified):

1-29. The “Standard Conditions (1-29) for Tentative Subdivision Maps” approved by the Board of Supervisors on June 16, 2000, with the exception of those “Standard Conditions” waived above.

ANY PERMIT AND APPROVAL OF GRADING PERMIT: *(Prior to approval of grading permits or improvement plans for applicable units or phases, and prior to approval of the*

Final Map for applicable units or phases of grading, the applicant or its designee shall incorporate the following mitigation measures).

30. GEN#1 - COST RECOVERY

INTENT: In order to comply with [Section 362 of Article XX of the San Diego County Administrative Code](#), Schedule B.5, existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall pay off all existing deficit accounts associated with processing this map. **DOCUMENTATION:** The Applicant or its designee shall provide evidence to [PDS, Zoning Counter], which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

31. GEN#2 - FILING OF NOD/NOE:

INTENT: In order to comply with CEQA and State law, the permit NOD/NOE shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOD/NOE and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOD/NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOD/NOE form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOD/NOE was filed and that a copy of the document is on file at PDS.

32. GEN#3 - GRADING PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the applicable mitigation measures identified for the project. **DOCUMENTATION:** The applicant or its designee shall submit the grading plans and improvement plans for each development phase, which conform to the conceptual development plan for the project. **TIMING:** Prior to the approval of a Final Map and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, or PDS, BD for PDS Minor Grading, DPR, TC for trails and PP for park improvements] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

33. CULT#1 - ARCHAEOLOGICAL MONITORING (M-CR-1, M-CR-2b, M-CR-3, & CR-ED-1)

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (API) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all or any phased grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The Property Owner or their representative which may include the Project Archaeologist shall coordinate with City of San Diego staff when work is to be conducted within City of San Diego jurisdiction properties.
- d. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant or its designee shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to *[PDS, PPD]*. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase. **MONITORING:** *[PDS, PPD]* shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, PPD]* for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring

requirement shall be made a condition of the issuance of the grading or construction permit.

34. PALEO#1 - PALEONTOLOGICAL GRADING MONITORING (M-CR-4)

INTENT: In order to mitigate for potential impacts to paleontological resources, a monitoring program during grading, trenching or other excavation into undisturbed rock layers beneath the soil horizons and a fossil recovery program, if significant paleontological resources are encountered, shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#). **DESCRIPTION OF REQUIREMENT:** A Qualified Paleontologist shall be contracted to perform paleontological resource monitoring and a fossil recovery program if significant paleontological resources are encountered during all or any phased grading, trenching, or other excavation into undisturbed rock layers beneath the soil horizons. The monitoring program shall include the following:

- a. A Qualified Paleontologist ("Project Paleontologist") shall perform the monitoring duties pursuant to the most current version of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#), and this permit. The contract or letter of acceptance provided to the County shall include an agreement that the grading/ trenching and excavation monitoring will be completed, and a [Memorandum of Understanding \(MOU\)](#) between the Project Paleontologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Property Owner or their representative which may include the Project Paleontologist shall coordinate with City of San Diego staff when work is to be conducted within City of San Diego jurisdiction properties.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant or its designee shall provide a copy of the Grading Monitoring Contract or letter of acceptance, cost estimate, and [MOU](#) to the [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase. **MONITORING:** The [PDS, PPD] shall review the contract or letter of acceptance, [MOU](#) and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

**35. LNDSKP#1—LANDSCAPE DOCUMENTATION PACKAGE
(M-AE-1, AE-ED-1, -2 & -6 and M-AQ-2)**

INTENT: In order to provide adequate Landscaping that complies with the [County of San Diego's Water Efficient Landscape Design Manual](#), the County's Water Conservation in Landscaping Ordinance, the Otay Ranch Resort Village Alternative H - Specific Plan, Preserve Edge Plan, Fire Protection Plan, Energy Conservation Plan, Public Finance Plan, Village Design Plan, Water Conservation Plan, and a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain an Encroachment Removal and Maintenance Agreement permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings. Planting shall be selected from plant palettes within the approved Appendix V - Village Design Plan and Appendix II - Fire Protection Plan from the Alternative H- Specific Plan.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system. The use of greywater for landscape irrigation is encouraged when available to offset potable water use.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. Details and locations shall be consistent with Section II.I (Walls and Fences) and Section V (Development Regulations) of the Alternative H Specific Plan. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).

- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway. Plans shall show the location of all trails and pathways, including construction details, specifications, and applicable notes.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan: All manufactured slopes and vegetated storm water bmp's as shown on the preliminary grading plans within the Vesting Replacement Tentative Map 5361RPL1 shall be compliant and consistent with Section's II.C (Grading) and III.C (Storm Water Management) of the Specific Plan, the Preserve Edge Plan, and the Fire Protection Plan. Planting shall be compliant with the Appendix I (Plant List) of the Preserve Edge Plan and Appendix II (Prohibited Plant List) of the Fire Protection Plan.
- i. The title sheets to all Landscape Documentation Package submittals shall contain the following note: *no invasive plant species as included on the most recent version of the California Invasive Plant Council's California Invasive Plant Inventory for the Project region shall be included, and the plant palette shall be composed of native species that do not require high irrigation rates. The Project Biologist shall periodically check landscape products for compliance with these requirements.*
- j. Parkway and buffer landscaping shall be consistent with Section II.D and E (Circulation Plan and Traffic Calming) of the Specific Plan, and compliant with the requirements of the Roadside Fuel Management Zones within the Fire Protection Plan.
- k. Sight distance lines and maintenance notes shall be shown per Section 86.709 (c.9) and 86.710 (a.3) of the Water Conservation in Landscaping Ordinance.
- l. Plans shall be consistent with Section II.H (Conceptual Landscape Plan) of the Specific Plan.
- m. Plans shall be consistent with the water conservation goals identified within Section III.D (Water Service) of the Specific Plan and compliant with Measure W.1-2 (Reduce Outdoor Water Use) of the County's Climate Action Plan.
- n. Plans shall be consistent with Section III.G (Parks, Recreation, Open Space, Preserve, and Trails) of the Specific Plan.
- o. All landscape plans being submitted with grading plans, street improvement plans, off-site improvements, building permit applications, common areas, parks, and those zoning districts identified in Section IV.C (Otay Ranch Resort Village Alternative H Zoning Districts) shall be consistent with the Phasing Plan identified in Section IV.D of the Specific Plan.
- p. All plans shall identify the on-going maintenance responsibilities consistent with Section IV.G (Landscape Maintenance Responsibilities) of the Specific Plan.
- q. A Water Use and Tree Planting Plan shall be submitted and approved prior to building permit applications being granted for any phase of development within Otay Ranch Resort Village Alternative H. Plans shall be prepared per Section 1.A.4 (Single Family Residential Subdivisions) of the Water Efficient Landscape Design Manual and consistent with Section IV.E5 (Landscaping) of the Specific Plan and Section 7.2.6 (Private Residential Lots) within the Fire Protection Plan. The Plan shall establish water budget calculations for each

- single-family lot with less than 2,500 square feet of landscaped area and identify the location of tree planting required of Measure A-2.1 (Increase Residential Tree Planting) of the County's Climate Action Plan. Tree species shall be selected from the Fire Protection Plan and shall be irrigated independently of all other landscape plantings and be controlled by a separate valve.
- r. Tree planting locations for residential, non-residential, and common area landscapes shall address energy conservation in providing shade in the hot summer months and sunlight during cooler winter months.
 - s. All landscape and irrigation adjacent to the Open Space Preserve and Conservation Easements shall be compliant with requirements of the Preserve Edge Plan and Fire Protection Plan. All Fuel Modification Zones shall be shown and dimensioned. Refer to Appendix II (Fuel Modification Plan) within the Fire Protection Plan.
 - t. In addition to those areas adjacent to the Open Space Preserve, all landscaping shall be compliant with Section 7 of the Alternative H Fire Protection Plan. Plans shall show the location and dimensions of all required Fuel Modification Zones. Notes shall be provided identifying vegetation management responsibilities within each Zone as identified within the Plan. Planting within all Zones (per Appendix II) shall be compliant with the Plant List contained in Appendix I of the Plan.
 - u. Applicable landscape plans shall show the location and construction details of the heat-deflecting view walls associated with the approximately 22 lots around the perimeter of the Vernal Pool Preserve Open Space Area and as identified within Section 8 of the Alternative H Fire Protection Plan.
 - v. Landscapes shall be consistent with Sections 6.9 (Water Conservation Plan) and 6.13 (Landscaping) of the Alternative H Energy Conservation Plan.
 - w. Irrigation and planting shall be coordinated in preparation of Water Efficient Landscape Worksheets for all Alternative H landscaping consistent with Table 28 and Section 7.5.5 of the Public Facilities Finance Plan for Water Facilities, projected water demands within the Water Conservation Plan, and Measure W-1.2 (Reduce Outdoor Water Use) of the County's Climate Action Plan. Water budget calculations established during approval of a Landscape Documentation Package will be verified during submittal of the Certificate of Completion.
 - x. All project landscaping (grading, streetscapes, single family residential, multi-family residential, the resort hotel complex, and the village core) shall be consistent with landscape theme's, goals, and requirements within the Alternative H Village Design Plan.
 - y. Periodically monitor incoming landscape products for compliance with the prohibition on non-native invasive species and the requirement for landscaping composed of native species that do not require high irrigation rates.

DOCUMENTATION: The applicant or its designee shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. **TIMING:** Prior

to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development phase a Master Landscape Plan shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.

36. ROADS#1 – TRAFFIC CONTROL PLAN

INTENT: In order to mitigate below levels of significance for temporary construction traffic impacts, a Traffic Control Plan (TCP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** For each development phase have a Registered Civil Engineer or licensed Traffic Control Contractor shall prepare a TCP to the satisfaction of Director of DPW. **DOCUMENTATION:** The applicant or its designee shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to approval of a Final Map for any development phase and grading and improvement plans, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

37. ROADS#2–HAUL ROUTE PLAN (M-AQ-1c)

INTENT: In order to ensure the roads are not damaged by heavy loads that loaded trucks place on the construction route (or subsequent operations- use for applicable projects), a Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** For each development phase a HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant or its designee is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused to the on-site and off-site County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant or its designee will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads as identified on the haul route plan shall be returned to the existing condition or better.
- c. Prior to import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public

roads will be allowed and sweeping to be performed at the end of each week or more depending on the frequency of hauling.

- d. The haul route and the construction traffic will be restricted to travel through the Otay Lakes Road and all the project's onsite roads.

DOCUMENTATION: The applicant or its designee shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant or its designee shall also execute a secured agreement for any potential damages caused by heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to recordation of each Final Map or any grading or improvement plan, an HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

38. **GP#1 - BLASTING PLAN – GRADING PERMIT (M-N-4, M-N-5 & N-ED-1)**

INTENT: In order to comply with County Code Noise Ordinance for temporary blasting related operations, a Blasting Plan shall be prepared and implemented.

DESCRIPTION OF REQUIREMENT: Submit to and receive approval from the Director of PDS, a Blasting Plan consistent with Noise **M-N-4** and **M-N-5**. The Blasting Plan shall demonstrate measures to achieve Noise Ordinance Compliance and include the following parameters (but not limited to the recommendations in this said plan):

- a. All blasting shall be performed by a blast contractor and blasting Personnel licensed to operate in the County.
- b. Each blast shall be monitored and recorded with an air blast overpressure monitor and groundborne vibration accelerometer approved by the County that is located outside the closest residence to the blast.
- c. A Blasting Plan shall include a description of the propose development by phases, implementation measures and estimates of the air blast overpressure level and groundborne vibration at the residence closest to the blast, shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the blast plan.
- d. Blasting shall not exceed 0.1 in/sec PPV at the nearest occupied residence in accordance with County of San Diego Noise Guidelines Section 4.3.
- e. Blasting shall not be conducted within 1,000 feet of on- or off-site sensitive receptors unless the Blasting Plan concludes that a distance less than 1,000 feet would not exceed County construction and impulsive noise standards.

DOCUMENTATION: The applicant or its designee shall prepare the Blasting Plan and submit it to the [PDS, ZONING] and pay all applicable review fees. **TIMING:** Prior to approval of any plan or issuance of any permit, and/or prior to use of the premises in reliance of this permit the Plan shall be approved and implemented throughout the duration of construction for each development phase. **MONITORING:** The [PDS, PPD] shall review the Blasting Plan for compliance with

the content guidelines, the Blasting Plan, County Noise Ordinance, and this condition.

39. AQ/GHG#12 - CONSTRUCTION RELATIONS OFFICER

INTENT: In order to provide public notification and contact for project related construction activities. **DESCRIPTION OF REQUIREMENT:** Prior to construction activities, the applicant or its designee shall employ a construction relations officer who will address community concerns regarding on-site construction activity. The applicant or its designee shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer who will document complaints and concerns regarding on-site construction activity. The sign shall be placed in easily accessible locations along Otay Lakes Road and noted on grading and improvement plans. **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to issuance of the any grading or improvement permits and throughout the duration of the grading and construction for each development phase. **MONITORING:** The [DPW, PDC] shall make sure the contractor complies with the requirements of this condition and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

40. AQ/GHG#16 - CONSTRUCTION CARBON OFFSETS (M-GCC- 7)

INTENT: In order to offset 100% of the project's construction GHG emissions (including sequestration loss from vegetation removal). **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall purchase and retire carbon offsets in a quantity that is sufficient to offset 100% of the project's construction emissions (including sequestration loss from vegetation removal) consistent with the performance standards and requirements set forth below.

- a. **First**, "carbon offset" shall mean an instrument verifying the reduction of GHG emissions issued by any of the following: (i) the Climate Action Reserve, the American Carbon Registry, and Verra; or (ii) any registry approved by the California Air Resources Board (CARB) to act as a registry under the State's cap-and-trade program.
- b. **Second**, any carbon offset utilized to reduce the project's GHG emissions shall be a carbon offset that represents the past or forecasted reduction or sequestration of one (1) metric ton of carbon dioxide equivalent that is "not otherwise used" (CEQA Guidelines Section 15126.4(c)(3)).
- c. **Third**, as to construction and vegetation removal GHG emissions, prior to the County's issuance of the project's first grading permit, the project Applicant(or its designee) shall provide evidence to the satisfaction of Planning & Development Services that the project Applicant(or its designee) has purchased and retired carbon offsets in a quantity sufficient to offset 100 percent of the construction and vegetation removal GHG emissions generated by the project, as identified in the project's certified EIR. In making such a determination, the Director of Planning & Development Services shall require the project Applicant (or its designee) to provide an attestation or similar

documentation from the selected registry(ies) that a sufficient quantity of carbon offsets meeting the standards set forth in this measure have been purchased and retired, thereby demonstrating that the necessary emission reductions are realized.

- d. **Fourth**, the purchased carbon offsets used to reduce construction and vegetation removal GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (California Health & Safety Code Section 38562 (d)(1)).
- e. **Fifth**, all carbon offsets required to reduce the project's construction and vegetation removal emissions shall be associated with the reduction activities that are geographically prioritized according to the following locational attributes: (1) off-site, unincorporated areas of the County of San Diego; (2) off-site, incorporated areas of the County of San Diego; (3) offsite areas within the State of California; (4) off-site areas within the United States; and (5) off-site, international areas. As listed, geographic priorities would focus first on local reduction options (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over, co-benefits to other environmental resource areas.

The Director of Planning & Development Services shall issue a written determination that offsets are unavailable and/or fail to meet the feasibility factors defined in CEQA Guidelines Section 15364 in a higher priority geographic category before allowing the project Applicant(or its designee) to use offsets from the next lower priority category. In making such a determination, the Director of Planning & Development Services shall consider information available at the time of each project-related grading permit request is submitted, including but not limited to:

- i. The availability of in-State emission reduction opportunities, including funding and partnership opportunities with the County, other public agencies, or environmental initiatives with demonstrated integrity;
 - ii. The geographic attributes of carbon offsets that are listed for purchase and retirement;
 - iii. The temporal attributes of carbon offsets that are listed for purchase and retirement;
 - iv. The pricing attributes of carbon offsets that are listed for purchase and retirement; and/or
 - v. Any other information deemed relevant to the evaluation, such as periodicals and reports addressing the availability of carbon offsets.
- f. **Sixth**, over the course of the construction period, the project applicant (or its designee) shall submit annual reports to Planning & Development Services that identify the quantity of emissions reductions required by this mitigation measure, as well as the carbon offsets retired to achieve compliance with this measure.

DOCUMENTATION: The applicant or its designee shall comply with the GHG requirement of this condition. **TIMING:** Prior to the approval of any grading plan and the issuance of any construction permit. **MONITORING:** The [DPW, PDC] shall make sure that the applicant or its designee complies with the GHG requirements of this condition. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

41. FIRE#2 - LIMITED BUILDING ZONE (M-BI-1e): [PDS, PCC] [DGS, RP] [BP, GP, CP, UO] [PDS, FEE X 2].

INTENT: In order to provide Defensible Space for the project, a Limited Building Zone (LBZ) Restriction for Fire Protection purposes shall be established to comply with the County of San Diego Fire Code Section 96.1.4907 for Defensible Space. Additionally in order to protect sensitive biological resources in the adjacent Otay Ranch Preserve and other conserved open spaces pursuant to the Otay Ranch RMP and CEQA, this LBZ easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource areas and avoid other direct and indirect impacts. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the Vesting Replacement Tentative Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Structures designed or intended for occupancy by humans or animals located no less than 100 feet from the nearest biological open space easement boundary, provided that the structures meet the minimum ignition-resistant construction requirements as defined by the County Building Code over the property and that the San Diego County Fire Authority has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required within any portion of the biological open space easement.
- b. Decking, fences, and similar facilities.
- c. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

DOCUMENTATION: The applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, Real Property Division], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant or its designee shall provide copies of the recorded easement documents to [PDS, PCC] for approval. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of

this permit, the easements shall be recorded for each phase in which the LBZ is located. **MONITORING:** The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre-approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant or its designee for signature and subsequent recordation. Upon Recordation of the easements [DGS, Real Property Division] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

42. BIO#38–LIGHTING PLAN (M-BI-15, M-BI-1e & BI-ED-22)

INTENT: In order to minimize the indirect impacts of lighting fixtures on sensitive wildlife species pursuant to Otay Ranch RMP, Otay Ranch Resort Village Alternative H - Preserve Edge Plan, and CEQA, a lighting plan shall be submitted to PDS. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measures **M-BI-1e** and **M-BI-15** as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). The Lighting Plan shall conform to the Otay Ranch Resort Village Alternative H - Preserve Edge Plan (PEP), such that Lighting Plans and a photometric analysis shall be prepared in conjunction with improvement plans for development areas adjacent to the Otay Ranch RMP Preserve to illustrate the location of proposed light standards, type of shielding measure and landscaping. Lighting Plans and accompanying photometric analyses must also be prepared in conjunction with street and other improvements proposed within the Preserve Edge to demonstrate that light spillage into the Otay Ranch RMP Preserve is avoided to the greatest extent possible. Lighting within 100 feet of the Preserve Edge and other Conserved Open Space shall be confined to areas necessary to ensure public safety, and shall be limited to low pressure sodium fixtures, shielded and directed away from the preserve where possible. **DOCUMENTATION:** The Applicant or its designee shall prepare the Lighting Plans and submit it to the [PDS, ZONING] and pay all applicable review fees. The applicant or its designee shall comply with the requirements of the Lighting Plans and this condition for the life of this permit. **TIMING:** The Lighting Plan(s) shall be approved concurrent with any improvement plans adjacent to the Otay Ranch RMP Preserve Edge. **MONITORING:** The County EPM inspector shall review the Lighting Plan for compliance with this measure. The [PDS Code Compliance Division] is responsible for enforcement of this permit.

43. ROADS#3–PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project pavement treatment, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts

for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant or its designee shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of improvement plans or the approval for a Final Map of any development phase, the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

44. DRNG#1—ONSITE & OFFSITE DRAINAGE IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and to comply with the [County Flood Damage Prevention Ordinance No. 10091 \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), and the [County Resource Protection Ordinance \(RPO\) No. 9842](#), drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** With each phase, improve or agree to improve and provide security for all the proposed drainage facilities as indicated on the approved Vesting Replacement Tentative Map and as follows:

- a. Storm Drain Systems (Private and Public)
- b. Bypass storm drain system
- c. Biofiltration Basins
- d. Drainage Channels
- e. Culvert Crossings
- f. (Other if applicable)

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and current standards: [San Diego County Drainage Design Manual](#), [San Diego County Hydrology Manual](#), [County of San Diego Grading Ordinance](#), [Zoning Ordinance Sections 5300 through 5500](#), [County Resource Protection Ordinance \(RPO\) No. 9842](#), [County of San Diego Best Management Practice Design Manual](#), Community Trails Master Plan and Parkland Dedication Ordinance and [County Flood Damage Protection Ordinance No. 10091 \(Title 8, Division 11\)](#), Low Impact Development (LID) and Hydromodification requirements and the [Land Development Improvement Plan Checking Manual](#).

DOCUMENTATION: The applicant or its designee shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve the proposed drainage facilities as indicated on approved Vesting Replacement Tentative Map.
- b. Provide Secured Agreements in accordance with [Subdivision Ordinance Sec. 81.404 \(a\) \(2\)](#).
- c. Pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant or its designee is a representative, then one of the following is required: a corporate certificate indicating those corporation

officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the approval of any plan or recordation of a Final Map for each development phase, the plans, agreements, and securities shall be approved. The improvements shall be completed within 24 months from the recordation of each Final Map or Parcel Map pursuant to Subdivision Ordinance Sec. 81.403. The execution of the agreements and acceptance of the securities shall be completed before the approval of any subdivision map. **MONITORING:** The [PDS, LDR], [DPR, TC] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

45. DRNG#2–DRAINAGE IMPROVEMENTS’ MAINTENANCE MECHANISM

INTENT: In order to assure long-term maintenance of the proposed on and offsite public and private drainage improvements for the project. **DESCRIPTION OF REQUIREMENT:** A Community Facilities District (CFD) or an equivalent funding mechanism (i.e. HOA, etc.) shall be established to fund the perpetual maintenance of proposed on and offsite public drainage improvements to the satisfaction of the Director of DPW and PDS. **DOCUMENTATION:** The Applicant or its designee shall provide written evidence to PDS demonstrating that the CFD or an equivalent funding mechanism has been established for the proposed on and offsite private and public drainage improvements. **TIMING:** Prior to recordation of each Final Map for each development phase or Unit, the CFD or an equivalent funding mechanism shall be established. **MONITORING:** The [PDS, PCC] shall route the evidence to the DPW and PDS for review and approval prior to satisfying the condition.

46. DRNG#3–DRAINAGE FACILITES MAINTENANCE

INTENT: In order to promote orderly development and to comply with the [County Flood Damage Prevention Ordinance No. 10091 \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10410](#), [County Code Section 67.801 et. seq.](#), drainage improvements shall be provided and maintained. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS and DPW, complete the following:

- a. Stormwater BMPs and drainage improvements which are to be publicly maintained by the County shall be designed in conformance with the San Diego County Drainage Design Manual, San Diego County Hydrology Manual, BMP Design Manual or equivalent approved at time of grading start.
- b. Adequate and legal access shall be provided to all county maintained BMPs and drainage improvements.

- c. Establish a Community Facilities District or an equivalent funding mechanism (i.e. HOA, etc.) for perpetual maintenance of all public private facilities including private stormwater facilities

DOCUMENTATION: The applicant or its designee shall provide evidence of completion of above-mentioned requirements. **TIMING:** Prior to recordation of a Final Map for any development phase or Unit, the requirements shall be satisfied. **MONITORING:** The [PDS, LDR], [DPR, TC] shall review the plans for consistency with the condition and County Standards.

47. DRNG#4—LINES OF INUNDATION

INTENT: In order to comply with [Grading Ordinance No. 10179, Section 87.803 \(38\)](#) and prevent future development in flood-prone areas the Lines of Inundation shall be shown on the map. **DESCRIPTION OF REQUIREMENT:** Lines of inundation to the limits of the 100-year flood along the watercourse, which flows through the property, shall be shown and labeled "Subject to Inundation By The 100-Year Flood" on the Final Map. Each parcel shall have a flood free building site to the satisfaction of the Director of PDS. If any of the parcels are found to be devoid of a buildable, flood free site for a residence and/or commercial use, the subdivider shall take appropriate action so that each parcel does have a buildable flood free site. This pertains to watersheds having area of one hundred (100) or more acres. **DOCUMENTATION:** The applicant or its designee shall indicate the lines of inundation on the non-title sheet of the Final Map as indicated above. **TIMING:** Prior to the approval of any plan and each Final Map, the inundation lines shall be indicated and labeled on the grading plan and map for any development phase. **MONITORING:** The [PDS, LDR] shall verify that the inundation lines have been indicated pursuant to this condition.

48. STRMWTR#1 – STORMWATER FACILITIES MAINTENANCE AGREEMENT

INTENT: In order to promote orderly development and to comply with the [County Flood Damage Prevention Ordinance No. 10091 \(Title 8, Division 11\)](#), and the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a Homeowners association or other private entity.
- b. Establish a maintenance agreement/mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines.

DOCUMENTATION: The applicant or its designee shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:**

Prior to the recordation of each Final Map, execution of the agreements and securities shall be completed for any development phase. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

49. STRMWTR#2 – STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

- a. Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.
- b. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the project Applicant or its designee and recorded by the County.

DOCUMENTATION: The applicant or its designee shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of a Final Map, execution of the agreements and securities shall be completed for any development phase or unit. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

50. STRMWTR#3–EROSION CONTROL (M-BI-13)

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [State Construction General Permit, Order No. 2009-00090-DWQ](#), or subsequent order and the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#) and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall maintain the appropriate on-site and off-site Best Management Practices pursuant to the approved Stormwater Management Plan (SWMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided pursuant to [Subdivision Ordinance 81.408](#), for an amount equal to the cost of this work

as determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304\(e\)](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer or its designee shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.

- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant or its designee shall provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR].

TIMING: Prior to recordation of each Final Map, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed for any development phase. **MONITORING:** The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDC] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

51. BIO#1–ENDANGERED SPECIES ACT CONSULTATION & PERMITS (SAN DIEGO FAIRY SHRIMP) [PDS, PCC] [GP, CP, UO] (M-BI-7 & -10)

INTENT: In order to comply with applicable regulations (i.e. Federal Endangered Species Act (FESA)) for impacts to species not covered by the MSCP (i.e. San Diego fairy shrimp), the following agency permit (i.e. Section 7 Consultation or Section 10) shall be obtained if it is determined that impacts to species will occur.

DESCRIPTION OF REQUIREMENT: The applicant or its designee shall satisfy Mitigation Measures **M-BI-7** and **M-BI-10** as described in Chapter 2.3 Biological Resources of the Final EIR - Mitigation Monitoring and Reporting Program (MMRP). The applicant or its designee will comply with any and all conditions that the respective resource agencies (i.e. USFWS) may require for take of San Diego fairy shrimp habitat. **DOCUMENTATION:** The applicant or its designee shall consult the respective agencies to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance. **TIMING:** Prior to the approval or issuance of the first grading permit required for impacts within the County's jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained or evidence provided that it is not required. **MONITORING:** The applicant or its designee shall

demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The [PDS, PCC] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.

52. BIO#2–ENDANGERED SPECIES ACT CONSULTATION & PERMITS (QUINO CHECKERSPOT BUTTERFLY) [PDS, PCC] [GP, CP, UO] (M-BI-9a & 9b)

INTENT: In order to comply with applicable regulations (i.e. Federal Endangered Species Act (FESA)) for impacts to species not covered by the MSCP (i.e. Quino checkerspot butterfly), the following agency permit (i.e. Section 7 Consultation or Section 10) shall be obtained if it is determined that impacts to the species will occur. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measures **M-BI-9a** and **M-BI-9b Quino Checkerspot Butterfly Take Authorization**, as described Chapter 2.3 Biological Resources of the Final EIR - Mitigation Monitoring and Reporting Program (MMRP). If the applicant or its designee seeks take of Quino checkerspot butterfly through the County's MSCP Quino Addition, the Applicant or its designee shall provide documentation that the project is in compliance with any and all conditions required by the County under the South County MSCP Quino Subarea Plan Addition, including concurrence from respective resource agencies (i.e. USFWS and CDFW) if required. **DOCUMENTATION:** The applicant or its designee shall consult the respective resource agencies (i.e. USFWS) to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance. **TIMING:** Prior to the approval or issuance of any grading permit required for impacts within the County's jurisdiction, and prior any grading, clearing, or other disturbance, a permit shall be obtained from the respective resource agencies, evidence provided that it is not required, or documentation provided that the project is in compliance with the MSCP County Subarea Plan Quino Addition. **MONITORING:** The applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The [PDS, PCC] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.

53. BIO#3–COMMUNITY FACILITIES DISTRICT (M-BI-1a)

INTENT: In order to provide for the perpetual management and monitoring of the Otay Ranch Preserve managed by the Preserve Owner/Manager (POM), to protect sensitive biological resources, pursuant to the 2018 Otay Ranch Resource Management Plan Phase 2 (RMP2), and to mitigate significant impacts to sensitive habitats, special-status plant and animal species, and jurisdictional aquatic resources pursuant to the County's Biological Mitigation Ordinance (BMO) and the California Environmental Quality Act (CEQA), a County-administered Community Facilities District (CFD) or similar financing mechanism shall be established.

DESCRIPTION OF REQUIREMENT: The Applicant or its designee shall establish a County-administered CFD or similar financing mechanism for the Otay Ranch Preserve to protect and enhance biological, paleontological, and cultural resources, to maintain biological diversity, and to promote the survival and recovery of native species and habitats. In forming the County's Otay Ranch Preserve CFD or similar financing mechanism, the district shall include the required special tax rates, annexation provisions, a comprehensive list of services, cost estimates for biological management and monitoring activities described in the Otay Ranch RMP documents. **DOCUMENTATION:** The applicant or its designee shall request that the County initiate formation proceedings to establish a CFD or similar financing mechanism and enter into a funding agreement for such formation. The district shall have the capacity to generate revenues required for annual operation and maintenance of the POM. **TIMING:** Prior to the approval of the first Final Map associated with any development phase of the project. **MONITORING:** The [DPR, PDS] shall review the financing documentation for conformance with this condition. Upon recordation of each Final Map, and submittal of the required Otay Ranch RMP Preserve conveyance documents, [DPR, PDS] shall forward a copy of the recorded documents to [PDS, DPR, PCC] for satisfaction of the condition

PRIOR TO THE RECORDATION OF THE FIRST FINAL MAP ASSOCIATED WITH EACH PHASE (AS SHOWN ON EXHIBIT 44: CONCEPTUAL PHASING PLAN OF THE SPECIFIC PLAN), THE FOLLOWING CONDITIONS SHALL BE COMPLETED FOR THE ENTIRE PHASE TO THE SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (PDS).

54. BIO#4—CONSERVED OPEN SPACE [PDS, FEE X 2] (M-BI-17 & BI-ED-6)

INTENT: In order to protect sensitive biological resources, pursuant to the Otay Ranch RMP and CEQA and to mitigate significant impacts to sensitive habitats, special-status plant and animal species, and jurisdictional waters, conserved open space areas (69.3 acres) shall be preserved. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-17** shall establish an open space easement as described the Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). The total anticipated Conserved Open Space is 69.3 acres which is in addition to the required conveyance. Conserved Open Space is not part of the Otay Ranch RMP2 Conveyance Requirement of 1.188. Upon concurrence with City of San Diego, impacts to the Cornerstone lands will be mitigated through City of San Diego mitigation requirements and may include the use of Conserved Open Space lands.

Exemptions to prohibitions associated with this condition includes construction, use, and maintenance of multi-use, non-motorized trails as approved by the Director of PDS, the Director of DPR, provided it is approved by the Director of PDS and in accordance with the County of San Diego Community Trails Master Plan. **DOCUMENTATION:** If the Conserved Open Space (all or in part) is to be managed by the County of San Diego through the County biological open space

easement to satisfy the additional mitigation requirements then the following documentation is required. The applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. If the Conserved Open Space is conveyed in fee title to the Preserve Owner Manager (POM) of the Otay Ranch RMP2 Preserve with funding to pay for review by the POM and associated fees, then the applicant or its designee shall provide a copy of the grant deed to the County showing the dedication. If portions of the Conserved Open Space are used for mitigation of impacts on Cornerstone Lands, then the applicant or its designee shall provide the agreement between the City of San Diego and the Applicant or its designee as documentation for this condition. **TIMING:** Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Otay Ranch Resort Village Alternative H Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the biological open space easements to the County, or habitat conveyance to the Otay Ranch Preserve Owner Manager (POM) or City of San Diego shall be executed and recorded by phase based on the allocated acreages in the table above. **MONITORING:** For recordation on the map, *[PDS, LDR]* shall route the applicable Final Map to *[PDS, PCC]* for approval prior to map recordation. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

**55. BIO#5–RESOURCE MANAGEMENT PLAN (CONSERVED OPEN SPACE)
(M-BI-17)**

INTENT: In order to provide for the perpetual management and monitoring of the proposed Conserved Open Space areas (**BIO#4–CONSERVED OPEN SPACE**), a Resource Management Plan (RMP) shall be prepared and implemented for all or any portion of Conserved Open Space (69.3 acres) that is protected by a biological open space easement granted to County of San Diego (County) that is not managed under another County-approved RMP (i.e. Otay Ranch RMP). **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-17** and shall establish an open space easement as described the Otay Ranch Village 13 Alternative H - as described in the Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). In addition, the County-approved RMP funding costs shall be identified and fully funded to ensure that the funding source remains adequate in perpetuity. One RMP should be developed to cumulatively manage all Conserved Open Space lands managed under this condition. If more than one biological open space easement is recorded, the RMP may be phased to incorporate lands as they are dedicated to the County. This condition may be waived with written approval by the Director of PDS to the extent that any of the areas of Conserved Open Space (69.3 acres) described in **BIO#4–CONSERVED OPEN SPACE** are added to the Otay Ranch RMP Preserve for active monitoring and management by the Preserve

Owner Manager (POM) of the RMP Preserve (**BIO#20–HABITAT CONVEYANCE AND PRESERVATION**) and/or for any portion given to the City of San Diego to mitigate for impacts to Cornerstone Lands. If conveyed to the City of San Diego, the applicant or its designee will satisfy all conditions required by the City. **DOCUMENTATION:** The Applicant or its designee shall prepare the RMP, demonstrate that the RMP has been fully funded, (funding by phase is acceptable), to the satisfaction of the Director of PDS, and submit it to the [PDS, ZONING] and pay all applicable review fees. **TIMING:** Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 44: Conceptual Phasing Plan of the Otay Ranch Resort Village – Alternative H Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the RMP shall be approved by the County and funding established or evidence provided that it is not required. **MONITORING:** The [PDS, PPD] shall review the RMP for compliance with the latest version of the County of San Diego Report Format and Content Requirements, Otay Ranch RMP, and this condition.

56. BIO#6–QUINO CHECKERSPOT BUTTERFLY HABITAT PRESERVATION [PDS, FEE X2] (M-BI-9a & -9b)

INTENT: In order to mitigate for impacts to Quino checkerspot butterfly habitat, which is a sensitive biological resource pursuant to the California Environmental Quality Act (CEQA) and Federal Endangered Species Act (FESA), suitable habitat for Quino checkerspot butterfly will be preserved. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measures **M-BI-9a** and **M-BI-9b Quino Checkerspot Butterfly Habitat Preservation** as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). The applicants anticipate that a majority of potential habitat onsite for Quino checkerspot butterfly shall be conveyed to the Otay Ranch RMP Preserve (**BIO#20–HABITAT CONVEYANCE AND PRESERVATION**) and 69.3 acres of Conserved Open Space shall have a biological easement **BIO#4–CONSERVED OPEN SPACE**). Additional Otay Ranch RMP Preserve off-site conveyance (**BIO#20–HABITAT CONVEYANCE AND PRESERVATION**) is required for the Proposed Project's impacts and shall provide suitable Quino checkerspot butterfly habitat, based on the Otay Ranch RMP Preserve Conveyance Obligation ratio. To meet this condition, preservation of Quino checkerspot butterfly habitat shall be conveyed or conserved such that when the project is built out, the impact on suitable Quino checkerspot butterfly habitat is mitigated in accordance with the requirements of the Section 7 consultation or Section 10 Habitat Conversation Plan at a minimum 2.75:1 mitigation ratio based on the entire development footprint. The required QCB habitat to be conserved will be determined by either a Section 7 or 10 consultation or the mitigation requirements required by the addition of the QCB to the South County MSCP."

If off-site mitigation is required the Otay Ranch RMP mitigation parcel(s) must be acceptable as mitigation for Quino checkerspot butterfly, vegetation within the off-site parcel must be mapped and the site must demonstrate presence of suitable

habitat (with site conditions suitable to support host plant and Quino checkerspot butterfly, such as relative openness and topography), to support Quino checkerspot butterfly per the survey guidelines definition of habitat, and to the satisfaction of the USFWS (only if a Section 7 consultation or section 10 permit is necessary) and the County. PDS, Preserve Owner Manager (POM)/DPR (if necessary), and the USFWS (if necessary) shall review and approve the habitat suitability report and the mitigation lands for its suitability to provide habitat for Quino checkerspot butterfly mitigation prior to purchase and conveyance. A higher mitigation ratio of suitable habitat preservation may be required by the USFWS through the take permit process or the County through the County of San Diego Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition if take is required pursuant to **M-BI-9a**. The Applicant or its designee shall comply with any and all requirements of the County Quino Checkerspot Butterfly Subarea Plan Addition to the South County MSCP or requirements identified a Section 7 consultation or section 10 permit. All Otay Ranch RMP Preserve (**BIO#20-HABITAT CONVEYANCE AND PRESERVATION**) and any Conserved Open Space areas (**BIO#4-CONSERVED OPEN SPACE**) dedicated to the County as part of this project shall be managed under a Quino Checkerspot Butterfly Management/ Enhancement Plan, as discussed further in **BIO#6-QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT PLAN. DOCUMENTATION:** The applicant shall prepare and provide a copy of the Quino Checkerspot Butterfly habitat suitability report for the off-site mitigation parcels for approval from *[PDS, PCC]*, the Preserve Owner Manager (POM)/DPR of the RMP Preserve, and the USFWS (only if a Section 7 or 10 permit is required) and pay all applicable review fees. The applicant shall prepare the draft plats and legal descriptions of the Otay Ranch RMP Preserve and easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of all documents. Additionally, the applicant shall provide a copy of the contract, cost estimate, and MOU for the habitat suitability report to the *[PDS, PCC]*. **TIMING:** Prior to the approval of any plan the Quino Checkerspot Butterfly habitat suitability report shall be submitted to and receive approval from the Preserve Owner Manager (POM) of the RMP Preserve, the USFWS (if a Section 7 or 10 permit is required), and the County prior to recordation or conveyance of off-site mitigation land of the applicable Final Map. The habitat conveyance to Otay Ranch RMP Preserve and all open space easements shall be executed and recorded with each applicable final map. **MONITORING:** The County *[PDS, PPD]*, Preserve Owner Manager (POM)/DPR of the RMP Preserve and USFWS (if a Section 7 or 10 permit is required) shall review and approve the off-site mitigation lands based on the Quino Checkerspot Butterfly Habitat Suitability Report and available data before habitat conveyance and recordation is permitted. Additionally *[PDS, LDR]* shall route the applicable Final Map to *[PDS, PCC]* for approval prior to recordation of the map. The *[PDS, PCC]* and the Preserve Owner Manager (POM)/DPR of the RMP Preserve shall preapprove the language and location of the Otay Ranch RMP) Preserve prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve conveyance and Conserved Open Space (**BIO#3-CONSERVED OPEN**

SPACE), [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

57. BIO#7–QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT PLAN (M-BI-9b)

INTENT: In order to provide for the perpetual management of Quino checkerspot butterfly habitat, which is a sensitive biological resource pursuant to the Federal Endangered Species Act and CEQA, a long-term Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be prepared and implemented for areas of Quino checkerspot butterfly habitat restoration and enhancement (**BIO#6–QUINO CHECKERSPOT BUTTERFLY HABITAT PRESERVATION**). **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-9b Quino Checkerspot Butterfly Management/ Enhancement Plan** as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). Submit a long-term Quino Checkerspot Butterfly Revegetation/ Enhancement Plan to the County Director of PDS, the USFWS (if applicable) and the Preserve Owner/Manager (POM)/DPR of the RMP Preserve for the monitoring and management of areas of potential Quino checkerspot butterfly habitat restoration and enhancement. The Quino Checkerspot Butterfly Management/ Enhancement Plan shall be submitted to the County, USFWS (if applicable), and the Preserve Owner/Manager (POM) of the RMP Preserve for approval. If restoration/ enhancement is to occur on areas with a County easement, i.e. Conserved Open Space, the final Quino Checkerspot Butterfly Revegetation/Enhancement Plan cannot be approved until the following has been completed to the satisfaction of the Director of PDS and Director of Department of Parks and Recreation (DPR), in cases where DPR has agreed to be the owner/manager, to the satisfaction of the Director(s) and/or his/her designee:

- a. The plan shall be prepared by a County-approved biologist and approved by the County, pursuant to the most current version of the [County of San Diego Report Format and Content Requirement Guidelines: Biological Resources](#).
- b. The habitat land to be managed shall be clearly identified.
- c. All open space easements shall be prepared and Otay Ranch RMP Preserve land shall be identified for dedication to the Preserve Owner/Manager to ensure that the land is protected in perpetuity.
- d. A suitable Resource Manager or the Preserve Owner/Manager as appropriate shall be selected and evidence provided by applicant or its designee as to the acceptance of this responsibility by the proposed Resource Manager or the Preserve Owner/Manager.
- e. A Property Analysis Record (PAR) or similar shall be submitted and approved by the County. The Quino Checkerspot Butterfly Revegetation/Enhancement Plan non-wasting funding mechanism to fund annual costs for perpetual monitoring and maintenance shall be identified, approved by the County, and fully funded. All implementation, including ongoing management, associated with the Quino Checkerspot Butterfly

- Revegetation/ Enhancement Plan will be funded directly by the Applicant or its designee, funded through a Community Facilities District established for management by the POM/DPR for Otay Ranch Preserve, a non-wasting endowment, or through another funding mechanism agreed upon by the County, POM, and the Applicant or its designee.
- f. A contract between applicant or its designee and County shall be executed for the implementation of the Quino Checkerspot Butterfly Revegetation/Enhancement Plan.
 - g. All revegetation proposed shall be for a length of 5 years and have an 80 percent success criterion.
 - h. The revegetation component of the report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
 - i. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, and a detailed cost estimate.
 - j. The revegetation component shall include a cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.
 - k. The revegetation component shall include an implementation strategy; appropriate seed/source materials; appropriate planting method; an irrigation plan; quantitative and qualitative success criteria; a maintenance, monitoring, and reporting program; estimated completion time; and contingency measures.

For Quino Checkerspot Butterfly Management/Enhancement Plan areas within the Otay Ranch RMP which will be managed by the Preserve Owner Manager (POM) of the RMP Preserve, the applicant or its designee will work in coordination with the Preserve Owner Manager (POM) of the RMP Preserve to determine the requirements for final Quino Checkerspot Butterfly Revegetation/Enhancement Plan and will, at a minimum, include items g through k listed above.

The Quino Checkerspot Butterfly Management/Enhancement Plan may either be superseded or unnecessary upon completion and adoption of a future County Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition. **DOCUMENTATION:** The applicant or its designee shall prepare the Quino Checkerspot Butterfly Revegetation /Enhancement Plan, submit it to the [PDS, PPD], USFWS (if applicable), and Preserve Owner/Manager (POM) of the RMP Preserve for approval, demonstrate perpetual funding in place for monitoring and management of suitable Quino checkerspot butterfly habitat based on an approved Property Analysis Record (PAR) for activities on Conserved Open Space, or similar, and pay all the applicable review fees and deposits. **TIMING:**

Prior to the approval or issuance of any grading permit as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and prior to any grading clearing, or other disturbance, the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be approved by the County [*PDS, PPD*], the USFWS (if applicable) and the POM/DPR of the RMP Preserve. The Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be implemented and funded with perpetual monitoring and management of habitat areas of potential Quino checkerspot butterfly habitat restoration and enhancement in association with first Final Map of any phase (**BIO#6–QUINO CHECKERSPOT BUTTERFLY HABITAT PRESERVATION**).

MONITORING: The [*PDS, PPD*] shall review the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director’s Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition **BIO#8–SECURED AGREEMENT (QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT PLAN)** shall be made to enter into a Secured Agreement for the implementation of the Plan.

58. BIO#8–SECURED AGREEMENT (QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT PLAN) (M-BI-9b)

INTENT: In order to assure project completion and success of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan in condition **BIO#7–QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT PLAN**, a surety bond shall be obtained and a Secured Agreement shall be executed. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall enter into a Secured Agreement with the County of San Diego as follows:

- a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan.
- b. Provide a 10 percent cash deposit of the cost of all improvements, anticipated to be no less than \$3,000 and no more than \$30,000. If additional management and monitoring is needed, additional funds may be required.
- c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty percent success rate and the vegetative cover percentages outlined in the approved Quino Checkerspot Butterfly Revegetation/ Enhancement Plan, excluding herbaceous species, shall be considered satisfactory completion of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan.

DOCUMENTATION: The applicant or its designee shall execute a Secured Agreement provided with the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the [PDS, LA] for final review and approval.

TIMING: Prior to the approval or issuance of any grading permit, prior to any grading clearing, or other disturbance, and after the approval of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan, the agreement shall be executed and the securities obligation provided for the revegetation implementation associated with each grading phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan. **MONITORING:** The [PDS, LA] shall review the Agreement cash deposit and securities provided for compliance with this condition, and the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan Final Decision. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by [PDS, FISCAL]. Upon acceptance of the Agreement, securities and cash deposit, the [PDS, LA], shall provide a confirmation letter-acknowledging acceptance of securities.

This condition only applies to areas under the County's jurisdiction (i.e. Conserved Open Space). If the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan identifies potential opportunities within the Otay Ranch RMP Preserve, the applicant or its designee will work with the Preserve Owner/Manager (POM) of the RMP Preserve to implement the plan. The Applicant or its designee will provide to the POM funding, through a CFD or other agreed upon funding mechanism, for the development and perpetual implementation of the plan within the Otay Ranch Preserve.

59. BIO#9–WETLAND PERMITS: [PDS, FEE X2] (M-BI-4 & MI-BI-6)

INTENT: In order to comply with the State and Federal Regulations for impacts to U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), California Department of Fish and Wildlife (CDFW) jurisdictional water resources, the following agency permits (i.e. ACOE 404 permit, RWQCB 401 Water Quality Certification, and CDFW Fish and Game Code 1600 Streambed Alteration Agreement), shall be obtained. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measures **M-BI-4** and **M-BI-6 Federal and State Agency Permits** as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). The overall ratio of wetland/riparian habitat mitigation shall be a minimum of 2:1 as determined by the permitting agencies. Impacts to unvegetated and ephemeral stream channels shall occur at a 1:1 ratio. The applicant or its designee agrees to comply with any and all conditions required by the Resource Agencies (i.e. ACOE, RWQCB, and CDFW). **DOCUMENTATION:** The applicant or its designee shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance.

TIMING: Consultation and permits must be obtained prior to the approval or issuance of the first grading permit, and prior to any grading, clearing, or other disturbance which may impact jurisdictional resources. Phasing of wetland permits may be permissible at the discretion of the respective resource agencies (i.e. ACOE, RWQCB, and CDFW) with written consent. **MONITORING:** The [PDS, PCC] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.

60. BIO#10–UPLAND RESTORATION PLAN (TEMPORARY IMPACTS) and WETLANDS MITIGATION AND MONITORING PLAN (M-BI-1d, MI-BI-4, MI-BI-6 & BI-ED-10 thru 12)

INTENT: In order to mitigate for temporary impacts to sensitive upland and jurisdictional aquatic resources, which are sensitive biological resources pursuant to CEQA, revegetation shall occur. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measures **M-BI-1d, M-BI-4** and **M-BI-6** as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP).

The Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan shall conform to the most current version of the [County of San Diego Report Format and Content Requirement Guidelines: Biological Resources for Revegetation Plans for areas under the County's jurisdiction](#). For temporary impacts to be restored within the City of Chula Vista and City of San Diego, their guidelines would apply. The Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan will be prepared to include requirements from all three jurisdictions to the extent feasible. The Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan shall include the following:

- a. The monitoring plan shall be for a length of 5 years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego, conveyance into Otay Ranch RMP Preserve, or evidence of protection in perpetuity by some other means to the satisfaction of the Director PDS.
- c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
- d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.
- e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation,

irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

DOCUMENTATION: The applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the applicant or its designee [Guide to Preparing Revegetation Plans, PDS Form # 717](#), and then submit it to the [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits. **TIMING:** Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance. **MONITORING:** The [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the [County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines](#). Upon approval of the Plans, a Director's Letter of Approval shall be issued to the applicant or its designee, and a request for compliance with condition **BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLANS)** shall be made to enter into a Secured Agreement for the implementation of the Plans.

**61. BIO#11–SECURED AGREEMENT (UPLAND RESTORATION PLAN & WETLANDS MITIGATION & MONITORING PLAN)
(M-BI-1d and M-BI-4 and M-BI-6)**

INTENT: In order to assure project completion and success of the Upland and Wetlands Restoration Plan in condition **BIO#10–UPLAND RESTORATION PLAN and WETLANDS MITIGATION AND MONITORING PLAN**, a surety shall be provided and a secured agreement shall be executed. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall enter into a Secured Agreement with the County of San Diego for areas under the jurisdiction of the County, as follows:

- a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan.
- b. Provide a 10 percent cash deposit of the cost of all improvements, but no less than \$3,000 and no more than \$30,000. If additional management and monitoring is needed, additional funds may be required.
- c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Upland and Wetlands Restoration Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty percent success

rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan.

DOCUMENTATION: The applicant or its designee shall execute a Secured Agreement provided with the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the [PDS, LA] for final review and approval.

TIMING: Prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance, and after the approval of the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan the agreement shall be executed and the securities provided for the revegetation implementation. **MONITORING:** The [PDS, LA] shall review the Agreement cash deposit and securities provided for compliance with this condition, and the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by [PDS, FISCAL]. Upon acceptance of the Agreement, securities and cash deposit, the [PDS, LA], shall provide a confirmation letter-acknowledging acceptance of securities.

62. BIO#12–STORMWATER POLLUTION PREVENTION PLAN [PDS, FEE X2] (M-BI-13)

INTENT: In order to minimize the impacts to sensitive biological resources pursuant to the Otay Ranch RMP and CEQA, a Stormwater Pollution Prevention Plan (SWPPP) shall be developed, approved and implemented. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-13 SWPPP** as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). The requirements approved in the SWPPP shall be implemented and maintained. **DOCUMENTATION:** The applicant or its designee shall prepare the SWPPP and submit it to the [PDS, LDR] and pay all applicable review fees. The applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Prior to the approval or issuance of any grading permit, and prior to any grading clearing, or other disturbance, the SWPPP shall be approved for each grading phase. Upon establishment of the use, the conditions of the SWPPP shall be complied with during construction activities and for the term of this permit. **MONITORING:** The [PDS, LDR] shall review the final SWPPP for compliance with the most recent version of the [California Stormwater Quality Association's Stormwater BMP Handbook](#) and this condition. During construction, the Project Biologist shall review SWPPP measures for compliance with this measure as part of the construction monitoring requirement.

63. BIO#13—ENDANGERED SPECIES ACT & INCIDENTAL TAKE AUTHORIZATION [PDS, PCC] [GP, CP, UO]

INTENT: To comply with the Federal Endangered Species Act (FESA), the California Endangered Species Act (CESA), and the California Natural Community Conservation Planning Act as they might apply to impacts on species covered by the County's MSCP Subarea Plan. The applicant shall obtain incidental take authorization, or a statement indicating that no such take authorization is needed, either through a designated MSCP process or from the applicable Wildlife Agency (i.e. the United States Fish and Wildlife Service (USFWS) or the California Department of Fish and Wildlife (CDFW), depending on which agency has jurisdiction over the species in question). This requirement, however, only applies to potential take of listed species. **DESCRIPTION OF REQUIREMENT:** Prior to the issuance of the first grading permit, the applicant or its designee shall demonstrate that it either does not require take authorization for impacts to listed species for which the grading permit is being issued, or that it has secured such take authorization for impacts to listed species within the area for which the grading permit is being issued through one of the following options:

- **Option 1:** The Applicant and the County may jointly seek to take authorization currently provided through the County's MSCP Subarea Plan pursuant to one of the MSCP's designated processes.
- **Option 2:** The Applicant may seek incidental take authorization from the applicable Wildlife Agency (i.e., either the USFWS or the CDFW) for take of listed species incidental to the development. If the applicable Wildlife Agency with jurisdiction over the species in question determines that take authorization is required before development can occur, the applicant or its designee shall secure take authorization from that applicable Wildlife Agency (depending on which agency has jurisdiction over the species subject to take), and provide proof of such authorization to the Director of Planning & Development Services. Applicant shall comply with any and all conditions set forth in any incidental take authorization or take permit issued by the Wildlife Agency.

DOCUMENTATION: If Option 1 is pursued, the County shall provide the appropriate documentation of the take authorization through the MSCP Subarea Plan. If, following consultation pursuant to Option 2, neither USFWS nor CDFW require incidental take authorization for impacts associated with development, the Applicant shall provide documentation of such determination to the Director of Planning & Development Services. If, pursuant to Option 2, the applicable Wildlife Agency determines that take authorization is required for development, the Applicant shall provide to the Director of Planning & Development Services a copy of the permit(s), agreement(s), or other document(s) issued by the applicable Wildlife Agency authorizing incidental take for listed species affected by the development. **TIMING:** Prior to the approval of any grading permits for the development, the project Applicant shall demonstrate that 1) it has been issued

take authorization through the MSCP as provided in Option 1; 2) it does not require take authorization for impacts to listed species for which the grading permit is being issued as provided in Option 2; or 3) it has been granted take authorization for the particular area for which the grading permit is being issued as provided in Option 2. **MONITORING:** The [PDS, PCC] shall review the permit(s), agreement(s), or other document(s) provided for compliance with this condition. Copies of these permit(s), agreement(s), or other document(s) should be transmitted to the [DPW, ESU], for implementation on the grading plans.

PRIOR TO THE RECORDATION OF EACH FINAL MAP, THE FOLLOWING CONDITIONS SHALL BE COMPLETED FOR THE ENTIRE AREA TO BE IMPACTED TO THE SATISFACTION OF DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (PDS).

64. BIO#20–HABITAT CONVEYANCE AND PRESERVATION [PDS, FEE X 2] (M-BI-1a)

INTENT: In order to protect sensitive biological resources, pursuant to the Otay Ranch Resource Management Plan (RMP), and California Environmental Quality Act (CEQA) and to mitigate significant impacts to sensitive habitats, special-status plant and animal species, and jurisdictional aquatic resources, habitat shall be conveyed to the Otay Ranch Preserve Owner/Manager (POM) or its designee for preservation in perpetuity. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-1a Habitat Conveyance and Preservation** as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). Habitat Conveyance shall be provided in accordance with the Otay Ranch RMP for each Final Map recorded. As such, Conserved Open Space lands may be subject to the habitat conveyance and preservation requirement. Approximate conveyance acreages by phase:

Conveyance Table A

Phase	Approximate Onsite Impacts (acres)	Approximate Conveyance Requirement (acres)
Phase 1	107.54	127.76
Phase 2	64.13	76.18
Phase 3	57.13	67.87
Phase 4	79.13	94.01
Phase 5	62.65	74.43
Phase 6	96.60	114.76
Phase 7	52.31	62.15
Phase 8	67.36	80.02
Phase 9	78.36	93.13
TOTAL	665.2	790.3

The Proposed Project shall convey approximately 790.3 acres on-site within Alternative H, subject to amending at the time of recording for each Final Map. Any remaining acreage of habitat conveyance may be met through off-site acquisitions within the Otay Ranch Preserve in accordance with the Otay Ranch RMP as determined at each Final Map, which will then be conveyed to the Otay Ranch POM.

The habitat conveyance of approximately 790.3 acres must be in compliance with the Otay Ranch RMP and a funding mechanism established by the Applicant or its designee and approved by PDS for the perpetual monitoring and management of the Preserve by the POM. This condition shall not be signed off in its entirety until the following conditions have been met:

1. The applicant or its designee shall provide evidence that offsite Preserve lands to be conveyed, if needed, have been purchased in fee title.
2. The Preserve lands shall be conveyed to the Otay Ranch POM to ensure that the land is protected in perpetuity.
3. The RMP funding costs, including a PAR (Property Assessment Record) or other equally adequate forecast, shall be provided and approved for the Community Facilities District. The funding mechanism to fund annual costs for the RMP shall be approved by the County and implemented.

DOCUMENTATION: The applicant or its designee shall prepare the draft plats and legal descriptions, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. The applicant or its designee shall provide documentation showing the PAR and demonstrating implementation of the funding mechanism for approval. **TIMING:** Prior to the approval of any plan or recordation of each Final Map, the Applicant or its designee shall convey fee title to land within the Otay Ranch Preserve to the Otay Ranch POM or its designee at a ratio of 1.188 acres for each acre of development area, as defined in the Otay Ranch Resource Management Plan. Access to the conveyed property for maintenance purposes shall also be provided to the satisfaction of the POM. The approved associated funding or funding mechanism shall be established prior to first grading permit. **MONITORING:** For recordation on the map, [PDS, LDR] shall route each Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] and POM/DPR of the RMP Preserve shall preapprove the estimated location, and funding of the Otay Ranch RMP Preserve prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve conveyance, [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

65. BIO#21– PRESERVE EDGE PLAN EASEMENT [PDS, FEEX 2]

INTENT: In order to protect sensitive biological resources pursuant to the Otay Ranch RMP, and CEQA, a Preserve Edge Plan (PEP) easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area and avoid other direct and indirect impacts.

DESCRIPTION OF REQUIREMENT: Grant to the County of San Diego a PEP Easement that extends at least 100 feet from all Otay Ranch RMP Preserve, biological open space boundaries, and other protected lands as expressly described in the approved Preserve Edge Plan and shown on the approved Vesting Replacement Tentative Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent protected lands (i.e. Preserve and biological open space easements) and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. Allowable and prohibited activities shall be in conformance with the Otay Ranch RMP and the Alternative H - Preserve Edge Plan (Appendix I) of the Specific Plan. Allowable uses are but not limited to:

1. Brush management in order to reduce fire fuel loads and reduce potential fire hazard.
2. Landscaping shall comply with the requirements of the Otay Ranch Resort Village 13 - Alternative H Preserve Edge Plan for zones and plant palette.
3. Fencing and walls that are built or landscaped in a way to minimize visual impacts to the Preserve and the OVRP. No structures other than fencing and walls shall be allowed.
4. Trails for passive recreational use. Trails should incorporate fencing or barriers and signage to reduce the likelihood of human intrusion into the Preserve.
5. Detention basins, brow ditches, storm drains, and other drainage features to protect the quality of the adjacent Preserve.
6. Construction equipment related to authorized habitat restoration activities
7. Construction and maintenance of roads, sewer, water, storm water/flood and other utility related facilities.

DOCUMENTATION: The applicant or its designee shall show the easement on the each Final map within which the Preserve Edge lands are located with the appropriate granting language on the title sheet concurrent with each Final Map Review, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the approval of any plan and concurrently with the recordation filing of each Final Map, within which the Preserve Edge lands are located, all PEP easements associated with the Final Map shall be recorded. **MONITORING:** For recordation on the map, the *[PDS, LDR]* shall route the each Final Map to *[PDS, PCC]* for approval prior to map recordation. The *[PDS, PCC]* shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements *[DGS, RP]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

66. BIO#14—BIOLOGICAL RESOURCE SALVAGE PLAN (M-BI-1d & M-BI-8)

INTENT: In order to mitigate for the direct loss of California adolphia, San Diego Thornmint, San Diego goldenstar, variegated dudleya, San Diego barrel cactus,

San Diego marsh-elder, San Diego Viguiera and Munz's sage (including plant materials and soils/seed bank), which are a sensitive species pursuant to the Biological Mitigation Ordinance and CEQA, to protect sensitive species, translocation and/or revegetation shall occur. Mitigation requirements for the Proposed Project's impacts on special-status plants are based on the analysis provided in Appendix D-3 Biological Resources Technical Report Supplemental Analysis for Alternative H. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measures **M-BI-1d** and **M-BI-8 Biological Resource Salvage Plan** as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP).

The Biological Resource Salvage Plan shall specify, at minimum, the following: (1) the location of the receptors site(s) in protected open space areas and/or Otay Ranch RMP Preserve within the project site or as approved by the Director of PDS; (2) appropriate methods for plant salvage/ replacement (e.g., harvesting seeds, salvaging and transplantation of impacted plants, and/or nursery propagation) and translocation/ maintenance activities (e.g., native plant mulching, selective soil salvaging, and application of plant materials on manufactured slopes, and application/relocation of resources within the Otay Ranch RMP Preserve); (3) receptor site preparation methods; (4) schedule an action plan for maintaining and monitoring the receptor site(s); (5) list of performance criteria and standards for successful mitigation; (6) measures to protect the receptor site(s) (e.g., trespass and erosion control, weeding); and (7) cost of implementing the relocation plan. The Biological Resource Salvage and Restoration Plan shall conform to the most current version of the [County of San Diego Report Format and Content Requirements](#). At a minimum, the Biological Resource Salvage and Restoration Plan shall include the following:

- a. The monitoring plan shall be for a length of 5 years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means (i.e. Otay Ranch RMP Preserve/POM) to the satisfaction of the Director of PDS.
- c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
- d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.
- e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the

revegetation area for the required monitoring period, and report preparation and staff time to review.

DOCUMENTATION: The applicant or its designee shall prepare a Biological Resource Salvage and Restoration Plan(s), submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits. **TIMING:** Prior to the approval or issuance of any grading permit associated with the Phases as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, the Biological Resource Salvage Plan shall be approved and fully funded. **MONITORING:** The [PDS, LA] shall review the Biological Resource Salvage Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant or its designee, and a request for compliance with condition **BIO#15-SECURED AGREEMENT (BMO BIOLOGICAL RESOURCE SALVAGE PLAN)** shall be made to enter into a Secured Agreement for the implementation of the Plan.

67. BIO#15-SECURED AGREEMENT (BIOLOGICAL RESOURCE SALVAGE PLAN) (M-BI-8)

INTENT: In order to assure project completion and success of the Biological Resource Salvage Plan in condition **BIO#14-BIOLOGICAL RESOURCE SALVAGE PLAN**, a surety shall be provided and a secured agreement shall be executed. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall enter into a Secured Agreement with the County of San Diego as follows:

- a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Biological Resource Salvage and Restoration Plan and,
- b. Provide a 10 percent cash deposit of the cost of all improvements, anticipated to be no less than \$3,000 and no more than \$30,000. If additional management and monitoring is needed, additional funds may be required.
- c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Biological Resource Salvage and Restoration Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty-percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Biological Resource Salvage and Restoration Plan.

DOCUMENTATION: The applicant or its designee shall execute a Secured Agreement provided with the Biological Resource Salvage Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the [PDS, LA] for final review and approval. **TIMING:** Prior to the approval or

issuance of any grading permit associated with the Phases as shown on Exhibit 44: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, and after the approval of the Biological Resource Salvage Plan, the agreement shall be executed and the securities provided for the Biological Resource Salvage Plan implementation. **MONITORING:** The [PDS, LA] shall review the Agreement cash deposit and securities provided for are in compliance with this condition, and the Biological Resource Salvage Plan Final Decision. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected. Upon acceptance of the Agreement, securities and cash deposit, the [PDS, LA], shall provide a confirmation letter-acknowledging acceptance of securities.

68. BIO#25–BIOLOGICAL MONITORING [PDS, FEE X2] (M-BI-1b)

INTENT: In order to prevent inadvertent disturbance to sensitive habitats, special status plant and wildlife species, and jurisdictional aquatic resources, all grading located adjacent to biological open space areas shall be monitored by a biologist.

DESCRIPTION OF REQUIREMENT: A County approved biologist shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities that are adjacent to any Otay Ranch RMP Preserve and biological open space areas for the protection of special-status plant and wildlife species (e.g. California gnatcatcher, San Diego fairy shrimp, San Diego goldenstar, San Diego Thornmint, etc.). The following shall be completed:

- a. The Biologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of [County of San Diego Report Format and Content Requirement Guidelines: Biological Resources](#) and this permit. The contract provided to the county shall include an agreement that this will be completed, and a [Memorandum of Understanding \(MOU\)](#) between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
- b. The cost of the monitoring shall be added to the grading bonds or bond separately.

DOCUMENTATION: The applicant or its designee shall provide a copy of the biological monitoring contract, cost estimate, and MOU to the [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval or issuance of any grading permit for each phase, and prior to any grading, clearing, or other disturbance, the requirement shall be completed for phase under construction. **MONITORING:** The [PDS, PCC] shall review the contract, MOU and cost estimate or separate bonds for are in compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds.

FINAL MAP: (Prior to approval of the Final Map.)

69. CULT#1 - CULTURAL OPEN SPACE EASEMENT AND/OR OTAY RANCH PRESERVE (M-CR-2a)

INTENT: In order to protect sensitive Cultural Resources, either a Cultural Resource Open Space Easement shall be granted or the land shall be conveyed to the Otay Ranch Preserve. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Cultural Resource Open Space Easement or incrementally conveyed to the Otay Ranch Preserve over portions of Open Space Lots A, B, C, D, E, F, H and I as shown on the Vesting Replacement Tentative Map - Sheet 1 of 19 for Alternative H. This easement or conveyance is for the protection of archaeological sites **CA-SDI-12368, CA-SDI-16303, CA-SDI-16308, CA-SDI-16312, CA-SDI-16314, CA-SDI-16315, CA-SDI-16317, CA-SDI-16318, CA-SDI-16320, CA-SDI-16321, CA-SDI-16322, CA-SDI-16324, CA-SDI-16325, and CA-SDI-16326**, and prohibits all of the following on any portion of the land subject to said easement or conveyance: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. The sole exceptions to this prohibition are:

- a. Implementation of a site-capping plan approved by the Director of PDS, if necessary, for the protection of cultural resources.
- b. Selective clearing of vegetation by hand to the extent required by written order of the San Diego County Fire Authority for the express purpose of reducing an identified fire hazard.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health, in a location and manner approved in writing by the Director of PDS.
- d. Activities required to be conducted pursuant to a revegetation, habitat management, or habitat restoration plan approved by the Director of PDS. Any areas where these activities will take place must be reviewed by the County Archaeologist to ensure that significant cultural resources will not be impacted.

DOCUMENTATION: The applicant or its designee shall show the easement or proof of compliance with the required conveyance condition for each Final Map, per the requirements of **Bio#20 HABITAT CONVEYANCE AND PRESERVATION** with priority given to the protect identified cultural sites as acreage is conveyed within the Open Space Lots. In addition, to avoid islands of conveyed lands, the applicant or its designee shall where possible convey lands adjacent to existing POM lands for access and operational efficiencies. Appropriate granting language shall be shown on the title sheet concurrent with each of the Final Map Reviews, or the Applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, RP]*, and pay all applicable fees associated with preparation of the documents, or the Applicant shall provide evidence that the land has been conveyed into a Otay Ranch Preserve.

Easement(s)

TIMING: Prior to the approval of any plan and recordation of each Final Map which a site has been identified and located. **MONITORING:** For recordation on the map, the [PDS, LDR] shall route each Final Map to [PDS, PPD] for approval prior to map recordation. For recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PPD] and [DPR GPM] for preapproval. The [PDS, PPD] shall preapprove the language and estimated location of the easements prior to recordation. Upon recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PPD] for satisfaction of the condition, or if recorded on the map, the [PDS LDR] shall satisfy the condition after map recordation.

Or Conveyance (POM)

TIMING: Prior to the approval of any plan and recordation of each Final Map, the applicant or its designee shall convey fee title to land within the Otay Ranch Preserve to the Otay Ranch POM or its designee at a ratio of 1.188 acres for each acre of development area, as defined in the Otay Ranch Resource Management Plan. Access to the conveyed property for maintenance purposes shall also be provided to the satisfaction of the POM. The approved associated funding or funding mechanism shall be established prior to first grading permit. **MONITORING:** For recordation on the map, [PDS, LDR] shall route each Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] and POM/DPR of the RMP Preserve shall preapprove the estimated location (with cultural site considerations), and funding of the Otay Ranch RMP Preserve prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve conveyance, [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

70. NOISE#1–NOISE RESTRICTION EASEMENT (M-N-1a THRU M-N-1c) [PDS, FEE X 20] – FINAL MAP

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element \(Table N-1 & N-2\)](#), and the [County of San Diego CEQA Noise Guidelines for Determining Significance](#), a noise restriction easement shall be placed on the noise sensitive land use parcels directly adjacent to Otay Lakes Road to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** A Noise Restriction Easement as indicated on the approved Vesting Replacement Tentative Map, Noise Section of the Final EIR, and Noise Report, shall be granted on the map. The Lots identified are as followed: Area R-9: Lots 85 through 101; Area R6: Lots 69 through 75. Area R8: Lots 18 through 37 and Lots 53 through 83; Area R-1a: Lots 3 through 13 and Lots 26 through 29. Area R-1b: Lots 18 through 23. The said easement shall include and shall comply with the following:

- a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, if two-story construction is proposed in a location where traffic noise levels would meet or exceed the 60 dBA CNEL without abatement and where two-story homes are planned to be constructed within 300 feet of the Otay Lakes Road edge of pavement. The acoustical analysis shall demonstrate that the proposed noise sensitive land uses will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels pursuant to the General Plan Noise Element (Table N-1 & N-2). Future traffic noise level estimates must utilize a Level of Service "C" traffic flow for Otay Lakes Road, which is its designated General Plan Mobility Element buildout roadway classification.
- b. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that proposed noise sensitive land uses will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels pursuant to [the General Plan Noise Element \(Table N-1 & N-2\)](#). The acoustical study will be prepared based on proposed noise barrier placement and housing construction to demonstrate and ensure that interior noise levels are below 45 dBA CNEL. Future traffic noise level estimates must utilize a Level of Service "C" traffic flow for Otay Lakes Road, which is its designated General Plan Mobility Element buildout roadway classification.
- c. The noise protection easement language shall contain restriction stating that the structure and the outdoor activity area will be placed such that a noise barrier will complement the residence's architecture, reduce noise levels at outdoor activity areas to within acceptable standards, and will not incorporate a solid (opaque) wall in excess in excess of 10 feet in height.
- d. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- e. The acoustical analysis shall also demonstrate that proposed stationary noise generating sources such as the HVAC systems or generators conforms to the noise levels as indicated by the County's Noise Ordinance, Section 36.404. The acoustical study shall identify all noise-generating equipment and predict noise levels from all identified equipment at the applicable property line. If applicable, the analysis shall also identify

mitigation measures shown to effectively reduce the noise levels to conformance, pursuant County's Noise Ordinance, Section 36.404.

- d. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.
- f. Prior to the approval of any Building Plan and issuance of any Building Permit, the Applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures for habitable structures within 300 feet of Otay Lakes Road. The Applicant shall submit the acoustical analysis along with the building plans to the [PDS, BD] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the Applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.
- g. Prior to the approval of any Building Plan and issuance of any Building Permit for lots identified adjacent to Otay Lakes Road, the Applicant shall install the required permanent noise barriers within their respective phase and as recommended in the Final EIR and acoustic analysis on file under PDS2004-3810-04-002 (SP). Areas identified as requiring the barrier wall are as followed: Three-foot high noise wall along the southern edge of Area R-8: Lots 53 through 81. Two-foot high noise wall along Area R-8: starting on the northern edge of Lot 20 and extending on the southern edge of Lot 20 through Lot 31. Two-foot high noise wall along Area R-1b: starting on the northern edge of Lot 18 and extending to the western edge of Lots 18 through 23 and ending on the western edge of Lot 23. Five-foot high noise wall along Area R-1a: starting on the southern edge of Lot 5 and extending to western edge of Lot 5 through Lot 13. Four-foot high noise wall along Area R-1a: starting on the western edge of Lot 26 then extending to the western edge of Lots 26 through Lot 29. The applicant is required to incorporate the proposed project design recommendations and mitigation measures, into the Building Plans (if necessary).
- i. The applicant or its designee shall construct the noise barriers at the top of slope and at the back of yards for any Noise Sensitive Land Use that would be exposed to a CNEL greater than 60 dBA, directly adjacent to Otay Lakes Road as shown in the Project EIR. The barrier shall be at the height specified above. Barriers may be constructed of masonry, wood, 0.625-inch thick Plexiglas, 0.25-inch thick plate glass, or combination of these materials. The barrier must have a minimum surface density of 4 pounds per square foot. Earthen berms or a combination of berms and walls could also be used to provide noise

attenuation. The barriers must be designed so there are no openings or cracks.

- ii. The applicant or its designee shall submit photo graphic evidence to the *[PDS, BD]* for review, verification of the installation of the noise barriers, and approval before the building permits can be issued. To the satisfaction of the *[PDS, PCC]*, the Applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

- h. If new information is provided to prove and certify that the noise barriers being used is different than what was proposed in the noise report and FEIR, then a new noise analysis maybe reviewed to the satisfaction of the *[PDS, PCC]*. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements and to demonstrate conformance to the General Plan Noise Element. Any proposed alternative methods, or the reduction or elimination of noise barriers maybe reviewed and determined by the Director of Planning and Development Services.

DOCUMENTATION: The applicant or its designee shall show the easement on each Final map of the effected lots with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING:** Prior to the approval of each Final Map, the requirements of this condition shall be completed for any development phase where the Noise Restriction Easement is located. **MONITORING:** The *[PDS, LDR]* shall verify that the easement is indicated on the map as specified and recorded.

71. TRAILS#1 –TRAIL EASEMENT

INTENT: In order to promote orderly development by providing trail connections pursuant to the County of San Diego General Plan, [Community Master Trails Plan](#) and to comply with the County Subdivision Ordinance Sections 81.401(n) and 81.402.v, the applicant or its designee shall dedicate public non-motorized twenty foot (20') multi-use trail easements for Community Collector and Boulevard sections along Otay Lakes Road within the County right of way. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall dedicate to the County of San Diego, twenty foot (20') the respective non-motorized multi-use trail easements as shown on the approved Vesting Replacement Tentative Map. **DOCUMENTATION:** The applicant or its designee shall prepare improvement plans and provide securities for the construction of the trails and all associated work. All plans and improvements shall be completed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#), the [County of San Diego Public Road Standards](#), and the [Land Development Improvement Plan Checking Manual](#). The phased improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance

of the securities for which the trail section is located. The applicant or its designee shall complete the following:

- a. Process and obtain approval of Grading Plans to improve the public non-motorized multi-use trails.
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.405 through 81.406.1.](#)
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI] and [DPR, TC]

The plans shall be submitted to [DPR, TC] and [PDS, LDR], for review and approval. **TIMING:** Prior to the approval of each grading and improvement plan associated with Otay Lakes Road construction, the trail plan, associated agreements and securities shall be approved for which the trail section is located. The applicant or its designee shall dedicate the trail easements to the County of San Diego. **MONITORING:** The [DPR, TC] and [PDS, LDR] shall review the plans for conformance and approve all financial securities for the construction of the trail. The applicant or its designee shall show the easements on each applicable Improvement Plan which the trail section is located, with the appropriate granting language on the title sheet concurrent with each Improvement Plan Review.

72. TRAILS#2 – TRAIL IMPROVEMENTS (PERIMETER TRAIL)

INTENT: In order to promote orderly development by providing trail connections pursuant to the County of San Diego General Plan, [Community Master Trails Plan](#) and to comply with the County Subdivision Ordinance Sections 81.401(n) and 81.402.v, the applicant or its designee shall dedicate public non-motorized multi-use trail easements around the Project as approved by the Board of Supervisors.

DESCRIPTION OF REQUIREMENT: Improve or agree to improve the approved perimeter trail around the development to the satisfaction of DPR and PDS a non-motorized Type C primitive public trails to a minimum width of four to eight (4-8') feet within the non-motorized public trail and shall dedicate to the County of San Diego, twenty foot (20') non-motorized multi-use trail easements as shown on Sheet 19 of the approved Vesting Replacement Tentative Map.

DOCUMENTATION: The applicant or its designee shall prepare improvement plans and provide securities for the construction of the trails and all associated work. All plans and improvements shall be completed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#), the [County of San Diego Public Road Standards](#), and the [Land Development Improvement Plan Checking Manual](#). The phased improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities for which the trail section is located. The applicant or its designee shall complete the following:

- a. Process and obtain approval of Grading Plans to improve the public non-motorized multi-use trails.

- d. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.405 through 81.406.1.](#)
- e. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI] and [DPR, TC]

The plans shall be submitted to [DPR, TC] and [PDS, LDR], for review and approval. **TIMING:** Prior to the approval of each Final Map and associated grading and improvement plans, the trail plan, associated agreements and securities shall be approved for which the trail section is located. Associated with neighborhood R-9 trail improvements, the applicant or its designee shall complete the perimeter trail (temporary or permanent) through the resort site within the preserve edge/fuel modification zone down to Otay Lakes Road and provide necessary pedestrian connections. The applicant or its designee shall dedicate the trail easements to the County of San Diego. **MONITORING:** The [DPR, TC] and [PDS, LDR] shall review the plans for conformance and approve all financial securities for the construction of the trail. The applicant or its designee shall show the easements on each applicable Final Map which the trail section is located, with the appropriate granting language on the title sheet concurrent with each Final Map Review.

73. PARKS #1 – PUBLIC PARK LAND DEDICATION (PUBLIC PARK P-1): [PDS, PPC] [DPR, PP] [DGS, RP] [DEH, RP]

INTENT: In accordance with Title 8, Division 10 of the San County Code of Regulatory Ordinance also known as the Park Lands Dedication Ordinance (PLDO) and in order to comply with PLDO Section 810.103 and to receive PLDO credit, the public park known as the **Public Park P-1** shall be fully developed in accordance with the PLDO and an approved Final Park Site Plan. **DESCRIPTION OF REQUIREMENT:** Any and all park land dedication and improvements receiving PLDO credit pursuant to the PDLO shall comply with the following requirements:

- a. A Final Park Site Plan (that includes grading, irrigation, landscaping, and improvement plans and construction documents) shall substantially conforms to the Public Park P-1 Conceptual Recreational Park Plan Exhibit 37 in the approved Specific Plan SP 04-002, Vesting Replacement Tentative Map No. TM 5361 RPL1, and the park design and construction standards specified by the Department of Parks and Recreation (DPR) shall be approved by the Director of DPR.
- b. Public Neighborhood Park P-1 shall consist of 10.6 acres of parkland with 9.8 acres improved with PLDO Eligible Recreational Uses as defined in the PLDO, including facilities and amenities identified on the approved Conceptual Recreational Park Plan for Specific Plan SP 04-002, Vesting Replacement Tentative Map No. TM 5361 RPL1 and shall be in conformance with the Park Design Manual and PLDO.
- c. Park site improvements identified in the approved Final Park Site Plan shall be constructed, and fee title to Public Park P-1 conveyed to the County by

grant deed free of encumbrances, as evidenced by an Environmental Site Assessment and an insured California Land Title Association Policy provided by the Applicant or its designee and approved by the Director of DPR.

- d. If there is less than 9.8 acres of improved active recreational uses as defined in the PLDO in the approved Final Park Site Plan for Public Neighborhood Park P-1, a combination of public and private parkland shall be dedicated and/or park in-lieu fees for park land dedication and park improvement impact fees for park improvements shall be required pursuant to the PLDO and shall be approved by the Director of DPR.
- e. The applicant or its designee may satisfy the preceding requirement for construction of the Public Neighborhood Park P-1 by entering into a Secured Park Acquisition and Improvement Agreement (Secured Agreement) with DPR pursuant to the PLDO and DPR Park Design Manual, prior to recordation of the first Final Map.
 - i. Require Public Neighborhood Park P-1 construction pursuant to the approved Final Park Site Plan and the DPR Park Design Manual, and as approved by the Director of Parks and Recreation.
 - ii. Require the Public Neighborhood Park P-1 to commence construction prior to occupancy of the 646th dwelling unit for this project.
 - iii. Specify that the construction timeline of Public Neighborhood Park P-1 shall not exceed one and half (1-½) years from commencement of park construction.
 - iv. Be accompanied by security deposit sufficient to cover the cost of operating and maintaining Public Neighborhood Park P-1 improvements for a minimum of two years and in the form and amount specified by the DPR Director.
 - v. Comply with the requirements for improvement security as specified in the Subdivision Map Act at Government Code section 66499 et seq. and the County Subdivision Ordinance at County Code section 81.407 et seq.
- f. The Secured Agreement shall require construction of the Public Park P-1 to commence prior to issuance of the 646th building permit or 1/3 of the total dwelling units for this project. The Secured Agreement shall specify that the construction timeline of Public Park P-1 shall not exceed one and half (1-½) years from commencement of park construction. The Secured Agreement shall be accompanied by security deposit sufficient to cover the cost of

operating and maintaining Public Park P-1 improvements for a period of two years and in the form and amount specified by the DPR Director. The Secured Agreement shall comply with the requirements for improvement security as specified in the Subdivision Map Act at Government Code section 66499 et seq. and the County Subdivision Ordinance at County Code section 81.407 et seq. **DOCUMENTATION:** The applicant or its designee shall complete and provide the following:

1. Process and obtain approval from the Director of DPR for a Final Park Site Plan for Public Neighborhood Park P-1.
2. Process and obtain approval from the Director of DPR for the grading, irrigation, landscaping, and improvement plans and construction documents for Public Neighborhood Park P-1 in compliance with the PLDO and the requirements mentioned above.
3. Construct park improvements identified in the Final Park Site Plan and the grading, irrigation, landscaping, and improvement plans and construction documents for Public Neighborhood Park P-1 and as approved by the Director of DPR. Note that the Final Park Site Plan will be submitted as part of the Planning & Development Services (PDS), Grading Plan, PDS Landscape Plan, and PDS Building Plans sets.
4. Submit a Phase I and/or II, Environmental Site Assessment to DPR and the Department of Environmental Health (DEH) through the Volunteer Assistance Program for acceptance/closure from the DEH and the Director of DPR prior to conveyance of fee title to Public Neighborhood Park P-1.
5. Submit a Mandatory Dedication Checklist to DPR and the Department of General Services (DGS) which is comprised of conveyance fee title by grant deed of Public Neighborhood Park P-1 that has been constructed in accordance with the Final Park Site Plan, is free of encumbrances and an insured California Land Title Associating Policy provided by the applicant or its designee subject to the approval of the Director of DPR and DEH prior to conveyance of fee title to Public Neighborhood Park P-1.

OR

6. Enter into a Secured Park Acquisition and Improvement Agreement with DPR pursuant to the PLDO and DPR Park Design Manual that ensures construction of Public Neighborhood Park P-1 and conveyance of fee title to Public Neighborhood Park P-1 fee title in the manner specified above, and/or and as applicable payment of in-

lieu fees for park land dedication and park improvement impact fees for park improvements.

TIMING: Prior to the recordation of the first Final Map which the P-1 is located (or occupancy of the 646th dwelling unit, whichever comes first). **MONITORING:** The [DPR, PP] and [PDS, PCC, Landscape Architect] shall review the Park Site Plan, grading, irrigation, landscaping, and improvement plans, and construction documents. [DPR, PP] shall review the secured Park Acquisition and Improvement Agreement. The [DEH, RP] and [DPR, PP] shall review the Phase I and/or II, Environmental Site Assessment through the Volunteer Assistance Program. The [DGS, RP] and [DPR, PP] shall review the California Land Title Association Policy. The [DPR, PP] shall determine if dedication of additional parkland or payment of in-lieu park fees is required. The [PDS, BD] shall monitor certificates of occupancy over the course of the construction period up to the 646th and after 575th certificate of occupancy is granted for the project, the project applicant (or its designee) shall submit annual monthly reports to DPR and PDS, BD for tracking the quantity of building permits certificates of occupancy granted until construction of Public Park P-1 is completed, issued during this timeframe and, if required, collect park in-lieu park fees for park land dedication and park improvement impact fees for park improvements to achieve compliance with this measure.

74. **PARKS #2 - PRIVATE PARK LAND DEDICATION EASEMENTS**

INTENT: In accordance with Title 8, Division 10 of the San Diego County Code of Regulatory Ordinance also known as the Park Lands Dedication Ordinance (PLDO) and in order to comply with PLDO Section 810.103 and to receive PLDO credit pursuant to PLDO Section 810.108 any and all private parks (P-2, P-3, P-4, P-5, P-6 and HOA) receiving PLDO credit pursuant to PLDO Section 810.108, an easement shall be dedicated to the County that restricts the use of the private parks for recreational purposes and ensures operation and maintenance of the private parks will be provided by a private entity. **DESCRIPTION OF REQUIREMENT:** The applicant shall dedicate an easement to the County by separate document or on each Final Map within which the private park(s) is/are located that and shall comply with the following:

- a. Restricts the use of the Private Parks P-2, P-3, P-4, P-5, P-6 and HOA to park and recreational purposes only;
- b. The operation and maintenance of Private Parks P-2, P-3, P-4, P-5, P-6 and HOA shall be funded by a Homeowners' Association or other funding mechanism approved by the Department of Parks and Recreation (DPR); and
- c. Provide defense and indemnification provision in favor of the County that is satisfactory to the Director of DPR.

DOCUMENTATION: The easement may be recorded by separate document or on the Final Map within each of the private parks (P-2, P-3, P-4, P-5, P-6 and HOA) are located. The easement shall be submitted to the DPR, PDS and DGS for review and approval. **TIMING:** Prior to or simultaneously with, recordation of the

first Final Map within which each of the private parks (P-2, P-3, P-4, P-5, P-6 and HOA) are located. **MONITORING:** The [DPR, PP] [PDS, PCC] and [DGS, RP] shall review the documentation for conformance with this condition.

75. PARKS #3 – ESTABLISHMENT OF FUNDING MECHANISM FOR PUBLIC PARKS AND TRAILS

INTENT: A funding mechanism shall be established to the satisfaction of the DPR to fully fund the operation and maintenance of the Public Neighborhood Park P-1 and any and all publicly dedicated trails. **DESCRIPTION OF REQUIREMENT:** Establish a Community Facilities District (CFD) or other funding mechanism approved by the DPR to fully fund the operation and maintenance of the public park and trails. **DOCUMENTATION:** The CFD or other funding mechanism shall have the capacity to generate enough revenue to fund the annual operation and maintenance of the public parks and public trails, as determined by the DPR. In addition to the special tax on developed parcels, the CFD or other funding mechanism shall include an “undeveloped land tax” which will allow revenue to be generated on all undeveloped parcels/developed parcels within each respective phase/zone of the CFD. The CFD or other funding mechanism will allow for each development phase of the Project to be progressively annexed. If required, annual increases are allowed under the CFD formation documents. **TIMING:** Prior to the recordation of the first Final Map. **MONITORING:** The [DPR, PP] [PDS, PP] shall review the documentation for conformance with this condition.

76. PARKS #4 – PARK LAND DEDICATION (PLDO) PARK PHASING PLAN: [PDS, PPC] [DPR, PP].

INTENT: A Park Phasing Plan shall be submitted for review and approval to ensure that the public and private parks are constructed and operating to ensure compliance with Park Lands Dedication Ordinance (PLDO), the Specific Plan 04-002, and Vesting Replacement Tentative Map No. TM 5361 RPL1. **DESCRIPTION OF REQUIREMENT:** A Park Phasing Plan shall be submitted to the County Departments of Parks and Recreation and Planning and Development Services for review and approval. The Phasing Plan shall include milestones for commencing public and private park improvements, and public parkland dedication, and payment of fees. **DOCUMENTATION:** The applicant shall provide a Park Phasing Plan. **TIMING:** Prior to recordation of the first Final Map. **MONITORING:** The [DPR, PP], [PDS, PCC] shall review the Park Phasing Plan to verify compliance with this condition.

APPROVAL OF MAP: The conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

Table 1 is related to the development phasing by improvements.

Tables 2 & 3 describe the phasing and the limits of improvements and dedications for Public Roads and Private Roads applicable to each unit of the project.

Table 1-Public Facility Phasing

Facility	PHASES								
	PH1	PH2	PH3	PH4	PH5	PH6	PH7	PH8	PH9
Drainage Facilities	Secure and Enter an Agreement to Construct prior to issuance of first grading permit in each phase.								
Urban Runoff Facilities	Secure and Enter into an Agreement to Construct Basins #1 and 2 prior to issuance of grading permit for each phase.			Secure and Enter into an Agreement to Construct Basins #1, 2, and 3 prior to issuance of grading permit in phase.	Secure and Enter into an Agreement to Construct Basins #2, 3, and 4 prior to issuance of grading permit in phase.	Secure and Enter into an Agreement to Construct Basins #2, 3, and 4 prior to issuance of grading permit in phase.	Secure and Enter into an Agreement to Construct Basin #4 prior to issuance of grading permit in phase.	Secure and Enter into an Agreement to Construct Basin #4, 5, and 6 prior to issuance of grading permit in phase.	Secure and Enter into an Agreement to Construct Basin #4, 5, and 6 prior to issuance of 1 st grading permit in phase.
Sewerage Facilities									
<i>Pump Stations</i>	Secure and Enter into an Agreement to Construct Pump Station #2 prior to issuance of the First Final Map in each phase. Construct Pump Station #1 prior to issuance of 400 th building permit project wide.			Secure and Enter into an Agreement to Construct Pump Station #1 prior to issuance of the First Final Map in each phase.		Secure and Enter into an Agreement to Construct Pump Station #2 prior to issuance of the First Final Map in each phase. Construct Pump Station #1 prior to issuance of 400 th building permit project wide.		Secure and Enter into an Agreement to Construct Pump Station's #2 and #3 prior to issuance of the First Final Map in each phase. Construct Pump Station #1 prior to issuance of 400 th building permit project wide.	
<i>Off-Site Transmission Line</i>	Secure and Enter into an Agreement to Construct prior to approval of First Final Map project wide.								
Transportation Systems Facilities									
<i>Otay Lakes Road Phase 1 Improvements –</i>	Secure and Enter an Agreement to Construct of Otay Lakes Road (Phase 1) – prior to approval of the First Final Map.								
<i>Otay Lakes Road Phase 2 Improvements – 1st round-about to 2nd round-about</i>					Secure and Enter an Agreement to Construct of Otay Lakes Road (Phase 2) – prior to approval of the First Final Map of these Development Phases.			Secure and Enter an Agreement to Construct of Otay Lakes Road (Phase 2) – prior to approval of the First Final Map of these Development Phases.	

1-563

<p><i>Otay Lakes Road Phase 3 Improvements – 2nd round-about to the 3^d round-about</i></p>			<p>Secure and Enter into an Agreement to Construct Otay Lakes Road from 2nd round-about to 3rd round-about prior to approval of the First Final Map of these Development Phases.</p>
<p><i>Otay Lakes Road Phase 4 Improvements – 3rd round-about to the eastern Boundary</i></p>			<p>Secure and Enter into an Agreement to Construct Otay Lakes Road from the 3rd round-about to the eastern edge of project prior to approval of the Resort Site Plan.</p>

<p>Facility</p>	<p>Table 1 – Phasing Table</p>								
	<p>PH1</p>	<p>PH2</p>	<p>PH3</p>	<p>PH4</p>	<p>PH5</p>	<p>PH6</p>	<p>PH7</p>	<p>PH8</p>	<p>PH9</p>
<p><i>Otay Lakes Road from Lake Crest to City County boundary</i></p>	<p>Secure and Enter an Agreement to Construct prior to approval of First Final Map project wide. Construct prior to issuance of 728th building permit project wide.</p>								
<p><i>Wueste Road at Otay Lakes Road Signalization</i></p>	<p>Secure and Enter an Agreement to Construct prior to approval of First Final Map project wide. Construct prior to issuance of 1,234th building permit project wide.</p>								
<p>Water Facilities</p>									
<p><i>Water Tank</i></p>	<p>Secure and Enter an Agreement to Construct prior to approval of the First Final Map project wide.</p>								
<p><i>Transmission Line to Project</i></p>	<p>Secure and Enter an Agreement to Construct prior to approval of the First Final Map project wide.</p>								

1-564

<i>Transmission Line to Water Tank</i>	Secure and Enter an Agreement to Construct prior to recordation of First Final Map. Construct prior to issuance of 400 th Building Permit.
--	---

Tables 2 and 3 describe the phasing and the limits of improvements for Public and Private Roads applicable to each phase of the project.

Table 2-Public and Private Road Phasing Plan (West Phases 1-3 and 4N)

Street Name	From	To	Applicable Phases and Units						Typical Section ¹
			Phase 1 (R-1a)	Phase 1 (R-1b)	Phase 1 (R-2)	Phase 2 (R-3)	Phase 3 (R-3, R-4)	Phase 4N (R-4)	
Otay Lakes Road (OLR)	City/County boundary	Piazza Urbino	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	1
Strada Piazza	Otay Lakes Road (OLR)	Circulo Almalfi	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	2a, 2b, and 3a
Piazza Urbino	OLR	Circulo Almalfi	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	2b, 2c and 2d
Strada Piazza	Circulo Almalfi	OLR	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	2a, 2b, 2d, 3a and 3b
Circulo Almalfi	Strada Piazza	Piazza Urbino	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	2b
Piazza Sorano	Strada Piazza	Vale Malvasia	--	Any Unit	Any Unit	--	--	--	5 and 5a
Vale Malvasia	Piazza Sorano	Vale Dolce	--	Any Unit	Any Unit	--	--	--	5
Vale Dolce	Vale Malvasia	Strada Carpino	--	Any Unit	Any Unit	--	--	--	5
Strada Carpino	Vale Dolce	Piazza Brunello	--	Any Unit	Any Unit	--	--	--	5

1-565

Street Name	From	To	Applicable Phases and Units						Typical Section ¹
			Phase 1 (R-1a)	Phase 1 (R-1b)	Phase 1 (R-2)	Phase 2 (R-3)	Phase 3 (R-3, R-4)	Phase 4N (R-4)	
Piazza Brunello	Strada Carpino	Strada Piazza	--	Any Unit	Any Unit	--	--	--	5
Piazza Brunello	Strada Carpino	Circulo Nostrale	--	--	Any Unit	--	--	--	5
Circulo Nostrale	Piazza Brunello	Strada Carpino	--	--	Any Unit	--	--	--	2b
Strada Zitoni	Circulo Nostrale	Piazza Brunello	--	--	Any Unit	--	--	--	5
Strada Piazza	Circulo Almalfi	Strada Revanna	--	--	--	Any Unit	Any Unit	Any Unit	2c
Strada Revanna	Strada Piazza	Strada Cresto	--	--	--	Any Unit	Any Unit	Any Unit	3a
Strada Cresto	Strada Revanna	Guida Dolcetto	--	--	--	Any Unit	Any Unit	Any Unit	5
Guida Dolcetto	Strata Cresto	Strada Campanelle	--	--	--	Any Unit	Any Unit	Any Unit	5
Strada Campanelle	Guida Dolcetto	Via Terni	--	--	--	Any Unit	Any Unit	Any Unit	5
Strada Campanelle	Via Terni	Strata Assisi	--	--	--	Any Unit	Any Unit	Any Unit	5 and 5a
Strada Assisi	Strata Carpinelle	Strada Cresto	--	--	--	Any Unit	Any Unit	Any Unit	5 and 5a
Via Lombardi	Guida Dolcetto	Strata Assisi	--	--	--	--	Any Unit	--	5a
Strada Assisi	Strada Cresto	Piazza Nebbolo	--	--	--	--	--	Any Unit	5 and 5a
Strada Nebbolo	Strada Assisi	Via Spoleto	--	--	--	--	--	Any Unit	5
Via Spoleto	Strada Nebbolo	Strada Cresto	--	--	--	--	--	Any Unit	5
Various residential roads		See Vesting Replacement Tentative Map	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	7

1-566

Table 3-Public and Private Road Phasing Plan Continued (East Phases 4S and 5-9)

Street Name	From	To	Applicable Phases and Units						Typical Section ¹
			Phase 4S (R-3, R-5)	Phase 5 (P-1, P-5, R-6, R-7)	Phase 6 (R-8)	Phase 7 (R-6)	Phase 8 (R-4, P-4, R-9, R-10)	Phase 9 (P-5, R-9, R-10)	
Guida Drivieto	Strada Revanna	Viale Trebbiano	Any Unit	--	--	--	--	--	5
Guida Positano	Strada Revanna	Viale Trebbiano	Any Unit	--	--	--	--	--	5
Viale Trebbiano	Strada Piazza	Guida Poitano	Any Unit	--	--	--	Any Unit	--	
Strada Piazza	Circulo Almafì	Otay Lakes Road	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	3a. 3b. 2b. 2c
Circulo Almafì	Piazza Urbino	Strada Piazza	--	Any Unit	--	--	--	--	2b
Piazza Monza	Strada Piazza	Viale Bevagna	--	Any Unit	--	--	--	--	5
Piazza Molinara	Anello Arezzo	Viale Bevagna	--	Any Unit	--	--	--	--	5
Viale Verdicchio	Piazza Monza	Cul-de-sac	--	Any Unit	--	--	--	--	5, 5a
Via Fiesole	Piazza Molinara	Viale Verdicchio	--	Any Unit	--	--	--	--	5
Anello Arezzo	Piazza Sovana	Piazza Molinara	--	Any Unit	--	--	--	--	5
Via Cetona	Piazza Molinara	Piazza Sovana	--	Any Unit	--	--	--	--	5
Via Brescia	Piazza Molinara	Piazza Sovana	--	Any Unit	--	--	--	--	5
Piazza Sovana	Strada Piazza	Via Brescia	--	Any Unit	Any Unit	--	--	--	5
Via Cetona	Piazza Sovana	Piazza Arezzo	--	--	Any Unit	--	--	--	5
Piazza Sovana	Strada Piazza	Guida Maurino	--	--	--	Any Unit	--	--	5
Guida Maurino	Piazza Sovana	Circulo Nesta	--	--	--	Any Unit	--	--	5
Circulo Nesta	Piazza Razzola	Strada Piazza	--	--	--	Any Unit	--	--	5

1-567

Street Name	From	To	Applicable Phases and Units						Typical Section ¹
			Phase 4S (R-3, R-5)	Phase 5 (P-1, P-5, R-6, R-7)	Phase 6 (R-8)	Phase 7 (R-6)	Phase 8 (R-4, P-4, R-9, R-10)	Phase 9 (P-5, R-9, R-10)	
Via Trebbiano	Guida Positano	Via Alesso	--	--	--	--	Any Unit	Any Unit	3a
Via Arbruzzo	Strada Piazza	Via Alesso	--	--	--	--	Any Unit	Any Unit	3a, 5
Piazza Cascina	Viale Trebbiano	Via Arbruzzo	--	--	--	--	Any Unit	--	5
Via Alleso	Viale Trebbiano	Via Arbruzzo	--	--	--	--	Any Unit	--	5
Piazza Prosecco	Viale Smezzalune	Via Alesso	--	--	--	--	Any Unit	--	5
Via Lambrusco	Via Arbruzzo	Via Cammarata	--	--	--	--	--	Any Unit	5
Via Brunello	Via Arbruzzo	Via Cammarata	--	--	--	--	--	Any Unit	5
Via Cammarata	Aurelia Piazza	Via Alessio	--	--	--	--	--	Any Unit	5
Via Nesta	Via Cammarata	Via Perugia	--	--	--	--	--	Any Unit	5
Via Perugia	Via Nesta	Aurelia Piazza	--	--	--	--	--	Any Unit	5
Resort Drive	Otay Lakes Road	Resort	--	--	--	--	--	Any Unit	6
Various residential roads		See Vesting Replacement Tentative Map	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	Any Unit	7

1-568

Footnotes:

1- Typical Cross Sections for the roads are shown on sheets 2 and 3 of the Vesting Replacement TM and PGP dated February 3, 2020

77. **ROADS#1–PUBLIC ROAD IMPROVEMENTS**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan, the following improvements shall be made as shown on the Vesting Replacement Tentative Map dated February 2020 in accordance with Public Road Standards on file. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

- a. **Otay Lakes Road (Section 1)**, from Lake Crest Drive to Piazza Urbino for a Modified Boulevard with a raised median, intermittent turn lanes, and Class II bike lanes to a graded width that varies from ninety feet (90') to one hundred feet (100') with thirty-four feet (34') to forty-four feet (44') of asphalt concrete pavement over approved base with Portland Cement Concrete (PCC) curb, gutter, including a four foot (4') to fourteen foot (14') raised median with face of curb at two feet (2') to seven feet (7') from centerline on both sides, or a fourteen foot (14') intermittent turn lane with a ten foot (10') wide parkway on the north side, a sixteen foot (16') wide parkway on the south side, and a ten foot (10') wide decomposed granite (DG) trail along the south side and with face of curb at thirty-two feet (32') to thirty-seven feet (37') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Directors of Public Works and PDS.
- b. **Otay Lakes Road (Section 1b)**, from Piazza Urbino to the easterly boundary of the project for a Modified Community Collector with intermittent turn lanes and Class II bike lanes to a graded width of sixty feet (60') with thirty five feet (35') of asphalt concrete pavement over approved base with asphalt concrete (AC) dike, with a nineteen foot (19') wide parkway with an eight foot (8') DG Trail on the south side, and a six foot (6') wide parkway along the north side, and with face of AC dike at seventeen and one half feet (17.5') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Directors of Public Works and PDS.
- c. **Piazza Urbino to Circulo Almafí (Section 2b)** in accordance with Public Road Standards for a Modified Light Collector with an enhanced paving median and intermittent turn lanes, to a graded width of one hundred feet (100') with thirty-two feet (32') of asphalt concrete pavement over approved base with PCC curb, gutter, with a ten foot (10') enhanced paving median, with a twenty-nine foot (29') wide parkway comprised of a ten foot (10') DG Trail, an eleven foot (11') wide landscaped parkway and an eight foot (8') parkway with a five foot (5') rock lined swale and a post and rail fence on both sides. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Directors of Public Works and PDS.

- d. **Piazza Urbino (Sections 2d)** in accordance with Public Road Standards for a Boulevard with an enhanced paving median and intermittent turn lanes, to a graded width of one hundred feet (100') with thirty-two feet (32') of asphalt concrete pavement over approved base with PCC curb, gutter, with a ten foot (10') enhanced paving median, with a twenty-nine foot (29') wide parkway with a ten foot (10') DG Trail, an eleven foot (11') wide landscaped parkway and an eight foot (8') parkway with a five foot (5') rock lined swale and a post and rail fence on both sides and with face of PCC curb at twenty-one foot (21') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Directors of Public Works and PDS.
- e. **Strada Piazza (Section 2c)**, from Circulo Almafì (north) to Circulo Almafì (south) in accordance with Public Road Standards for a Modified Light Collector to a graded width of seventy-two feet (72') with forty feet (40') of asphalt concrete pavement over approved base with PCC curb, gutter, with an eighteen foot (18') wide parkway with a ten foot (10') DG Trail and an eight foot (8') landscaped parkway on the south side adjacent to the park and the school. A fourteen-foot (14') landscape parkway on the north side (eight feet landscaping and six feet of sidewalk) and with face of PCC curb at twenty feet (20') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Directors of Public Works and PDS.

Roundabouts shall be provided at the following intersections: **Otay Lakes Road and Strada Piazza (North), Otay Lakes Road and Plaza Urbino, Otay Lakes Road and Strada Piazza (South), Piazza Urbino and Circulo Almafì, Strada Piazza and Via Terni, Strada Piazza and Circulo Almafì, Circulo Almafì and Strada Revanna, Strada Revanna and Via Spoleto, Via Trebbiano and Via Alesso and Otay Lakes Road and Resort Drive.**

Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities.

DOCUMENTATION: The applicant or its designee shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve all public roads and intersections.

- b. Provide Secured Agreements in accordance with [Subdivision Ordinance Sec. 81.408](#)
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- e. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the San Miguel Fire Protection District and the [PDS, LDR].

TIMING: Prior to the approval of each Final Map or associated improvement plan, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

78. **ROADS#2–ROAD DEDICATION FOR ON & OFFSITE PUBLIC ROADWAY IMPROVEMENTS**

INTENT: In order to improve the quality of the roads, promote orderly development, and to comply with the [Subdivision Ordinance Sec. 81.402](#).

DESCRIPTION OF REQUIREMENT: Dedicate on each subsequent improvement plans to the County of San Diego and as shown on the approved Vesting Replacement Tentative Map dated February 2020 in accordance with [County of San Diego Public Road Standards](#)

- f. An easement for road purposes that provides ninety feet (90') to one-hundred feet (100') of public right-of-way (ROW) from the City of Chula Vista/City of San Diego boundary along the project frontage to Piazza Urbino for **Otay Lakes Road (Section 1)** a Modified Boulevard with intermittent turn lanes, to a ROW width of ninety feet (90') to one-hundred feet (100'); together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS. Please note if the existing alignment of the Otay Lakes Road is used to satisfy the secondary fire access requirements, additional right-of-way may be required.
- g. An easement for road purposes that provides sixty feet (60') along the project frontage from Piazza Urbino to the easterly project boundary for **Otay Lakes Road (Section 1b)** a Modified Community Collector with intermittent turn lanes to a ROW width of sixty feet (60'); together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS.

- h. An easement for road purposes that provides one hundred and six feet (106') along a portion of **Strada Piazza (Section 2a)** from Otay Lakes Road northeasterly for a Modified Boulevard with a median to a ROW width of one hundred and six feet (106'); together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS.
- i. An easement for road purposes that provides one hundred feet (100') along **Circulo Almalfi (Section 2b)**, a portion of **Strada Piazza (Section 2c)** provides for a seventy-two feet (72') and **Piazza Urbino (Sections 2b & 2d)** provides for one hundred (100') for a Modified Light Collector with a median and intermittent turn lane, Light Collector and Boulevard with median; together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS.

The dedications shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required and shall be accepted for public use. Any affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS.

DOCUMENTATION: The applicant or its designee shall dedicate the project side of the easement on the improvement plans and show it as Accepted. For the offsite portions of the easement, the applicant or its designee shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents.

TIMING: Prior to the recordation of each Final Map or associated improvement plan for each Unit, the onsite dedication and the offsite granting shall be provided for roads with the recordation of the unit the road is within, abuts or provides access to.

MONITORING: The [PDS, LDR] shall verify that the dedication is indicated on each Final Map and Accepted by the County. The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the offsite granting for compliance with this condition.

79. ROADS#3–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#), Private Streets listed below shall be improved.

DESCRIPTION OF REQUIREMENT:

- a. Prior to approval of each Final Map, which the roadway is located shall improve or agree to improve and provide security for the private easement roads, a portion of **Strada Piazza**, a portion of **Piazza Revenna**, **Via Terni**, **Via Abrazzo**, and **Via Le Trebbiano** accordance with the Public Road Standards for a Modified Minor Collector, to a graded width of sixty-eight feet (68') with twenty-eight feet (28') of asphalt concrete pavement over approved base with PCC curb, gutter, with a twenty foot (20') wide landscaped parkway with a rock lined swale on one side and a twenty foot (20') parkway with a ten foot (10') DG pathway and a ten foot (10') landscaped parkway on the opposite side as shown on the Vesting Replacement Tentative Map dated February 2020 with face of PCC curb at

fourteen feet (14') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

- b. Prior to approval of each Final Map, which the roadway is located shall improve or agree to improve and provide security for the private easement roads, portion of **Strada Piazza**, in accordance with the Public Road Standards for a Modified Minor Collector with median, to a graded width of seventy-six feet (76') with thirty-six feet (36') of asphalt concrete pavement over approved base with PCC curb and gutter, with a ten foot (10') median: a twenty-one foot (21') wide parkway with a ten foot (10') DG path and an eleven foot (11') landscaped parkway on one side and a nineteen foot (19') landscaped parkway on the opposite side as shown on the Vesting Replacement Tentative Map dated February 2020 with face of PCC curb at eighteen feet (18') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- c. Prior to approval of each Final Map, which the roadway is located shall improve or agree to improve and provide security for the private easement roads, portion of **Strada Ravenna**, accordance with the Public Road Standards for a Modified Minor Collector with a raised median, to a graded width of ninety feet (90') with forty feet (40') of asphalt concrete pavement over approved base with PCC curb, gutter, with a ten foot (10') raised median with face of concrete curb at five feet (5') from centerline on both sides, with a twenty foot (20') wide parkway with a ten foot (10') DG path and a ten foot (10') landscaped parkway on one side and a twenty foot (20') landscaped parkway on the opposite side as shown on the Vesting Replacement Tentative Map dated February 2020 with face of PCC curb at twenty-five feet (25') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- d. Prior to approval of each Final Map, which the roadway is located shall, improve or agree to improve and provide security for the private easement roads, **Strada Campanelle, Piazza Sorano, Strata Carpino, Piazza Brunello, Strata Zitoni, Circulo Nostrale, Via Lombardi, Guida Sicilia, Viale Verdicchio, Vale Malvasia Piazza Monza, Piazza Molinara, Via Brescia, Via Cetona, Piazza Sovana, Piazza Anello, Piazza Sanlino, Via Celona, Piazza Arezzo. Via Barbina, Anello Arezzo, Via Veneto, Anello Pennette, Via Fiesole, Piazza Raggiola, Guida Dolcetto, Avenida Montalcino, Piazza Cascina, Via Arbruzzo, Corte Brunello, Corte Montalcino, Via Carmmaraia, Corte Padova, Via Perugia, Via Nesta, Via**

Lambrusco, , Corte Lambrusco, Via Alessio, Corte Alessio, Corte Assari, Circulo Nesta, Piazza Razzola, Guida Maurino, Guida Orvieto, Corte Istria, Anello Liguria, and Amelia Piazza, accordance with the Public Road Standards for a Modified Residential Road, to a graded width of fifty-six feet (56') with thirty-five feet (35') of asphalt concrete pavement over approved base with PCC curb, gutter, with a ten and one half foot (10.5') wide parkway with a five foot (5') DG path and a five and one half foot (5.5') landscaped parkway both sides as shown on the Vesting Replacement Tentative Map dated February 2020 with face of PCC curb at seventeen and one half feet (17.5') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

- e. The private roads, **Viale Verdicchio, Corte Istria, Corte Montalcino, Corte Brunello, Corte Sassari, Corte Alessio, Corte Lambrusco, Corte Padrova, Corte Auralia, and Amelia Piazza**, each shall terminate with a cul-de-sac or offset cul-de-sac graded to a minimum radius of forty-four feet (44') and surfaced to a minimum radius of thirty-eight feet (38') with asphaltic concrete pavement over approved base, to the satisfaction of the Director of Planning and Development Services, the Director of Public Works and the San Diego County Fire Authority (SDCFA).
- f. Prior to approval of each Final Map, which the roadway is located shall, improve or agree to improve and provide security for the private easement roads, **Corte Barolo, Corte Pinola, Corte Livorno, Corte Lucca, Viale Dolce, Corte Carpino, Corte Genova, Corte Frappato, Corte Rotini, Corte Gemelli, Via Asciano, Via Castellucci, Corte Rivanna, Corte Verdicchio, Corte Pescara, Anello Asciano, Piazza Arezzo, Corte Pennette, Corte Bergamo, Corte Uffizi, Strata Assisi, and Piazza Razzola** accordance with the Public Road Standards for a Residential Cul-de-sac, to a graded width of fifty-three feet (53') with thirty-two feet (32') of asphalt concrete pavement over approved base with PCC curb, gutter, with a nine and one half foot (9.5') wide parkway with a five foot (5') PCC sidewalk and a four and one half foot (4.5') landscaped parkway on both sides as shown on the Vesting Replacement Tentative Map dated February 2020 with face of PCC curb at sixteen feet (16') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- g. Prior to approval of each Final Map, which the roadway is located shall, improve or agree to improve and provide security for the private easement roads, **Corte Auralia** accordance with the Public Road Standards for a Modified Residential Road, to a graded width of forty-three and one half feet (43.5') with thirty-one feet (31') of asphalt concrete pavement over approved

base with PCC curb, gutter, six feet (6') parking with a twelve and one half foot (12.5') wide parkway with a five foot (5') PCC sidewalk on one side as shown on the Vesting Replacement Tentative Map dated February 2020 with face of PCC curb at seventeen and one half feet (17.5') from centerline on one side and thirteen feet (13') from centerline on the other side. Provide transition for all widenings, tapers, and traffic striping to match existing pavement, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.

- h. Prior to approval of each Final Map, which the roadway is located shall, improve or agree to improve and provide security for the private easement road, **Resort Drive**, to an easement width of forty feet (40'), a graded width of forty feet (40') with twenty-four feet (24') of asphalt concrete pavement over approved base, with an eight foot (8') parkway with a four foot (4') PCC sidewalk and four foot (4') landscaped parkway with a post and rail fence on one side and an eight foot (8') landscaped parkway with a post and rail fence and a five foot (5') rock lined swale on the other side, with concrete edge at twelve feet (12') from centerline on both sides, as shown on the Vesting Replacement Tentative Map dated February 2020. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred one (100) or less trips shall apply to the road geometrics, to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- i. Asphaltic concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing. The above shall be done to the satisfaction of the Director of Public Works.
- j. Unless stated otherwise, improve roads or agree to improve and provide security for them, with the recordation of the unit the road is within, abuts, or provides access to.
- k. All the identified private roads on the Vesting Replacement Tentative Map, shall terminate with a cul-de-sac graded to a radius of forty-eight feet (48') and surfaced to a radius of forty-four feet (44') with asphalt concrete pavement over approved base with Portland cement concrete curb gutter and sidewalk with face of curb at forty-four feet (44') from the radius point.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), and San Diego County Standards for Private Roads, and the [Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the

securities. **DOCUMENTATION:** The applicant or its designee shall complete the following:

- I. Process and obtain approval of Improvement Plans to construct all proposed private easement roads.
- m. Provide Secured Agreement that requires, in accordance with [Subdivision Ordinance Sec. 81.408](#).
- n. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDC].
- o. If the applicant or its designee is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the approval of each Final Map or associated improvement plan for each particular phase or unit of subdivision (as noted above), the plans, agreements, and securities for each particular phase or unit of subdivision shall be approved. **MONITORING:** The [PDS, DPW, LDR] shall review the plans for consistency with the conditions and County Standards. Upon approval of the plans [PDS, DPW, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

80. **ROADS#4 – PRIVATE ROAD EASEMENT**

INTENT: In order to promote orderly development and to comply with the [County Subdivision Ordinance Section 81.402](#) the easement(s) shall be provided.

DESCRIPTION OF REQUIREMENT:

- a. The Final Map shall show a minimum forty-foot (40') wide private road easement for all proposed private roads in the Subdivision, except as shown on the Vesting Replacement Tentative Map dated February 2020.
- b. The Final Map shall show a minimum thirty-two foot (32') wide private road easement for the utility maintenance access roads in the Subdivision, as shown on the Vesting Replacement Tentative Map dated February 2020.
- c. The Final Map shall show a minimum fifteen foot (15') wide private road easement for the storm drain maintenance access roads in the Subdivision, as shown on the Vesting Replacement Tentative Map dated February 2020.
- d. The Final Map shall show private road easements that terminate with a minimum forty-four feet (44') radius cul-de-sac, where applicable, except as shown on the Vesting Replacement Tentative Map dated February 2020.

DOCUMENTATION: The applicant or its designee shall show the easements on each Final Map. **TIMING:** Prior to approval of each Final Map and Improvement Plan, the easements shall be shown. **MONITORING:** The [PDS, LDR] shall review each Final Map to ensure that the easements is/are indicated pursuant to this condition.

81. ROADS#5 - RELINQUISH ACCESS

INTENT: In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#) and [County Subdivision Ordinance Section 81.401 \(g\)](#), access shall be relinquished along **Otay Lakes Road** within the project boundary. The relinquishment of access will exclude any approved intersections and access point(s) along **Otay Lakes Road**. **DESCRIPTION OF REQUIREMENT:** Relinquish access rights onto **Otay Lakes Road**. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the approved intersections and access point(s) are permitted along **Otay Lakes Road**. **DOCUMENTATION:** The applicant or its designee shall prepare the pages of each Final Map and present them for review to [PDS, LDR]. **TIMING:** With the recordation of each Final Map and Improvement Plan for each Unit, the access along all applicable sections of the road shall be relinquished. **MONITORING:** The [PDS, LDR] shall prepare and process the relinquishment of access with each Final Map.

82. ROADS#6- PRIVATE ROAD MAINTENANCE AGREEMENT

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, in accordance with [Subdivision Ordinance Section 81.402\(c\)](#), the Applicant or its designee shall assume responsibility of the private roads. **DESCRIPTION OF REQUIREMENT:** A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to all proposed private streets and place a note on each Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by private road easement not less than thirty-two or hundred-six feet wide as specified on the Vesting Replacement Tentative Map.

DOCUMENTATION: The applicant or its designee shall execute the private road maintenance agreement, to the satisfaction of the Director of PDS, and indicate the ownership on each map as indicated above. **TIMING:** Prior to the recordation of each Final Map and Improvement Plan for each Unit, the agreement shall be executed and the ownership shall be indicated on the map. **MONITORING:** The

[PDS, LDR] shall review the executed agreement and each map for compliance with this condition.

83. ROADS#7 -SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is _____feet of unobstructed intersectional sight distance in both directions from the proposed private easement roads’ connections along **Otay Lakes Road** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: “Said lines of sight fall within the existing right-of-way and a clear space easement is not required.”

DOCUMENTATION: The applicant or its designee shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of each Final Map and Improvement Plan, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

Building Permit: (Prior to approval of any building plan and the issuance of any building permit).

83. AQ/GHG#2 – BUILDING SITING AND EFFICIENCY (M-GCC-5 & UT-ED-10 THRU UT-ED-22)

INTENT: In order to implement a sustainable project design that would minimize energy consumption and Air Quality and Greenhouse Gas emissions. **DESCRIPTION OF REQUIREMENT:** The Project shall demonstrate that the multi-family residences and non-residential buildings shall be designed to improve building efficiency by 10 percent of the 2016 Building Energy Efficiency Standards. Site Design are listed in the MMRP – Exhibit A and shall be identified on all Building Plans for the project. **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these Site Design measures

shall be identified on the building plans. Upon establishment of the Project's homeowner's association (HOA), the HOA shall monitor and regulate the use of water for outdoor cleaning. **MONITORING:** The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

84. AQ/GHG#4 - WATER USE REDUCTION (M-AQ-2, UT-ED-1 THRU UT-ED-7)

INTENT: In order to reduce impacts related to project water use and Air Quality emissions. **DESCRIPTION OF REQUIREMENTS:** The following design features shall be identified on all building Plans for the project:

- a. All hot water pipes shall be insulated. Hot and cold-water piping shall be separated.
- b. The maximum service pressure shall be set to 60 pounds per square inch to reduce potential leakage and prevent excessive flow of water from appliances.
- c. The project shall comply with the Model Water Efficient Landscape Ordinance, California Code of Regulations Title 23, Division 2, Chapter 2.7 (Section 490 et seq.).

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be identified on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.

85. AQ/GHG#5 - CARBON SEQUESTRATION (AE-ED-6, GCC-ED-3)

INTENT: In order to enhance on-site carbon sequestration. **DESCRIPTION OF REQUIREMENT:** The applicant shall comply with the landscape design, plant palettes and subdivision requirements described in the Alternative H – Specific Plan, Section V. Development Regulations and Appendix V – Village Design Plan and shall be identified on all building plans. **DOCUMENTATION:** The applicant or its designee shall comply with the Air Quality requirement of this condition. **TIMING:** Prior to approval of any landscape plan and the issuance of any building permit, the trees planting requirements shall identify the quantity and location of trees per the approved Master Landscape Plan for each individual development phase. Prior to each development phase a landscape plan shall be approved by County to verify the number of trees to be planted for that phase. **MONITORING:** The [PDS, BPPR] shall make sure that the design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

86. AQ/GHG#6 - HIGH-EFFICIENCY LIGHTING (M-GCC-2, UT-ED-21 and UT-ED-22)

INTENT: In order to implement a sustainable project design that would minimize energy consumption and air quality and GHG emissions. **DESCRIPTION OF REQUIREMENT:** The project shall utilize high-efficiency interior lighting in the multi-family residences and non-residential buildings. **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to the approval of any building plan or issuance of any building permit, these design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

87. AQ/GHG#7 - ENERGYSTAR APPLIANCES (M-GCC-3)

INTENT: In order to implement a sustainable project design that would minimize energy consumption and air quality and GHG emissions. **DESCRIPTION OF REQUIREMENT:** The project shall install EnergyStar appliances in the multi-family residences and non-residential buildings, including clothes washers, dishwaters, fans, and refrigerators. **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to the approval of any building plan or issuance of any building permit, these design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

88. AQ/GHG#8 - ZERO NET ENERGY (M-GCC-4)

INTENT: In order to implement a sustainable project design that would minimize energy consumption and air quality and GHG emissions. **DESCRIPTION OF REQUIREMENT:** The project shall submit a Zero Net Energy Confirmation Report (ZNE Report) prepared by a qualified building energy efficiency and design consultant that demonstrates that all single-family residential development within the project site subject to application of Title 24, Part 6 of the California Code of Regulations would achieve the following:

- a. Be designed and constructed to achieve ZNE, as defined by the California Energy Commission; or
- b. Achieve an equivalent level of energy efficiency, renewable energy generation, or GHG emissions savings.

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to the approval of any single-family building plan or issuance of any single-family building permit, the project will submit the ZNE Report to the [PDS, PPD]. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

89. AQ/GHG#9 - ZERO EMISSION VEHICLE CHARGING INFRASTRUCTURE (M-GCC-6)

INTENT: In order to implement a sustainable project design that would minimize emissions generated by vehicle trips, and air quality and GHG emissions.

DESCRIPTION OF REQUIREMENT: The following design features shall be demonstrated on all building plans:

- a. Provide 208-240 branch circuits in each garage of every residential unit.
- b. Provide one Level 2 electric vehicle (EV) charging station in the garage in half of all residential units.
- c. Install ten (10) Level 2 EV charging stations within the non-residential parking areas located on the Project site, as well as an additional ten (10) Level 2 EV charging stations for vehicles utilizing public street parking spaces on street blocks located adjacent to non-residential development areas.

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to the approval of any building plan or issuance of any building permit, these design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

90. AQ/GHG#10 - OPERATIONAL CARBON OFFSETS (M-GCC-8)

INTENT: In order to offset 100% of the project annual GHG emissions, for a 30-year period, in order to achieve carbon neutrality (i.e., a net zero emissions level).

DESCRIPTION OF REQUIREMENT: As to operational GHG emissions, prior to the County's issuance of building permits, the applicant or its designee shall purchase and retire carbon offsets in a quantity sufficient to offset, for a 30-year period, the operational greenhouse gas (GHG) emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements identified within the MMRP – Exhibit A. **DOCUMENTATION:** The applicant or its designee shall comply with the GHG requirements of this condition. **TIMING:** Prior to issuance of the building permits for each implementing Site Plan ("D" Designator). **MONITORING:** The [DPW, PDCI] shall make sure that the applicant or its designee complies with this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the project applicant or its designee fails to comply with this condition.

91. AQ/GHG#11 - CLIMATE ACTION PLAN SATISFACTION

INTENT: The project shall include the following features described below.

DESCRIPTION OF REQUIREMENT: The project shall implement or install the following measures or features as required within Step 2 of the CAP Measure Consistency Checklist.

- a. Measure 3a: The project will install the following types of electric or alternatively-fueled water heating systems: tankless electric water heater, tankless gas water heater.
- b. Measure 4a: The project will comply with the following water efficiency best management practices. First, the maximum flow rate of kitchen faucets in residential buildings shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi. Second, the project will install at least one qualified Energy Star dishwasher or clothes washer per residential unit.
- c. Measure 5a: The project will make use of incentives to install one rain barrel per every 500 square feet of available roof area for residential buildings.
- d. Measure 6a: The project shall submit a Landscape Document Package that complies with the County's Water Conservation in Landscaping Ordinance and demonstrates a 40 percent reduction in current Maximum Applied Water Allowance for outdoor use.
- e. Measure 9a: The project will plant, at a minimum, two trees per every new residential dwelling unit proposed.

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to the approval of each Final Map and prior to the approval of any building permit. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plan(s) for that phase for compliance with Measures 4a and 6a of this condition. The [PDS, BPPR] shall verify that the Building Plans comply with **Measures 3a and 9a** of this condition. The [PDS, B] shall inspect the site for compliance with **Measure 5a** this condition.

92. AQ/GHG#13 - CONSTRUCTION ARCHITECTURAL COATINGS (M-AQ-1e)

INTENT: In order to reduce emissions of volatile organic compounds (VOC), associated with the application of architectural coatings during the construction period. **DESCRIPTION OF REQUIREMENT:** The project shall demonstrate compliance with SDAPCD Rule 67.0.1, to the satisfaction of the County. Measures shall include but not be limited to:

- a. The project shall use architectural coatings with a VOC content of 100 grams per liter (g/l) or less for exterior coatings and 50 g/l or less for interior coatings.

DOCUMENTATION: The applicant or its designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following action shall occur throughout the duration of the building construction activities involving the application of architectural coatings. **MONITORING:** The [DPW, PDC] shall make sure that the construction contractor complies with this condition. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

93. FIRE#1–FIRE SERVICES AND AVAILABILITY (PS-ED-1): [PDS, REG] [FIRE] [GP, IP] [PDS, FEE]

INTENT: To ensure that fire and emergency services are provided to the development in accordance with the travel time requirements of General Plan Policy S-6.4 and Table S-1. **DESCRIPTION OF REQUIREMENT:** The project shall enter into a Fire Protection and Mitigation Term Sheet agreement with the San Diego County Fire Authority (SDCFA) to fund interim and permanent emergency services including for the construction, equipping, staffing and ongoing operation and maintenance of a new fire station to be built within the project. **DOCUMENTATION:** The applicant or its designee shall provide written evidence, to the satisfaction of the County Fire Marshal and PDS Project Planning, demonstrating that the project has entered into a Fire Protection and Mitigation Term Sheet agreement with the SDCFA. **TIMING:** Prior to approval of any building permit or issuance of any permit, and prior to use of the premises in reliance of this permit, the property shall enter into a Fire Protection and Mitigation Term Sheet agreement with the SDCFA in accordance with the above documentation. As outlined in the Fire Protection and Mitigation Term Sheet, an interim fire station, capable of providing full-service fire, medical, and other emergency response, will be constructed on the proposed public safety site prior to the 1st occupancy permit for the first Final Map and will provide fire and emergency medical services within the required five-minute travel time. The new permanent fire station will be constructed prior to the 650th home being constructed within the project area. Funding for the ongoing staffing and maintenance of both the interim and permanent fire stations will be established through a Community Facilities District (CFD) or other funding mechanism approved by the County. **MONITORING:** The County Fire Marshal shall review the submitted documentation. If, upon review, PDS determines the documentation demonstrates conformance with this condition, the PDS shall approve the documentation and deem the condition satisfied.

94. PARKS#1–PLDO COMPLIANCE: [PDS, PPC] [DPR, PP] [DGS, RP] [PDS, FEE] [DPR, FEE]. **INTENT:** In accordance with Title 8, Division 10 of the Code of Regulatory Ordinances and in order to comply with the Park Lands Dedication Ordinance (PLDO) Sections 810.105 and 810.108 and in order to receive PLDO credit, the private parks Lots P-2, P-3, P-4, P-5, P-6 and HOA shall be fully developed in accordance with the PLDO and an approved Final Park Site Plan. **DESCRIPTION OF REQUIREMENT:** Any and all parklands receiving PLDO credit shall comply with the following requirements:

- a. A Final Park Site Plan for private park site on Lots P-2, P-3, P-4, P-5, P-6 and HOA (that includes grading, irrigation, landscaping, and improvement plans and construction documents) shall conform to the Private Park

Exhibits in the approved Specific Plan SP 04-002, Vesting Replacement Tentative Map No. TM 5361 RPL1 and the park design and construction standards specified by DPR Park Design Manual as approved by the Director of Park and Recreation.

- b. The private park site on Lots P-2, P-3, P-4, P-5, P-6 and HOA shall consist of PLDO Eligible Recreational Uses as defined in the PLDO, include at a minimum the facilities and amenities identified on the approved park concept plan for Specific Plan SP 04-002, Vesting Replacement Tentative Map No. TM 5361 RPL1 and conform to the PLDO.
- c. If there is less than 13.78 total acres of active recreational uses in the approved Final Park Site Plan(s) for the private parks on Lots P-2, P-3, P-4, P-5, P-6 and HOA, a combination of public and private parkland shall be dedicated (as described above) and/or park in-lieu fees for park land dedication and park improvement impact fees for park improvements shall be required pursuant to the PLDO, and shall be approved by the Director of DPR.

DOCUMENTATION: The applicant shall complete and provide the following:

- d. Process and obtain approval from the Director of DPR for a Final Park Site Plan for the private parks on Lots P-2, P-3, P-4, P-5, P-6 and HOA.
- e. Construct park improvements identified pursuant to the Final Park Site Plan approved by the Director of DPR for the private parks on Lots P-2, P-3, P-4, P-5, P-6 and HOA.
- f. Pay park in-lieu fees for park land dedication and park improvement impact fees for park improvements, as applicable.

TIMING: Obtain approval of Final Park Site Plan private parks on Lots P-2, P-3, P-4, P-5, P-6 and HOA, and, if applicable, park in-lieu fees for park land dedication and park improvement impact fees for park improvements prior to issuance of any building permit for a dwelling unit within each respective Final Map which the park facility is located. **MONITORING:** The *[DPR, PP]* and *[PDS, PCC, Landscape Architect]* shall review the Final Park Site Plan, grading, irrigation, landscaping, and improvement plans, and construction documents. The *[PDS, BD]* shall monitor building permit issuance, and, if required, collect park in-lieu fees for park land dedication and park improvement impact fees for park improvements.

- 95. PARKS#2-PRIVATE PARK PHASING: [PDS, PPC] [PDS, ZC] [DPR, PP].**
INTENT: In order to ensure that the private parks within each phase commence construction prior to issuance of a occupancy permit for 50 percent or more of the total number of dwelling units in a particular Final Map neighborhood unit and complete construction with 12 months as determined by the Director of Parks and

Recreation. **DESCRIPTION OF REQUIREMENT:** No building permit shall be issued for any dwelling unit after 12 months from commencement of construction in a particular Final Map neighborhood unit until the private parks within a particular Final Map neighborhood unit have been constructed and are operational as determined by the Director of Parks and Recreation. Pay the inspection fee(s) to [PDS, ZC] to cover the cost of DPR inspection(s) of the property to monitor compliance with this condition. In addition, submit a letter to [PDS, ZC] indicating who should be contacted to schedule the inspection(s). **DOCUMENTATION:** The applicant shall provide an accounting of the number of building permits issued within each Final Map neighborhood unit to [PDS, PCC]. The applicant shall provide updated contact information and a receipt demonstrating payment of inspection fees [PDS, PCC]. **TIMING:** Prior to issuance of a building permit for 50 percent or more of the total number of dwelling units in a particular Final Map neighborhood unit as determined by the Director of Parks and Recreation. This condition shall be signed off on a permit-by-permit basis. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fees. The [DPR, PP], [PDS, PCC] shall review the evidence to verify compliance with this condition. [DPR, FEE].

96. **PARKS#2–HOA PHASING: [PDS, PPC] [PDS, ZC] [DPR, PP]. INTENT:** In order to ensure that the HOA facility shall commence construction prior to occupancy of the 969th dwelling unit and completes construction within 18 months as determined by the Director of Parks and Recreation. **DESCRIPTION OF REQUIREMENT:** No building permit shall be issued for any dwelling unit after 18 months from commencement of construction until the HOA facility has been constructed and is operational as determined by the Director of Parks and Recreation. Pay the inspection fee(s) to [PDS, ZC] to cover the cost of DPR inspection(s) of the property to monitor compliance with this condition. In addition, submit a letter to [PDS, ZC] indicating who should be contacted to schedule the inspection(s). **DOCUMENTATION:** The applicant shall provide an accounting of the number of building permits issued for the entire project to [PDS, PCC]. The applicant shall provide updated contact information and a receipt demonstrating payment of inspection fees [PDS, PCC]. **TIMING:** Prior to occupancy of the 969th dwelling unit in the entire project as determined by the Director of Parks and Recreation. This condition shall be signed off on a permit-by-permit basis. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fees. The [DPR, PP], [PDS, PCC] shall review the evidence to verify compliance with this condition. [DPR, FEE].

OCCUPANCY (Prior to any occupancy)

97. **AQ/GHG#1 - TRANSPORTATION DEMAND MANAGEMENT PROGRAM (M-GCC-1)**

INTENT: In order to implement a sustainable project design that would reduce the number of vehicle trips and Air Quality and GHG emissions generated by the project. **DESCRIPTION OF REQUIREMENT:** The following Transportation

Demand Management (TDM) Program design features shall be identified on all Building Plans for the project and/or included in HOA formation documents, as appropriate. The applicant or its designee shall implement a Transportation Demand Management program to facilitate increased opportunities for transit, bicycling, and pedestrian travel, as well as provide the resources, means, and incentives for ridesharing and carpooling. The following components are to be included in the Transportation Demand Management program:

- a. Develop a comprehensive pedestrian network designed to provide safe bicycle and pedestrian access between the various Proposed Project phases, land uses, parks/open spaces, schools, and the Village Core. Where approved by the appropriate jurisdiction, the pedestrian network would also provide connections to the various recreational trails and multi-modal facilities accessing the Project Area.
- b. Provide bicycle racks along main travel corridors adjacent to commercial developments and at public parks and open spaces within the Project Area.
- c. Coordinate with the San Diego Association of Governments' (SANDAG) iCommute program for carpool, vanpool, and rideshare programs that are specific to the Proposed Project and future employees.
- d. Promote available websites providing transportation options for residents and businesses.
- e. Create a "new resident" information packet addressing alternative modes of transportation to be distributed on a quarterly basis in HOA newsletters and as units close of escrow.
- f. Coordinate with San Diego Metropolitan Transit System (MTS) about the future sighting of transit stops/stations within the Village Core.
- g. If a school is constructed, a school carpool program should be established by coordinating with the local school district and SANDAG. Provide dedicated parking space the school carpool program in the Village Core.
- h. If a school is constructed, a school bus program shall be prepared in coordination with school district.
- i. If a school is constructed, require homeowner's associations within Project Area to coordinate with the local school district partner with the on-site elementary school to create a "walking school bus program" for neighborhood students to safely walk to from school. The Proposed Project Applicant or its designee would also coordinate with the local school district to encourage the provision of bicycle storage facilities at the on-site elementary school.
- j. To ensure that the TDM Program strategies are implemented and effective, a transportation coordinator (likely as part of a homeowner's association (HOA)) would be established to monitor the TDM Program, and would be responsible for developing, marketing, implementing, and evaluating the TDM

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the required evidence of meeting the Project's TDM programs for the project. **MONITORING:** The [PDS, BPPR] shall make sure

that the requirements are identified for the project and/or identified in HOA formation documents, as appropriate. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

98. FIRE#3 - FIRE PROTECTION (PS-ED-1 thru PS-ED-7): [PDS, PCC] [OG]

INTENT: In order to assure fire safety in compliance with the County of San Diego Fire Code Sections 96.1.4903 and 96.1.4907, the site shall be maintained in conformance with the approved Otay Ranch Resort Village Alternative H - Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** The requirements approved in the Fire Protection Plan shall be implemented and maintained: **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Prior to building permit, the conditions of the Fire Protection Plan shall be complied for each development phase for the term of this permit. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.

99. AQ/GHG#12 - ONGOING TRANSPORTATION DEMAND MANAGEMENT PROGRAM (M-GCC-1)

INTENT: In order to monitor and ensure the project is implementing Transportation Demand Management (TDM) strategies aimed to reduce the number of vehicle trips and Air Quality and GHG emissions generated by the project. **DESCRIPTION OF REQUIREMENT:** The following Transportation Demand Management (TDM) Program Design Features shall be implemented and maintained:

- a. Promote and advertise various transit options on a quarterly basis in Homeowners' Association (HOA) newsletters. Additionally, the HOA will provide and promote information and resources regarding SANDAG's iCommute program. SANDAG's iCommute program provides support to commuters through TDM measures such as carpool matching services, vanpool, and other services.
- b. For residential commuters, the HOA shall encourage formal and/or informal networks among residents for carpool purposes.
- c. Begin monitoring to ensure that the project is implementing the TDM program starting once the community is 85 percent occupied. Monitoring would occur once every three to five years. The Transportation Coordinator will submit a monitoring report to County of San Diego staff including, for example, summaries of community surveys and documentation of TDM measures in operation. The details of this monitoring report will be determined through collaboration between the Applicant or its designee with the Transportation Coordinator and County staff.

DOCUMENTATION: The applicant or its designee shall comply with the sustainable design features included in the Transportation Demand Management

Plan and this condition. **TIMING:** Upon establishment of the use, these conditions shall be complied with for the term of this permit. **MONITORING:** The [PDS, PCC] shall verify that the design features have been implemented pursuant to the approved Transportation Demand Management Plan.

99. ROADS#4–TRANSPORTATION IMPACT FEE

INTENT: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the Transportation Impact Fee (TIF) Ordinance Number 77.201-77.223, the TIF shall be paid. **DESCRIPTION OF REQUIREMENT:** The TIF shall be paid pursuant to the County TIF Ordinance number 77.201-77.223. The fee is calculated pursuant to the ordinance and any credit secured by the applicant. **DOCUMENTATION:** The applicant or its designee shall pay the TIF at the [PDS, ZONING] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance. The cost of the fee shall be calculated at time of payment. **TIMING:** Prior to approval of any building plan and the issuance of any building permit or use of the premises in reliance of this permit, the TIF shall be paid. **MONITORING:** The [PDS, ZONING] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the Applicant or its designee. [PDS, BD] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

100. ROADS#5 – STREET NAME

INTENT: In order to provide a name for the public road easement, naming of the roads is necessary for the health and safety of present and future residents. **DESCRIPTION OF REQUIREMENT:** The public roads serving this project shall be named. **DOCUMENTATION:** The applicant shall contact the Street Address Section of PDS [(858) 694-3797] to discuss the road naming requirements for the development. The applicant or its designee shall pay all applicable processing fees for the naming of the street. **TIMING:** Prior to recordation and preparation of each Final Map, the street shall be named. **MONITORING:** The [PDS, BD] shall provide a name to the applicant. Upon issuance of the street name, the street section shall provide [PDS, LDR] the street name information. The [PDS, LDR] Map Processing, shall ensure that the appropriate street name has been added to each Final Map.

101. FIRE#3 - FIRE PROTECTION (PS-ED-1 thru PS-ED-7): [PDS, PCC] [OG]

INTENT: In order to assure fire safety in compliance with the County of San Diego Fire Code Sections 96.1.4903 and 96.1.4907, the site shall be maintained in conformance with the approved Otay Ranch Resort Village Alternative H - Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** The requirements approved in the Fire Protection Plan shall be implemented and maintained: **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. **TIMING:** Prior to building permit, the conditions of the Fire Protection Plan shall be

complied for each development phase for the term of this permit. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.

102. BIO#23—OPEN SPACE FENCING [PDS, FEE] (M-BI-1f)

INTENT: In order to protect the Otay Ranch RMP Preserve and Conserved Open Space (**BIO#4—CONSERVED OPEN SPACE**), and other areas (as appropriate) from entry and disturbance, fencing be installed per the guidelines in the Preserve Edge Plan. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-1f Permanent Fencing and Signage** as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). The fencing/wall design shall place the fencing/wall requirement in the notes and show on all plans and maps in conformance with the Preserve Edge Plan and Specific Plan. All plans and maps shall state the same. **DOCUMENTATION:** The applicant or its designee shall include fencing/wall requirement in conformance with this condition in the notes and clearly show all fencing/wall locations on all plans and maps. Fencing/wall specifications shall be provided on plans, as applicable. **TIMING:** Prior to the approval of each Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, the applicant or its designee shall demonstrate that the fencing/wall requirement has been appropriately shown and noted on all plans and maps. **MONITORING:** The [PDS, PCC] shall review each Final Map, grading plans, other plans and maps (as applicable), statement for are in compliance with this condition, the Preserve Edge Plan and Specific Plan.

103. BIO#24—OPEN SPACE SIGNAGE [PDS, FEE] (M-BI-1f)

INTENT: In order to protect the Otay Ranch RMP Preserve, Conserved Open Space (**BIO#4—CONSERVED OPEN SPACE**), and other conserved areas from entry and disturbance, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-1f Permanent Fencing and Signage** as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). Signage shall be placed such that Otay Ranch Preserve, Conserved Open Space, and other protected lands are protected from entry and disturbance. Signs protecting Otay Ranch Preserve should be stated such that they conform to Preserve Owner Manager (POM) of the RMP Preserve guidelines and in conformance with the Preserve Edge Plan. Additionally, signs shall be regularly placed (no more than 200 feet apart) within 1,000 feet of all access points, along boundaries where community spaces are adjacent to Preserve or Conserved Open Space, and any other conserved lands that are susceptible to entry and/or disturbance. Signs immediately adjacent to the Otay Ranch Preserve shall be in conformance with pre-approved sign by the POM/DPR. Signs in other areas must state the following or similar:

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: (PDS2004-3910-04-19-005)

All plans and maps shall state the same. **DOCUMENTATION:** The project Applicant or its designee shall demonstrate that the signage requirement is included in the notes and shown on all plans and maps. Signage specifications and approved language shall be provided on all applicable plans. **TIMING:** Prior to the approval of each Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, the applicant or its designee shall demonstrate that the signage requirement has been appropriately shown and noted on all plans and maps. **MONITORING:** The [PDS, PCC] shall review each Final Map, grading plans, other plans and maps (as applicable), statement for are in compliance with this condition, and Preserve Edge Plan and Specific Plan.

LIFE OF PERMIT: *(During construction activities and for the life of the permit).*

- 104. BIO#36–MINIMIZATION OF INVASIVE PLANT SPECIES (M-BI-14 & BI-ED-17)**
INTENT: In order to minimize the spread of invasive species and impacts to sensitive biological resources and preserved habitats, invasive species shall be excluded from areas immediately adjacent to the Preserve. **DESCRIPTION OF REQUIREMENT:** The project applicant or its designee shall satisfy Mitigation Measure **M-BI-14 and BI-ED-17** as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). All landscape plans shall comply with the requirements of this condition, the approved Otay Ranch Resort Village Alternative H - Preserve Edge Plan, and the current version of the California Invasive Plant Council's California Invasive Plant Inventory. **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of the approved Preserve Edge Plan and this condition for the life of the permit. **TIMING:** Prior to the approval of any grading permit, and prior to any grading clearing, or other disturbance, associated Landscape Plans shall be approved for each grading phase. **MONITORING:** The [PDS, LA] and the Preserve Owner Manager (POM) of the RMP Preserve shall review the invasive species management for compliance with California Invasive Plant Council, all state and federal laws and regulations under the prescription of a pest control advisor, and this condition.
- 105. BIO#37–PREVENTION OF CHEMICAL POLLUTANTS (M-BI-14)**
INTENT: In order to manage the spread of invasive species and minimize impacts associated with invasive species, best management practices for weed control

shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Applicant or its designee shall satisfy Mitigation Measure **M-BI-14** as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of the Otay Ranch Resort Village Alternative H - Preserve Edge Plan and this condition for the life of this permit. Any change to the project will require resubmittal and County approval of the revised Preserve Edge Plan. **TIMING:** Upon establishment of the use, the conditions of the Otay Ranch Resort Village Alternative H - Preserve Edge Plan shall be complied with for the term of this permit. **MONITORING:** The [PDS, PCC] shall verify that measures have been implemented pursuant to the approved Otay Ranch Resort Village Alternative H - Preserve Edge Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. During construction, the Project Biologist shall review the Otay Ranch Resort Village Alternative H - Preserve Edge Plan for compliance with this measure as part of the construction monitoring requirement.

106. **BIO#39–FIRE PROTECTION PLAN**

INTENT: In order to minimize the potential exposure of the project site to fire hazards for the protection of sensitive biological resources pursuant to CEQA, a Fire Protection Plan shall be submitted to PDS and the site maintained in conformance with the approved Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy the requirement to prepare a Fire Protection Plan as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). The requirements approved in the Otay Ranch Resort Village Alternative H - Fire Protection Plan shall be implemented and maintained for the life of the permit. **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of the Otay Ranch Resort Village Alternative H - Fire Protection Plan and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the Otay Ranch Resort Village Alternative H - Fire Protection Plan shall be complied with for the term of this permit. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the Otay Ranch Resort Village Alternative H - Fire Protection Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for the long-term implementation and acceptance of the third-party annual fire maintenance report for the fuel modification zones and limited building zones. During construction, the Project Biologist shall review fire protection measures for compliance with this measure as part of the construction monitoring requirement.

GRADING PLAN NOTES:

PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS: *(Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

(CULTURAL RESOURCES)

A. CULT#GR-1 - TEMPORARY FENCING (CA-SDI-12368) (M-CR-3)

INTENT: In order to mitigate for potential impacts to sites **CA-SDI-12368** during construction, a temporary fencing plan shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Cultural Resources](#) and [CEQA Section 15064.5 and 15064.7](#). **DESCRIPTION OF REQUIREMENT:** Prepare and implement a temporary fencing plan for the protection of archaeological site(s) **CA-SDI-12368** during any grading activities within one hundred feet (100') of these archaeological site(s), as shown on the temporary fencing exhibit provided in the confidential appendix of the cultural study. The temporary fencing plan shall be prepared in consultation with a County approved archaeologist and the Kumeyaay Native American monitor. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements, but not limited to:

- a. Provide evidence to the Director of Planning & Development Services that the following notes have been placed on the Grading and/or Improvement Plan:

(1) In the event that construction activities are to take place within 100 feet of archaeological site(s) **CA-SDI-12368**, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:

- The project archaeologist shall identify the site boundaries.
- The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist and the Kumeyaay Native American monitor.
- Upon approval of buffers, install fencing under the supervision of the project archaeologist.
- Submit to Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), **CA-SDI-12368**.
- Fencing may be removed after the conclusion of construction activities.

DOCUMENTATION: Submit to the Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or

licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), **CA-SDI-12368**. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances associated with development Phase 1, this condition shall be completed. **MONITORING:** The [PDS, PPD] shall review the signed and stamped statement for compliance this condition.

B. CULT#GR-2. TEMPORARY FENCING – CA-SDI-16312

INTENT: In order to mitigate for potential impacts to sites **CA-SDI-16312** during construction, a temporary fencing plan shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Cultural Resources](#) and [CEQA Section 15064.5 an 15064.7](#). **DESCRIPTION OF REQUIREMENT:** Prepare and implement a temporary fencing plan for the protection of archaeological site(s) **CA-SDI-16312** during any grading activities within one hundred feet (100') of these archaeological site(s), as shown on the temporary fencing exhibit provided in the confidential appendix of the cultural study. The temporary fencing plan shall be prepared in consultation with a County approved archaeologist and the Kumeyaay Native American monitor. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements, but not limited to:

- a. Provide evidence to the Director of Planning & Development Services that the following notes have been placed on the Grading and/or Improvement Plan:
 - (1) In the event that construction activities are to take place within 100 feet of archaeological site(s) **CA-SDI-16312**, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:
 - The project archaeologist shall identify the site boundaries.
 - The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist and the Kumeyaay Native American monitor.
 - Upon approval of buffers, install fencing under the supervision of the project archaeologist.
 - Submit to Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), **CA-SDI-16312**.
 - Fencing may be removed after the conclusion of construction activities.

DOCUMENTATION: Submit to the Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), **CA-SDI-16312**. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances associated with development Phase 3, this condition shall be completed. **MONITORING:** The [PDS, PPD] shall review the signed and stamped statement for compliance this condition.

C. CULT#GR-1 - ARCHAEOLOGICAL MONITORING MEETING (M-CR-1)

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American Monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. The Applicant or their representative which may include the Project Archaeologist shall coordinate with City of San Diego staff when work is to be conducted within City of San Diego jurisdiction properties. City of San Diego staff may be included in the preconstruction meeting, as appropriate. **DOCUMENTATION:** The Applicant or its designee shall have the contracted Project Archeologist and Kumeyaay Native American Monitor attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist.

D. CULT#GR-2- DATA RECOVERY AND INDEX SAMPLING PLAN - CA-SDI-11409 (M-CR-1)

INTENT: In order to mitigate for potential impacts to significant cultural resources that cannot be feasibly avoided or preserved in place, pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA), which are not subject to Section 86.602.o of the Resource Protection Ordinance (RPO), a data recovery and index sampling plan shall be implemented. **DESCRIPTION OF REQUIREMENT:** Implement the research design detailed in the archaeological extended study, *Otay Ranch Resort Village Archaeological/Historical Study* prepared by Brian F. Smith (August 26, 2014). The implementation of the research design constitutes mitigation for the proposed destruction of sites or portions of sites, **CA-SDI-11409**. The data recovery program shall include the following:

- a. **Phase I, Phase II, and Phase III:** The Data Recovery and Index Sampling Plan shall comply with research design and performance standards that are in the cultural study.
- b. **Phase III.** Phase III Data Recovery shall be conducted at any sites that are found to contain particularly important deposits worthy of extended excavation.
- c. **Phase I, Phase II, and Phase III:** For artifacts found during the Phase I and Phase II data recovery, conduct an artifact analysis, which includes the following: lithics, ceramics, faunal, floral, and assemblage analysis as referenced in the Management Recommendations and Data Recovery Work Plan. All identified features shall be 100 percent exposed and analyzed. Column samples shall be excavated for the collection of soil samples for pollen and phytolith analysis and flotation shall be conducted for the collection of plant seeds. Specialized studies shall be conducted after the initial sorting and cataloguing of cultural materials and may include lithic, groundstone, ceramic, shell, obsidian hydration and sourcing, and radiocarbon dating. In addition, a sample of artifacts that are considered unique or one-of-a-kind should be scanned with a high-resolution, 3-dimensional laser scanner.

Historical artifacts shall be identified and analyzed 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.

- d. **Artifact Conveyance – Prehistoric Resources:** All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation 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, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

Or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- e. **Artifact Conveyance – Historic Resources:** Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

DOCUMENTATION: Upon completion of the Phase I and Phase II data recovery referenced above, the Applicant shall submit the final report to the [PDS, PPD] for review and approval. The final report shall include a letter from the curation facility identifying that historic archaeological materials have been received and that all fees have been paid and evidence that prehistoric resources have been curated or repatriated. A copy of the report shall be provided to any culturally-affiliated tribe that requests a copy. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to approval of any map, associated with development Phase 1 and/or Phase 3, the data recovery program shall be completed. **MONITORING:** The [PDS, PPD] shall review the final data recovery program report for compliance with this condition.

E. CULT#3 - DATA RECOVERY AND INDEX SAMPLING PLAN – CA-SDI-11406 and CA-SDI-12371 (M-CR-1)

INTENT: In order to mitigate for potential impacts to significant cultural resources that cannot be feasibly avoided or preserved in place, pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA), which are not subject to Section 86.602.o of the Resource Protection Ordinance (RPO), a data recovery and index sampling plan shall be implemented. **DESCRIPTION OF REQUIREMENT:** Implement the research design detailed in the archaeological extended study, *Otay Ranch Resort Village Archaeological/Historical Study* prepared by Brian F. Smith (August 26, 2014). The implementation of the research design constitutes mitigation for the proposed destruction of sites or portions of sites **CA-SDI-11406 and CA-SDI-12371**. The data recovery program shall include the following:

- a. **Phase I, Phase II, and Phase III:** The Data Recovery and Index Sampling Plan shall comply with research design and performance standards that are in the cultural study.
- b. **Phase III.** Phase III Data Recovery shall be conducted at any sites that are found to contain particularly important deposits worthy of extended excavation.
- c. **Phase I, Phase II, and Phase III:** For artifacts found during the Phase I and Phase II data recovery, conduct an artifact analysis, which includes the following: lithics, ceramics, faunal, floral, and assemblage analysis as referenced in the Management Recommendations and Data Recovery Work

Plan. All identified features shall be 100 percent exposed and analyzed. Column samples shall be excavated for the collection of soil samples for pollen and phytolith analysis and flotation shall be conducted for the collection of plant seeds. Specialized studies shall be conducted after the initial sorting and cataloguing of cultural materials and may include lithic, groundstone, ceramic, shell, obsidian hydration and sourcing, and radiocarbon dating. In addition, a sample of artifacts that are considered unique or one-of-a-kind should be scanned with a high-resolution, 3-dimensional laser scanner.

Historical artifacts shall be identified and analyzed 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.

- d. **Artifact Conveyance – Prehistoric Resources:** All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation 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, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

Or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- e. **Artifact Conveyance – Historic Resources:** Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

DOCUMENTATION: Upon completion of the Phase I and Phase II data recovery referenced above, the Applicant shall submit the final report to the [PDS, PPD] for review and approval. The final report shall include a letter from the curation facility

identifying that historic archaeological materials have been received and that all fees have been paid and evidence that prehistoric resources have been curated or repatriated. A copy of the report shall be provided to any culturally-affiliated tribe that requests a copy. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to approval of any map, associated with development Phase 2, the data recovery program shall be completed. **MONITORING:** The [PDS, PPD] shall review the final data recovery program report for compliance with this condition.

F. CULT#4 - DATA RECOVERY AND INDEX SAMPLING PLAN - CA-SDI-16309 and CA-SDI-16332 (M-CR-1)

INTENT: In order to mitigate for potential impacts to significant cultural resources that cannot be feasibly avoided or preserved in place, pursuant to Section 15064.5 of the California Environmental Quality Act (CEQA), which are not subject to Section 86.602.o of the Resource Protection Ordinance (RPO), a data recovery and index sampling plan shall be implemented. **DESCRIPTION OF REQUIREMENT:** Implement the research design detailed in the archaeological extended study, *Otay Ranch Resort Village Archaeological/Historical Study* prepared by Brian F. Smith (August 26, 2014). The implementation of the research design constitutes mitigation for the proposed destruction of sites or portions of sites **CA-SDI-16309 and CA-SDI-16332**. The data recovery program shall include the following:

- a. **Phase I, Phase II, and Phase III:** The Data Recovery and Index Sampling Plan shall comply with research design and performance standards that are in the cultural study.
- b. **Phase III.** Phase III Data Recovery shall be conducted at any sites that are found to contain particularly important deposits worthy of extended excavation.
- c. **Phase I, Phase II, and Phase III:** For artifacts found during the Phase I and Phase II data recovery, conduct an artifact analysis, which includes the following: lithics, ceramics, faunal, floral, and assemblage analysis as referenced in the Management Recommendations and Data Recovery Work Plan. All identified features shall be 100 percent exposed and analyzed. Column samples shall be excavated for the collection of soil samples for pollen and phytolith analysis and flotation shall be conducted for the collection of plant seeds. Specialized studies shall be conducted after the initial sorting and cataloguing of cultural materials and may include lithic, groundstone, ceramic, shell, obsidian hydration and sourcing, and radiocarbon dating. In addition, a sample of artifacts that are considered unique or one-of-a-kind should be scanned with a high-resolution, 3-dimensional laser scanner.

Historical artifacts shall be identified and analyzed 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.

- d. **Artifact Conveyance – Prehistoric Resources:** All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation 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, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

Or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- e. **Artifact Conveyance – Historic Resources:** Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

DOCUMENTATION: Upon completion of the Phase I and Phase II data recovery referenced above, the Applicant shall submit the final report to the [PDS, PPD] for review and approval. The final report shall include a letter from the curation facility identifying that historic archaeological materials have been received and that all fees have been paid and evidence that prehistoric resources have been curated or repatriated. A copy of the report shall be provided to any culturally-affiliated tribe that requests a copy. **TIMING:** Prior to the approval of any plan, issuance of any permit and prior to approval of any map associated with development Phase 2 and/or Phase 3, the data recovery program shall be completed. **MONITORING:** The [PDS, PPD] shall review the final data recovery program report for compliance with this condition.

(PALEONTOLOGICAL RESOURCES)

G. PALEO-GR#1 - PALEONTOLOGICAL MONITORING (M-CR-4)

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to Vesting Replacement Tentative Map, PDS2004-3100-5361, a Paleontological Resources Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Paleontologist shall monitor during the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The grading monitoring program shall comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#). The Applicant or their representative which may include the Project Paleontologist shall coordinate with City of San Diego staff when work is to be conducted within City of San Diego jurisdiction properties. City of San Diego staff may attend the preconstruction meeting, as appropriate. **DOCUMENTATION:** The applicant or its designee shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements for each development phase. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDC] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist.

(GEOLOGIC RESOURCES)

H. **GEO#1–SOILS REPORT (M-GE-1a thru M-GE-1c, M-GE-2b and M-GE-2d) (GE-ED-1a thru GE-ED-1e, GE-ED-2 thru GE-ED-5)**

INTENT: In order to ensure that the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements. **DESCRIPTION OF REQUIREMENT:** A California Certified Engineering Geologist shall complete a final report specific to the preliminary design of the proposed development. The final soils report shall include, but not be limited to, a surficial stability analysis. The report shall include conclusions and design recommendations including, but not limited to, buffering areas without structural development, construction of retaining walls, debris walls, catchment basins, or slope buttressing. All geotechnical recommendations provided in the final soils report and final grading plans shall be followed during grading and construction at the project site. **DOCUMENTATION:** A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

(BIOLOGICAL RESOURCES)

I. BIO#26–TEMPORARY FENCING [PDS, FEE] (M-BI-1c)

INTENT: In order to prevent inadvertent disturbance to Otay RMP Preserve, Conserved Open Spaces, and other sensitive habitats and biological resources, pursuant to CEQA, temporary construction fencing and signage shall be installed.

DESCRIPTION OF REQUIREMENT: The applicant or its designee shall satisfy Mitigation Measure **M-BI-1c Temporary Construction Fencing** as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). Temporary construction fencing and signage shall be placed to protect all conserved land (i.e. Otay Ranch RMP Preserve, Conserved Open Space (**BIO#4–CONSERVED OPEN SPACE**)), adjacent conserved open space areas managed, and sensitive habitats such as Resource Avoidance Areas that do not allow grading, brushing, or clearing wherever the limits of grading are within 100 feet (or more as appropriate) of areas to be conserved. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant or its designee shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on or such that it shall protect the boundary of the open space easement(s). The applicant or its designee shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing for the phase under construction. **MONITORING:** The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant or its designee.

J. BIO#27–BIOLOGICAL MONITORING [PDS, FEE X3] (M-BI-1b)

INTENT: In order to prevent inadvertent disturbance to sensitive habitats, special status plant and wildlife species, and jurisdictional waters, all grading located adjacent to biological open space areas, shall be monitored by a biological monitor.

DESCRIPTION OF REQUIREMENT: A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching and other construction related activities that have potential to impact biological resources located within or adjacent to Otay Ranch RMP Preserve, Conserved Open Space (**BIO#4–CONSERVED OPEN SPACE**), other conserved open space areas for the protection of sensitive habitats, special status plant and wildlife species (e.g. California gnatcatcher, San Diego fairy shrimp, San Diego goldenstar, San Diego Thornmint, etc.) and jurisdictional waters. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan and Vesting Replacement Tentative Map:

- a. Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by the [PDS, PCC].
- b. The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements. Such meeting shall include the [PDS, PCC].

DOCUMENTATION: The Biological Monitor shall prepare written documentation that certifies that the temporary fencing has been installed and that all construction staff has been trained on the site sensitive biological resources that are to be avoided. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed for the phase under construction. **MONITORING:** The [DPW, PDC] shall invite the [PDS, PCC] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared by the biologist.

**K. BIO#28–BREEDING SEASON AVOIDANCE [PDS, FEE X2]
(M-BI-11 and M-BI-15)**

INTENT: In order to avoid impacts to nesting California gnatcatchers, least Bell's vireo, raptors, and other breeding birds, which are sensitive biological resources pursuant to CEQA, Migratory Bird Treaty Act, and California Fish and Game Code, a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measures **M-BI-11** and **M-BI-15** as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). No brushing, clearing and/or grading will be allowed within 300 feet of coastal sage scrub habitat during the breeding season of the coastal California gnatcatcher, nesting or breeding migratory and sensitive avian species (January 15 and September 15), or within 500 feet of raptor nesting and breeding habitat unless the pre-construction nesting bird survey is negative. Breeding activity includes nest building and other breeding behaviors. A preconstruction nesting bird survey/sweep will be conducted immediately preceding initial work and per County standards while construction is occurring during the nesting season. If work is not initiated within 10 days of the preconstruction survey or if more than 10 days passes without construction activity, a new pre-construction survey will be conducted and new report will be submitted. All grading permits, improvement plans, and the final map shall state the same. **DOCUMENTATION:** The project applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report for review and approval by PDS and the Wildlife Agencies; alternatively, the Applicant or its designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved biological consultant. No grading shall occur

within the RAA or within 300 feet of suitable avian nesting habitat (500 feet for raptors) until concurrence is received from the County and the Wildlife Agencies (i.e. USFWS and CDFW) within the required 72 hours of notification. **TIMING:** Prior to any grading, clearing, or land disturbance during the nesting season (January 15 through August 15), concurrence from the County and the Wildlife Agencies must be obtained. If a nest is identified, a Preconstruction Survey Report shall be submitted to the County and the Wildlife Agencies prior to the preconstruction meeting and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading activities for each phase under construction. **MONITORING:** The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

- L. BIO#29–BREEDING SEASON AVOIDANCE (NOISE) [PDS, FEE X2] (M-BI-15)**
- INTENT:** In order to avoid impacts to California gnatcatchers, raptors, and other breeding birds, which are sensitive biological resources pursuant to CEQA, Migratory Bird Treaty Act, and California Fish and Game Code, a Resource Avoidance Area (RAA) (i.e. buffer), shall be implemented on all plans.
- DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-15** as described in Otay Ranch Resort Village Alternative H - Mitigation Monitoring and Reporting Program (MMRP). **DOCUMENTATION:** The applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report for review and approval by PDS and the Wildlife Agencies; alternatively, the Applicant or its designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. If temporary or permanent sound walls or barriers are required, the Applicant or its designee shall provide evidence that the sound barrier has been installed and have a California licensed surveyor certify that the sound barrier is located on the boundary of the open space easement(s). The applicant or its designee shall submit photos of the sound barrier along with the certification letter to the [PDS, PCC] for approval. **TIMING:** The Nest Monitoring Logs shall be submitted to the County and the Wildlife Agencies prior to the preconstruction meeting and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading activities. Prior to approval of the each Final Map and preconstruction conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading activities, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. If sound walls or barriers are required, the barrier shall be installed prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and shall remain for the duration of the potential noise impact. **MONITORING:** The [DPW, PDC] shall not allow any

grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter. If a sound wall or barrier is required, the [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant or its designee.

**M. BIO#30–BURROWING OWL MONITORING [PDS, FEE X3]
(Mitigation Measure M-BI-16)**

INTENT: In order to prevent inadvertent disturbance to burrowing owl, a preconstruction burrowing owl survey shall be conducted within the project area. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-16 Burrowing Owl Preconstruction Survey** as described in Otay Ranch Resort Village 13 Mitigation Monitoring and Reporting Program (MMRP). No disturbance may occur until concurrence regarding the survey result is received from the respective resource agencies (i.e. County, USFWS, and CDFW). If any active burrows are found, clearing shall not proceed until after consultation with County and Wildlife Agency staff and implementation of any protective measures required. The burrowing owl preconstruction surveys shall conform to the most current version of the [County of San Diego Report Format and Content Requirements: Biological Resources, including Strategy for Mitigating Impacts to Burrowing Owls in the Unincorporated County \(Attachment A\)](#). **DOCUMENTATION:** The Biological Monitor shall prepare written documentation that certifies that the burrowing owl survey has been completed and that burrowing owls have been avoided. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed and approved for the phase under construction. **MONITORING:** The [DPW, PDC] shall not allow any grading, unless a concurrence from the wildlife agencies is received. The [PDS, PCC] shall review the concurrence letter.

DURING CONTRUCTION: (The following actions shall occur throughout the duration of the grading construction).

N. AQ/GHG#17 - BLASTING AND ROCK CRUSHING (M-BI-15, M-AQ-1a, M-AQ-1b, BI-ED-20 & 21, M-N-4 & 5, N-ED-1 & 8)

INTENT: In order to mitigate for blasting and rock crushing emissions and fugitive dust. **DESCRIPTION OF REQUIREMENTS:** The project shall comply with the mitigation measures and blasting assumptions provided within the attached MMRP. Rock crushing activities will be limited to a total of 4,000 tons of rock per day. Blasting activities will amount to a maximum of 48,000 lbs. of explosives per day. **DOCUMENTATION:** The applicant or its designee shall comply with the Air Quality and GHG Mitigation Measures of this condition. **TIMING:** The following actions shall occur throughout the duration of construction for any development phase. **MONITORING:** The [DPW, PDC] shall make sure that the grading contractor complies with this condition. The [DPW, PDC] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days

while crushers are employed on the site. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

(BIOLOGICAL RESOURCES)

O. BIO#31–BIOLOGICAL MONITORING [PDS, FEE X3] (M-BI-1b)

INTENT: In order to prevent inadvertent disturbance to sensitive habitats, special status plant and wildlife species, and jurisdictional aquatic resources, all grading, clearing, or disturbance located within 100 feet of the biological open space shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-1b Biological Monitoring** as described in Otay Ranch Resort Village 13 Alternative H - Mitigation Monitoring and Reporting Program (MMRP). In addition, the cost estimate of the monitoring (provided in the contract) shall be added to the grading bonds that will be posted with the DPW, or bond separately with the PDS. The bond for monitoring shall be released upon the acceptance of the monitoring report for each Final Map. If there are disturbances, the monitor must report them immediately to the [PDS PCC]. Additionally, the biologist, or appropriate monitor, shall perform the following duties:

1. Conduct nesting bird monitoring (per County requirements) for listed species as appropriate, such as California gnatcatcher, least Bell's vireo to the satisfaction of [PDS PCC] and the Wildlife Agencies;
2. Review and ensure compliance with the MMRP;
3. Periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;
4. Monitor construction lighting periodically to ensure lighting is the lowest illumination allowed for safety, selectively placed, shielded, and directed away from preserved habitat;
5. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US;
6. Review and/or designate the construction area in the field with the contractor in accordance with the final grading plan prior to clearing, grubbing, or grading;
7. Conduct a field review of the staking to be set by the surveyor, designating the limits of all construction activity prior to clearing, grubbing, or grading;
8. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and [PDS PCC] within 24 hours;
9. Produce periodic (monthly during grading) reports to be submitted as a final/annual report(s) and submit the final/annual report to the Wildlife Agencies and the PDS (final report will release bond);
10. Confer with the Wildlife Agencies and [PDS PCC] within 24 hours any time protected habitat, gnatcatchers, or nesting birds are being affected by unauthorized impacts;
11. Attend construction meetings and other meetings as necessary; and

12. Keep daily monitoring notes for the duration of grading for submittal in a final report to substantiate the biological supervision of the grading activities and the protection of the biological resources. Daily monitoring notes should be provided to PDS on at least a quarterly basis.

DOCUMENTATION: The Project Biologist shall prepare and submit to the satisfaction the [PDS, PCC] monitoring reports, cost estimate, and MOU which indicate that the monitoring has occurred as indicated above. The applicant or its designee shall provide verification that the cost of the monitoring has been added to the grading bond. **TIMING:** The following actions shall occur throughout the duration of the grading construction; if this project includes more than one Final Map, each shall have separate monitoring contracts and documentation. Upon completion of all grading activities, and prior to Rough Grading Final Inspection, (Grading Ordinance SEC 87.421.a.2), the final report shall be completed. **MONITORING:** The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The [DPW, PDCI] shall assure that the Project Biologist is on-site performing the Monitoring duties of this condition during all applicable grading activities as determined by the Biologist. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Biologist or Applicant or its designee fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this measure.

P. BIO#32-EROSION AND RUNOFF CONTROL [PDS, FEE X2] (M-BI-13)

INTENT: In order to minimize the impacts to sensitive biological resources pursuant to the Otay Ranch RMP and CEQA, best management practices for erosion and runoff control shall be implemented. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall satisfy Mitigation Measure **M-BI-13** as described in Otay Ranch Resort Village 13 Alternative H - Mitigation Monitoring and Reporting Program (MMRP). The Project biologist shall notify the SWPPP monitor about erosion, buildup of sediment, destabilized topsoil piles, damaged fences, and runoff of soil from the site. **DOCUMENTATION:** The SWPPP Monitor with input, as appropriate, from the Project Biologist shall prepare and submit to the satisfaction the [PDS, PCC] monitoring reports, cost estimate, and MOU which indicate that the erosion and runoff control monitoring has occurred as indicated above. The applicant or its designee shall provide verification that the cost of the monitoring has been added to the grading bond. **TIMING:** The following actions shall occur throughout the duration of each grading permit. **MONITORING:** The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The Project Biologist shall assure that a licensed SWPPP Monitor is on-site performing the Monitoring duties of this condition during all

applicable grading activities and notify [DPW, PDCI] of absence or breaches in the requirements as needed. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Biologist or applicant or its designee fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this condition.

(CULTURAL RESOURCES)

Q. CULT#GR-4 - ARCHAEOLOGICAL MONITORING (M-CR-3)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. 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 Kumeyaay Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.
- b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
 1. The Project Archaeologist or the Kumeyaay Native American Monitor 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.
 2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
 3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
 4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American

Monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.

6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. **Human Remains.** If any human remains are discovered:
1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American Monitor.
 3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
 4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
 6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American Monitor shall evaluate fill soils to determine that they are clean of cultural resources.
- e. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the

archaeological monitoring program. The report 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.

DOCUMENTATION: The applicant or its designee shall implement the Cultural Resource Grading Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or Applicant fails to comply with this condition.

(PALEONTOLOGICAL RESOURCES)

R. PALEO-GR#2 - PALEONTOLOGICAL MONITORING (M-CR-4)

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to Vesting Replacement Tentative Map, PDS2004-3100-5361 RPL1, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall monitor during all mass grading and excavation in surface exposures of the Otay Formation that has a high sensitivity and the middle gritstone and lower fanglomerate members of the Otay Formation that have a moderate sensitivity, both on and offsite, as necessary. The Qualified Paleontological Resources Monitor shall be on-site to monitor as determined necessary by the Qualified Paleontologist. The Project Contractor shall monitor all areas that have marginal or low levels of sensitivity. The Grading Monitoring Program shall comply with the following requirements during grading:

- a. If paleontological resources are encountered during grading/excavation, the following shall be completed:
 1. The Paleontological Resources Monitor shall have the authority to direct, divert, or halt any grading/excavation activity until such time that the sensitivity of the resource can be determined and the appropriate salvage implemented.
 2. The Monitor or Project Contractor shall immediately contact the Project Paleontologist.
 3. The Project Paleontologist shall contact the Planning & Development Services immediately.

4. The Project Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading and/or excavation may resume.
- b. If the paleontological resource is significant or potentially significant, the Project Paleontologist or Paleontological Resources Monitor, under the supervision of the Project Paleontologist, shall complete the following tasks in the field:
1. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits;
 2. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting; and
 3. Transport the collected specimens to a laboratory for processing (cleaning, curation, cataloging, etc.).

DOCUMENTATION: The applicant or its designee shall implement the grading monitoring program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Paleontologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Paleontologist or Applicant fails to comply with this condition.

(NOISE)

S. GP#2 - TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI] (N-ED-1 THRU N-ED-12)

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the mitigation measures within the MMRP (Exhibit A), in addition, shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers.
- d. Ensure that when feasible, electrical power shall be used to run air compressors and similar power tools.
- e. Minimize the use of back up alarm.

- f. Equipment staging areas should be placed at locations away from noise sensitive receivers.
- g. Noise attenuation techniques shall be employed as needed to ensure that noise levels remain below 75 dBA Leq at existing noise sensitive land uses. This step shall apply to all construction activity on and off the proposed project site.

DOCUMENTATION: The applicant or its designee shall comply with the temporary construction noise mitigation measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction for each development phase **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

T. GP#3 - TEMPORARY ROCK CRUSHING AND DRILLING: [PDS, PCC] [DPW, PDCI] [PDS, FEE X1] (M-N-4 & M-N-5)

INTENT: In order to comply with the [County of San Diego Noise Ordinance 36.409 and 36.410](#), the following noise attenuation measures shall be implemented to reduce the noise generated from project rock crushing, rock drilling, and material processing operations. **Description of Requirement:** The location of any temporary rock crushing and rock drilling activities shall be adequately setback. This mitigation is designed and placed to reduce rock crushing and drilling operations that potentially would affect the adjacent residential uses. The temporary rock crushing and drilling shall comply with the following requirements:

- a. Prior to and during all project-related rock crushing activities, the project Applicants and primary contractors of all project phases involving rock crushing shall ensure that these activities are located a minimum distance of 800 feet from the nearest property line where an occupied structure is located.
- b. All rock drilling and rock crushing activities shall comply with County noise standards pursuant to County Noise Ordinance, Section 36.409 and 36.410.
- c. If new information is provided to prove and certify that the equipment being used is different than what was proposed in the noise report, then a new construction noise analysis may be reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of setbacks, barriers, etc. may be approved if the construction activities will not create noise greater than 75 dB at the property line as indicated above.

Documentation: The applicant or its designee shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed for each development phase. **TIMING:** The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

U. GP#4 - VIBRATION IMPACTS: [PDS, PCC] [DPW, PDCI] [PDS, FEE X1] (M-N-6)

Intent: In order to comply with the [County of San Diego Noise Ordinance 36.409](#) and vibratory requirements within the County Noise Guidelines, the following noise attenuation measures shall be implemented to reduce the temporary construction operations. **Description of Requirement:** Prior to and during all phases of construction activities, the project Applicant or its designee shall:

- a. Not allow heavy equipment to be operated within 200 feet of any inhabited residence.
- b. Rock blasting shall not be performed within 1,000 feet of a residential structure.
- c. Prior to beginning construction of any project component that involves the usage of heavy construction equipment within 200 feet of an existing or future occupied residence, the applicant or its designee, shall require preparation of a vibration monitoring plan for submittal to the County for review. The vibration monitoring plan shall require data be sent to the County Noise Specialist or designee on a weekly basis or more frequently as determined by the Specialist. The vibration monitoring plan shall include: the vibration level measurements taken during the previous work period, location of the vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures.
- d. The applicant or its designee shall submit a vibration analysis the proposed blasting and material handling associated with the project. The analysis shall be submitted to the County for review prior to the first blast and according to the Blasting Permit process performed by the County Sheriff's Department.
- e. If new information is provided to prove and certify that the assessment being used is different than what was proposed in the noise report, then a new noise analysis maybe reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and

Content Requirements and County noise standards. Any proposed alternative methods, or the reduction or elimination of any noise measure would be determined by the Director of Planning and Development Services.

DOCUMENTATION: The applicant or its designee shall comply with the temporary vibration measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction for each development phase. **MONITORING:** The [DPW, PDC] shall make sure that the grading contractor complies with the vibration control measures of this condition. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

V. AQ/GHG#14 - CONSTRUCTION EXHAUST EMISSIONS (M-AQ-1a)

INTENT: In order to mitigate for construction equipment exhaust emissions.

DESCRIPTION OF REQUIREMENT: The applicant or its designee shall implement the following measures during construction in compliance with the California Air Resource Board (CARB) Air Toxic Control Measure (ATCM) 13, and as identified in the project's certified EIR. These measures will include but are not limited to:

- a. The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained before and for the duration of on-site operation;
- b. Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall turn their engines off when not in use to reduce vehicle emissions;
- c. All construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. A copy of each unit's BACT documentation shall be provided at the time of mobilization of each applicable unit of equipment;
- d. All construction equipment shall be properly tuned and maintained in accordance with manufacturers' specifications;
- e. All diesel-fueled on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible. To achieve this standard, all new vehicles shall be used, or older vehicles shall use post-combustion controls that reduce pollutant emissions to the greatest extent feasible;
- f. The use of electrical construction equipment shall be employed where feasible;
- g. The use of catalytic reduction for gasoline-powered equipment shall be employed where feasible;
- h. The use of injection timing retard for diesel-powered equipment shall be employed where feasible; and
- i. Construction diesel fuel shall be composed of at least 25 percent biodiesel.

The project shall comply with the mitigation measures within the attached MMRP.

DOCUMENTATION: The applicant or its designee shall comply with the Air Quality requirements of this condition. The applicant or its designee shall show compliance with this condition by providing the documentation (construction bid/estimate) from the construction contractor(s) serving the project to demonstrate that the described equipment and practices will be utilized during the construction period. In addition, the applicant or its designee shall show compliance with this condition by printing these notes on the grading and improvement plans. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for any development phase. **MONITORING:** The [DPW, PDCI] shall make sure that the construction contractor complies with this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.

W. AQ/GHG#15 - FUGITIVE DUST PLAN (M-AQ-1b)

INTENT: In order to mitigate for fugitive dust impacts. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall prepare and implement a Fugitive Dust Plan demonstrating compliance with San Diego Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), to the satisfaction of the County. Measures shall include but not limited to:

- a) Water, or utilize another SDAPCD-approved dust control non-toxic shall be used on the grading areas at least three times daily;
- b) All main roadways shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads;
- c) Building pads shall be finalized as soon as possible following site preparation and grading activities to reduce fugitive dust from earth moving operations;
- d) Hydroseeding of graded pads shall occur if development will not occur within 90 days.
- e) Grading areas shall be stabilized as quickly as possible to minimize fugitive dust;
- f) Chemical stabilizer shall be applied, a gravel pad shall be installed, or the last 100 feet of internal travel path shall be paved within the construction site prior to public road entry, and for all haul roads;
- g) Approved chemical soil stabilizers shall be applied according to the manufacturers' specifications to all inactive construction areas (previously graded areas that remain inactive for 96 hours), including unpaved roads and employee/equipment parking areas;
- h) Wheel washers shall be installed adjacent to the apron for tire inspection and washing prior to vehicle entry on public roads;
- i) Any visible track-out into traveled public streets shall be removed with the use of sweepers, water trucks or similar method within 30 minutes of occurrence;
- j) Sufficient perimeter erosion control shall be provided to prevent washout of silty material onto public roads;

- k) Unpaved construction site egress points shall be graveled to prevent track-out;
- l) Construction access points shall be wet washed at the end of the workday if any vehicle travel on unpaved surfaces has occurred;
- m) Transported material in haul trucks shall be watered or treated with SDAPCD-approved non-toxic dust control agent;
- n) Haul trucks shall be covered or shall maintain at least two feet of freeboard to reduce blow-off during hauling;
- o) All soil disturbance and travel on unpaved surfaces shall be suspended if winds exceed 25 miles per hour (mph);
- p) On-site stockpiles of excavated material shall be covered;
- q) A 15-mph speed limit on unpaved surfaces shall be enforced;
- r) Haul truck staging areas shall be provided for loading and unloading of soil and materials and shall be located away from sensitive receptors at the farthest feasible distance;
- s) Construction Traffic Control Plans shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections to the extent feasible. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.

DOCUMENTATION: The applicant or its designee shall comply with the Air Quality enumerated above and required by this condition. In addition, the Applicant or its designee shall show compliance with this condition by printing these notes on the grading and improvement plans. **TIMING:** The Fugitive Dust Plan shall be prepared prior to approval of any grading permits and shall be implemented throughout the duration of construction for each development phase. **MONITORING:** The [DPW, PDC] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDC] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.

ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit).

(BIOLOGICAL RESOURCES)

X. **BIO#33–BIOLOGICAL MONITORING [PDS, FEE] (M-BI-1b)**

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2004-3910-04-19-005 and TM-5361 RPL1, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits for any areas adjacent to the Preserve and the off-site facilities located within the Preserve, the Project applicant shall provide written

confirmation that a County-approved biological monitor has been retained and will be on-site during clearing, grubbing, and/or grading activities. The biological monitor shall attend all pre-construction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas, and protective fencing. The biological monitor shall also be responsible for implementing the monitoring as required and specified in the restoration plans. The biological monitor shall be authorized to halt all associated project activities that may be in violation of the County's MSCP Subarea Plan and/or permits issued by any other agencies having jurisdictional authority over the project.

Before construction activities occur in areas adjacent to Preserve areas containing sensitive biological resources, all workers shall be educated by a County-approved biologist to recognize and avoid those areas that have been marked as sensitive biological resources.

The Project Biologist shall prepare and submit a final letter report substantiating his/her supervision of the grading activities and substantiating that grading did not impact additional areas of biological open space or other sensitive biological resources. The report shall conform to the [County of San Diego Report Format and Content Requirement Guidelines: Biological Resources](#). It shall also include but not be limited to the following items:

- a. Photos of the temporary fencing that was installed during the trenching, grading, or clearing activities.
- b. Monitoring logs showing the date and time that the monitor was on site.
- c. Photos of the site after the grading and clearing activities.
- d. Lists of species observed with special-status species mapped.

DOCUMENTATION: The applicant or its designee shall submit the final biological monitoring report to the [PDS, PCC] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), the final report shall be completed for each grading phase. **MONITORING:** The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed and accepted by PDS. Upon approval of the report, the PDS shall inform the Department of Public Works (DPW) that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then PDS shall inform DPW to release the bond back to the Applicant or its designee.

(CULTURAL RESOURCES)

Y. CULT#GR-3 - ARCHAEOLOGICAL MONITORING (M-CR-3)

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for

Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

- a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
- b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant or its designee shall submit the Archaeological Monitoring Report to [PDS, PPD] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who requests a copy. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** [PDS, PPD] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

(PALEONTOLOGICAL RESOURCES)

Z. PALEO-GR#3 - PALEONTOLOGICAL MONITORING (M-CR-4)

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2004-3100-5361, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare one of the following letters upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to the [PDS, PPD] stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format

of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.

- b. If Paleontological Resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant or its designee shall submit the letter report to the [PDS, PPD] for review and approval. Provide a copy of the study to the City of San Diego when work is conducted within City of San Diego jurisdiction properties. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), the letter report shall be completed for each development phase. **MONITORING:** The [PDS, PPD] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDC] that the requirement is completed.

FINAL GRADING RELEASE: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

AA. AQ/GHG#3 - BICYCLE, PEDESTRIAN, AND TRANSIT (M-GCC-1)

INTENT: In order to implement measures that would reduce impacts related to project bicycle, pedestrian, and transit access and Air Quality emissions.

DESCRIPTION OF REQUIREMENT: The applicant or its designee shall comply with the following measures:

- a. If a school is constructed, the project shall implement a School Pool Program to encourage walking or biking to school to minimize potential busing services.
- b. Prior to the issuance of residential building permits, the Applicant or its designee shall provide evidence to the County of San Diego that building design plans require that residential structures be equipped with outdoor/exterior electric outlets in the front and rear of the structure to facilitate use of electrical equipment.
- c. Prepare educational material to be distributed upon construction completion of each phase that will be provided to all residents, commercial tenants, and school employees regarding alternative modes of transportation internal and external to the site, bus routes, and other forms of alternative transportation, as described in the Project's TDM Plan.
- d. The project will construct bicycle networks and paths that are connected to existing, and off-site bicycle networks.
- e. The project shall demonstrate a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project area. The project will minimize barriers to an extent possible to pedestrian access and interconnectivity.

- f. The project shall demonstrate that pedestrian/bicycle safety and traffic-calming measures are provided as part of the overall project design. Roadways will be designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic-calming features. Traffic-calming features may include marked crosswalks, count-down signal timers, curb extensions, median islands, roundabouts, on-street parking, planter strips with street trees, and others.

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the required evidence of meeting the Project's pedestrian, bicycle and transit programs for the project. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are identified for the project. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition

(BIOLOGICAL RESOURCES)

BB. BIO#34–OPEN SPACE PERMANENT SIGNAGE & FENCING [PDS, FEE] (M-BIO-1f)

INTENT: In order to protect the Otay Ranch RMP Preserve and Conserved Open Space (**BIO#4–CONSERVED OPEN SPACE**), pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) for PDS2004-3910-04-19-005 and TM-5361 RPL1, the fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** With monitoring from a County-approved biologist, the permanent fences and open space signs shall be placed along all open space boundaries where Otay Ranch RMP Preserve and Conserved Open Space, are adjacent to development, such as residential lots, community spaces, along internal streets, as indicated in the Otay Ranch Resort Village Alternative H - Preserve Edge Plan of the Final EIR, and as shown on these plans and the approved Conceptual Grading and Development Plan for PDS2004-3910-04-19-005.

- a. Evidence shall be sitephotos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.
- b. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following or as approved by the Preserve Owner/Manager (POM)/DPR:

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: (PDS2004-3910-04-19-005)

DOCUMENTATION: The applicant or its designee shall install the fencing and signage and provide the documentation site photos and certification statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed to the [*PDS, PCC*]. **TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of PDS2004-3810-04-002(SP); PDS2004-3800-04-003(GPA); PDS2004-3600-04-009(REZ); PDS2019-TM-5361 RPL1(TM); PDS2004-3910-04-19-005, and prior to Final Grading Release of each Grading Permit ([Grading Ordinance Sec. 87.421.a.3](#)) the fencing and signage shall be installed and approved by the Director of PDS. The final grading release requirement may be waived, wholly or in part, at the discretion of the Director of PDS if the applicant or its designee demonstrates that cash or security has been provided for the entire associated installation of fencing and signage. **MONITORING:** The [*PDS, PCC*] shall review the photos and statement for compliance with this condition.

CC. BIO#35-EASEMENT AND PRESERVE AVOIDANCE [PDS, FEE]

INTENT: In order to protect sensitive resources, pursuant to [County Grading Ordinance Section 87.112](#), the Otay Ranch RMP Preserve (**BIO#20 - HABITAT CONVEYANCE AND PRESERVATION**) and biological open space easements (**BIO#4-CONSERVED OPEN SPACE**) and shall be avoided. **DESCRIPTION OF REQUIREMENT:** The Otay Ranch RMP Preserve and biological open space easements indicated on this plan are for the protection of sensitive environmental resources (e.g. San Diegan coastal sage scrub and other sensitive habitats, special status plant and wildlife species, and jurisdictional waters) and prohibits all of the following on any portion of the land subject to said easement or Otay Ranch RMP Preserve: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the [County Grading Ordinance Section 87.112](#) and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the

Memorandum of Understanding dated February 26, 1997, between the Wildlife Agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS.

3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.
4. Construction, use, and maintenance of multi-use, non-motorized trails as approved by the Director of PDS.

DOCUMENTATION: The applicant or its designee shall provide a letter statement to the [PDS, PCC] stating that all Otay Ranch RMP Preserve (**BIO#20-HABITAT CONVEYANCE AND PRESERVATION**) and biological open space easements (**BIO#4-CONSERVED OPEN SPACE**) were avoided during the grading construction or encroachment into the open space occurred, other than the impacts resulting from County approved infrastructure facilities in the Otay Ranch RMP Preserve, such as approved roads and other improvements including the associated grading as shown on the Vesting Replacement Tentative Map. **TIMING:** Prior to Final Grading Release for each grading phase, the letter verifying the Otay Ranch RMP Preserve and Conserved Open Space easements were not disturbed shall be submitted. **MONITORING:** The [DPW, PDC] shall not allow any grading, clearing or encroachment into Otay Ranch RMP Preserve or open space easement areas.

(GEOLOGICAL RESOURCES)

DD. **GEO#2-GEOTECHNICAL MONITORING (M-GE-1a & GE-ED-2)**

INTENT: In order to identify areas of potential liquefaction and develop conclusions and recommendations, a geotechnical consultant is required during grading. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of highly expansive soils and determine the actual expansion/compression potential of finish-grade soils. All alluvial soils in areas of proposed development or future fill shall be removed and recompacted during grading. **DOCUMENTATION:** The applicant or its designee shall prepare a certified summary of their findings on the removal and recompaction measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

EE. **GEO#3-STABILIZATION MEASURES (M-GE-2c)**

INTENT: In order to ensure stabilization of cut slopes. **DESCRIPTION OF REQUIREMENT:** A geotechnical consultant in the field shall perform mapping of temporary slope excavations, including front, side and backcuts, and all cut slopes during grading. If adverse geologic conditions (e.g., highly fractured and jointed

rock, clay-lined fractures, and seepage zones) are encountered during installation of cut slopes, stabilization measures shall be required and implemented during grading. Specific stabilization measures shall include, but not be limited to, removal of loose boulders or displaced rocks, stability fill, buttresses, rock-bolting, and/or catchment netting. **DOCUMENTATION:** A geotechnical consultant shall prepare a certified report on stabilization measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. **TIMING:** Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. **MONITORING:** [PDS] shall review the geotechnical findings for compliance with this condition.

(CULTURAL RESOURCES)

FF. **CULT#GR-4 - ARCHAEOLOGICAL MONITORING (M-CR-3)**

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials have been curated and/or repatriated as follows:
 1. Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation 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, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

Or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity and shall be accompanied by payment of the fees necessary, if required. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

2. Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the Negative Monitoring Report.

DOCUMENTATION: The Applicant's archaeologist shall prepare the final report and submit it to [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe who requests a copy. Provide a copy of the study to the City of San Diego when work is conducted within City of San Diego jurisdiction properties. **TIMING:** Prior to any final grading release or use of the premises in reliance of this permit, the final report shall be prepared for each development phase. **MONITORING:** [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is completed and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the Applicant or its designee.

(PALEONTOLOGICAL RESOURCES)

GG. PALEO-GR#4 PALEONTOLOGICAL MONITORING (M-CR-4)

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to Vesting Replacement Tentative Map, PDS2019-TM-5361RPL1, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Paleontologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program if resources were encountered during grading. The report shall include the following:

- a. If paleontological resources were discovered, the following tasks shall be completed by or under the supervision of the Project Paleontologist:
1. Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens;
 2. Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assigning catalog numbers, and enter the appropriate specimen and locality data into a collection database;
 3. Submit a detailed report prepared by the Project Paleontologist in the format provided in Appendix D of the County of San Diego's Guidelines for Determining Significance for Paleontological Resources. The report shall identify which accredited institution has agreed to accept the curated fossils. Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation and submit an electronic copy of the complete report in Microsoft Word on an USB drive. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.
 4. Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, and submit Proof of Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution.
- b. If no resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Paleontologist.

DOCUMENTATION: The applicant or its designee shall submit the letter report to the [PDS, PPD] for review and approval. **TIMING:** Prior to the release the Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)), for Vesting Replacement Tentative Map, PDS2004-3100-5361 RPL1, the final report shall be completed. **MONITORING:** The [PDS, PPD] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

HH. LNDSKP#2–CERTIFICATION OF INSTALLATION (M-AE-1 & AE-ED-6)

INTENT: In order to provide adequate Landscaping that addresses screening and water conservation, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the

[COSD Parking Design Manual](#), the COSD Grading ordinance, and the requirements of the Otay Ranch Resort Village 13 Alternative H - Village Design Plan, Fire Protection Plan, and the Preserve Edge Plan. The requirements of the "D" Designator shall apply to all landscaping installed. **DESCRIPTION OF REQUIREMENT:** Landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant or its designee shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant or its designee shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed for each development phase. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

II. STRMWTR#3–VERIFICATION OF STRUCTURAL BEST MANAGEMENT PRACTICES

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 4 of the PDP SWQMP. **DOCUMENTATION:** The applicant or its designee shall process the Structural BMP Verification Forms *with* [DPW, PDC] or [PDS, BLDG]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

JJ. STRMWTR#4–PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

- a. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).
- b. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the Structural BMPs pertaining to the property.
- c. Sample copies of the following:
 - 1) A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.
 - 2) One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

DOCUMENTATION: The applicant or its designee shall submit a letter stating that the above documentation has been submitted to the property owner and initial occupants. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; provision of stormwater documents shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the letter provided by the Applicant or its designee for consistency with the condition and County Standards.

KK. OTAY WATER DISTRICT ANNEXATION

INTENT: In order to promote orderly development and to the [County of San Diego Regulatory Code Section 68.312](#) the project shall be annexed into the Otay Water District, San Diego County Water Authority and the Metropolitan Water District.

DESCRIPTION OF REQUIREMENT: Apply for and receive approval from the Local Agency Formation Commission (LAFCO) an annexation into these water agencies.

DOCUMENTATION: The applicant shall provide the annexation approval documents to [PDS, PPD]. **TIMING:** Prior to the approval of any plan, issuance of any permit and prior to occupancy or use of the premises in reliance of this permit, the applicant shall annex into these water agencies. **MONITORING:** Upon request of the applicant, [PDS, PPD] shall provide a recommendation to LAFCO for the annexation into these water agencies. The [PDS, PPD] shall review the annexation documents for compliance with this condition.

IT IS FURTHER RESOLVED, THEREFORE, that the Board of Supervisors of the County of San Diego hereby makes the following findings as supported by the minutes, maps, exhibits, and documentation of said Vesting Replacement Tentative Map all of which are herein incorporated by reference:

1. The Vesting Replacement Tentative Map is consistent with all elements of the San Diego County General Plan and with the Specific Plan (S88) and Open Space (S80) Land Use Designation of the Otay Ranch General Development Plan/Subregional Plan and the Otay Subregional Plan, complies with the

provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code.

2. The Vesting Replacement Tentative Map is consistent with The Zoning Ordinance because it proposes a mixed-use development, comprised of residential, commercial, and public uses, which are governed by the Otay Ranch Resort Village 13 Alternative H - Specific Plan through the implementation of the Otay Ranch Resort Village Alternative H - Village Design Plan. These design guidelines identify the intent, function and appropriate setbacks, lot area coverage and for the proposed development and is consistent with the provisions of the Specific Plan (S88) and Open Space (S80).
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Otay Ranch General Development Plan/Subregional Plan and the Otay Subregional Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code.
4. The site is physically suitable for the mixed-use residential, commercial, and public use type of development because the proposed development is consistent with the Otay Ranch GDP/SRP, including the Resource Management Plan and has been designed to minimize the majority of the sensitive environmental areas on the property and impacts thereto are mitigated. Site grading will be balanced and minimized as appropriate.
5. The site is physically suitable for the proposed density of development because the Water Supply Assessment and Verification Report from Otay Water District and Sewerage Agreement between the County's Sanitation District and City of Chula Vista have indicated that water and sewer services are available.
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need.
7. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California.

The division and development of the property in the manner set forth on the approved Vesting Replacement Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement.

8. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional

housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources.

9. Determinations and findings pursuant to the California Environmental Quality Act, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Board of Supervisors.

WAIVER(S) AND EXCEPTION(S): This subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the following:

County Subdivision Ordinance Requirements:

Per Section 81.401(o) of the County Subdivision Ordinance, if the Board approves a Specific Plan or the Board or the Planning Commission approves a planned development pursuant to Zoning Ordinance Sections 6600 et seq., that provides subdivision design requirements contrary to the requirements in subsections (b), (d), (e), (h) or (i) of section 81.401, the provisions of the approved specific plan or major use permit shall govern. The Otay Ranch Resort Village Alternative H project is governed by a Specific Plan dated January 2020; therefore, the requirements in the subsections listed above do not apply to this project.

County Public and Private Road Standards:

Per Section 81.402(d) of the County Subdivision Ordinance, where the property to be subdivided is located in an area subject to a Specific Plan, streets providing on-site and off-site access shall be designed to those standards necessary to implement the development density design and objectives of the applicable adopted Specific Plan. The Otay Ranch Resort Village Alternative H project is governed by a Specific Plan dated January 2020; therefore, the requirements in the Section 81.402(d) do not apply to this project.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring and Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts.

Section 21081.6(a)(1) states, in part:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

Section 21081.6(b) further states:

A public agency shall provide that the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.

As indicated above, a Mitigation Monitoring and Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring and Reporting Program (MMRP) for this project is incorporated into the mitigation measures, environmental design considerations (EDC), adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.

Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

Documentation: A description of the informational items that must be submitted by the Applicant or its designee to the Lead Agency to demonstrate compliance with the COA.

Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.

Monitoring: The actions to be taken by the lead agency to assure implementation of the mitigation measure.

The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP (Exhibit A) for this project:

33 through 42, 49 through 68, and 77 through 106

MAP PROCESSING REQUIREMENTS: The Final Map(s) shall comply with the following processing requirements pursuant to the [Sections 81.801 through 81.814 of the Subdivision Ordinance](#) and the [Subdivision Final Map Processing Manual](#).

- Each Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for each Final Map shall comply with [Section 81.507 of the Subdivision Ordinance](#).
- Prior to the approval of each Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and each Final Map report from a qualified title insurance company.
- The following notes shall appear on each Final Map:

- All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by [Section 81.401\(m\) of the Subdivision Ordinance](#).
- At the time of recordation of each Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
- The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below:

<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the Applicant or its designee must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way **Otay Lakes Road** is shown as Mobility Element roadway of the County General Plan. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The Applicant or its designee shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

COMMITMENT FOR CAPACITY AND LIST OF FEES: A commitment for capacity to serve the proposed development and list of required fees (per County Ordinance Number 9146) will be provided by [SDCSD] at time of building permit issuance.

PAY DISTRICT FEES: The developer shall pay all [SDCSD] fees in effect at time of issuance of the Wastewater Discharge Permit.

PAY FAIR SHARE COSTS: Prior to issuance of the Wastewater Discharge Permit, the developer shall pay all fair share costs attributable to third party reimbursement agreement(s) associated with this project that may be in effect at time of permit issuance.

INDUSTRIAL WASTEWATER DISCHARGE PERMIT FROM CITY: If required, the developer shall obtain an Industrial Wastewater Discharge Permit from the City of San Diego, as directed by [DPW, WWM]. For information, contact Dan Gutierrez at (858) 654-4118.

COMMERCIAL WASTEWATER DISCHARGE PERMIT: The developer shall obtain a Commercial Wastewater Discharge Permit from the County. The developer/owner shall make a written application to the County through Department of Planning and Land Use, building permit counter. For information, contact Louis Conde at 858-694-2660.

NOTICE: This subject property may contain Quino checkerspot butterfly and/or San Diego fairy shrimp. The Federal government has listed both species as *endangered* under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING STATUS OF ONE OR BOTH SPECIES MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES IN QUESTION OR ITS HABITAT IS PRESENT ON THE PROJECT SITE. The applicant is advised to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the Applicant or its designee's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <http://www.dfg.ca.gov/>

NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, January 15 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The Applicant or its designee may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT OR ITS DESIGNEE FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: Fish and Wildlife Fees have been paid in the amount of \$3,434.25 for the review of the EIR, Receipt numbers _____, dated _____.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the Fee Ordinance in effect at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[PDS, FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee, such as Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

NOTICE: Time Extension requests cannot be processed without updated project information including new Department of Environmental Health certification of septic systems. Since Department of Environmental Health review may take several months, Applicant or its designees anticipating the need for Time Extensions for their projects are advised to submit applications for septic certification to the Department of Environmental Health several months prior to the expiration of their Vesting Replacement Tentative Maps.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services	<u>PDS</u>	Department of Public Works	<u>DPW</u>
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM

Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Private Development Construction Inspection	PDCI
Landscape Architect	LA	Environmental Services Unit Division	ESU
Zoning Counter	ZO		
Department of Environmental Health	<u>DEH</u>	Department of Parks and Recreation	<u>DPR</u>
Land and Water Quality Division	LWQ	Trails Coordinator Group Program Manager Parks Planner	TC GPM PP
Vector Control	VCT	Department of General Service	<u>DGS</u>
Local Enforcement Agency	LEA	Real Property Division	RP
Hazmat Division	HMD		

Exhibit A – Mitigation Monitoring and Reporting Program (MMRP)

cc: Baldwin & Sons, Eric Johnson
Moller, Atlantis Group, Ted Shaw
Stephen M. Haase, Consultant to Owners

Email cc:
Ed Sinsay, Planning & Development Services, Land Development
Mark Slovick, Deputy Director, Planning & Development Services
Greg Mattson, Project Manager, Contractor, Planning & Development Services

Approved as to Form and Legality
County Counsel
By:

Randall Sjoblom, Senior Deputy
County Counsel

1-635

MITIGATION MONITORING AND REPORTING PROGRAM
OTAY RANCH RESORT VILLAGE 13 – ALTERNATIVE H

MARCH 2020

PREPARED FOR:

COUNTY OF SAN DIEGO

PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE

SAN DIEGO, CA 92123

California Public Resources Code Section 21081.6 requires that, upon certification of an EIR, “the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.”

This chapter contains the Mitigation Monitoring and Reporting Program (MMRP) for the Otay Ranch Village 13 Alternative H Project (Alternative H). This MMRP has been developed in compliance with Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines. The mitigation measures in the table are coded by alphanumeric identification consistent with the EIR. The following items are identified for each mitigation measure:

- **Mitigation Monitoring.** This section of the MMRP lists the stage of the proposed project during which the mitigation measure would be implemented and indicates who is responsible for implementing the mitigation measure (i.e., the “implementing party”). It also lists the agency that is responsible for ensuring that the mitigation measure is implemented and that it is implemented properly.
- **Reporting.** This section of the MMRP provides a location for the implementing party and/or enforcing agency to make notes and to record their initials and the compliance date for each mitigation measure.

In addition, as required by mitigation measures in the Final EIR, Environmental Design Considerations (EDCs) are required to be implemented. These EDCs are similarly coded by alphanumeric identification consistent with the EIR and list the stage of Alternative H during which the EDC would be implemented, the implementing party and the reporting.

The County of San Diego (County) must adopt this MMRP, or an equally effective program, if it approves the Proposed Project with the mitigation measures that were adopted or made conditions of project approval.

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<i>Aesthetics and Visual Resources</i>						
M-AE-1 All final grading plans, landscape plans, and improvement plans for the proposed Project shall be evaluated for Project compliance with the aesthetic design mitigation measures of this EIR, the Resort Village Specific Plan (Development Regulations), the Resort Village Design Plan, and the Resort Village Preserve Edge Plan. Final grading plans will be created based on the preliminary grading plans and submitted by a certified engineer.	<ol style="list-style-type: none"> 1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development phase a Master Landscape Plan shall be prepared and approved. 2. Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed for each development phase. 	<ol style="list-style-type: none"> 1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. 2. The Applicant or its designee shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The Applicant or its designee shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. 3. The County PDS, LA and DPR, TC, PP shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 4. The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use 	County of San Diego			

1-637

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.				
M-AE-2 Pursuant to Chapter IV, Implementation, of the Otay Ranch Resort Village Specific Plan, Site Plans (“D” Designator) shall be evaluated for Project compliance with the Resort Village Design Plan, the Resort Village Preserve Edge Plan, and the provisions of the Specific Plan related to colors, materials, and other architectural characteristics of adjacent buildings, building massing, siting of buildings and structures including setbacks from tops of slopes, architectural colors adjacent to open space, height, use of non-reflective/non-glare surfaces, and other aesthetic design measures of this EIR.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development phase a Master Landscape Plan shall be prepared and approved.	<ol style="list-style-type: none"> The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. The County PDS, LA and DPR, TC, PP shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 	County of San Diego			
<i>Air Quality</i>						
M-AQ-1a The Project Applicants shall implement all of the following measures during construction of the proposed Project: <ul style="list-style-type: none"> Water actively disturbed surfaces at least three times daily; On-site dirt piles or other stockpiled particulate matter 	1. The Fugitive Dust Plan demonstrating compliance with San Diego Air Pollution Control District Rule 55 and County Code Section 87.428 shall be prepared to the satisfaction of the County of San Diego	<ol style="list-style-type: none"> The project Applicant or its designee shall comply with the Air Quality enumerated above and required by this condition. The County [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The County [DPW, PDCI] shall contact the County 	County of San Diego			

1-638

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>shall be covered, wind breaks installed, and water and/or soil stabilizers employed to reduce wind-blown dust emissions. The use of approved nontoxic soil stabilizers shall be incorporated according to manufacturers' specifications to all inactive construction areas;</p> <ul style="list-style-type: none"> • Water sprayers shall be installed on the rock crushing equipment to control particulate emissions during crushing operations; • Approved chemical soil stabilizers shall be applied according to the manufacturers' specifications to all inactive construction areas (previously graded areas that remain inactive for 96 hours), including unpaved roads and employee/equipment parking areas; • Stabilize the surface soil in areas subject to sub-surface blasting immediately before each blast; • All construction roads with more than 150 daily trips shall be paved; 	<p>prior to approval of any grading permits and shall be implemented throughout the duration of construction for each development phase.</p>	<p>[PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>				

1-639

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> All construction access roads from Otoy Lakes Road onto the Project site shall be paved for a minimum of 100 feet onto the site; Approved chemical soil stabilizers shall be applied according to the manufactures' specifications to all active construction areas, both pre- and post-blasting activity. At a minimum, all off-road, diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 3 emission standards for nonroad diesel engines promulgated by the U.S. Environmental Protection Agency, if such equipment is available in the San Diego region. Construction equipment that meets the Tier 4 emission standards will be integrated into the construction fleet during the later stages of the Project's construction period (post 2020), if such equipment becomes available in the San Diego region. Paved streets shall be swept frequently if soil material has been carried onto adjacent paved, public 						

1-640

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
thoroughfares from the Project site; <ul style="list-style-type: none"> • Traffic speeds on all unpaved surfaces shall be reduced to 15 mph or less, and unnecessary vehicle traffic shall be reduced by restricting access. Appropriate training to truck and equipment drivers, on-site enforcement, and signage shall be provided; • The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained before and for the duration of on-site operation; • Termination of grading and/or surface-level blasting activities shall occur if winds exceed 25 mph; • Hydroseeding of graded and surface-level blasting areas pads shall occur if development will not occur within 90 days; • Minimize simultaneous operation of multiple construction equipment units. During construction vehicles in loading and unloading queues shall turn their engines off when not in 						

1-641

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>use to reduce vehicle emissions;</p> <ul style="list-style-type: none"> • All construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. A copy of each unit’s BACT documentation shall be provided at the time of mobilization of each applicable unit of equipment; • All construction equipment shall be properly tuned and maintained in accordance with manufacturer’s specifications; • All diesel-fueled on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible. To achieve this standard, new vehicles shall be used, or older vehicles shall use post-combustion controls that reduce pollutant emissions to the greatest extent feasible; • The use of electrical construction equipment shall be employed where feasible; • The use of catalytic reduction for gasoline- 						

1-642

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>powered equipment shall be employed where feasible;</p> <ul style="list-style-type: none"> The use of injection timing retard for diesel-powered equipment shall be employed where feasible; and Construction diesel fuel shall be comprised of at least 25 percent biodiesel. 						
<p>M-AQ-1b The applicants or subsequent designee(s) shall prepare a Dust Control Plan, subject to review and approval by the County of San Diego Department of Planning & Development Services, to be implemented during the Project’s construction period. The Dust Control Plan, at a minimum, shall provide the following information:</p> <ul style="list-style-type: none"> Project name and location; Contact information for the property owner(s) and construction contractor(s); Primary project contact responsible for implementation of the plan; Primary agency contact responsible for oversight of the plan; Description of construction activities; Plot plan; 	<ol style="list-style-type: none"> The Fugitive Dust Plan shall be prepared prior to approval of any grading permits and shall be implemented throughout the duration of construction for each development phase. 	<ol style="list-style-type: none"> The project Applicant or its designee shall comply with the Air Quality enumerated above and required by this condition. The County [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 	County of San Diego			

1-643

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> • Information on the amount of area to be disturbed; • Phasing schedule for dust generating activities; • List of dust generating activities; • Fugitive dust control measures to be implemented, including measures to prevent trackout/carryout; • Adaptive management provisions that authorize modifications to dust control measures (e.g., increased watering applications) in response to on-site, real-time conditions; • Requirement to post publicly visible signs with the contact information for the primary project and agency contacts in the event of dust control complaints; • Requirement to take any necessary corrective action in response to dust control complaints within 24 hours; • Recordkeeping requirements to log daily dust control activities; and • Certification by primary agency contact of compliance at quarterly intervals. 						

1-644

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>A sample Dust Control Plan template is provided as an attachment to this mitigation measure.</p> <p>The Fugitive Dust Control Plan will also include a requirement to post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.</p>						
<p>M-AQ-1c Prior to the issuance of grading permits, the applicants or subsequent designee(s) shall develop a construction truck traffic plan for implementation during the Project’s construction period. The plan shall identify the preferred truck routing from freeways and/or major roadways, as applicable, to the Project site; those routes shall avoid areas with substantial numbers of sensitive receptors, such as residential developments and/or schools, while minimizing the travel distance. The plan shall be submitted to the County of San Diego Department of Planning & Development Services for review and approval.</p>	<p>1. The [PDS, LDR] shall review the truck traffic plan for compliance with this condition.</p>	<p>1. The Applicant or its designee shall have the truck traffic plan prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The Applicant or its designee shall also execute a secured agreement for any potential damages caused by heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance].</p> <p>2. The Applicant or its designee shall have the truck traffic plan prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The Applicant or its designee shall</p>	<p>County of San Diego</p>			

1-645

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		also execute a secured agreement for any potential damages caused by heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance].				
M-AQ-1d Prior to the issuance of grading and building permits, the applicants or subsequent designee(s) shall submit verification to the County of San Diego Department of Planning & Development Services that a ridesharing program for the construction crew has been encouraged by the contractor(s). Evidence shall include copies of rideshare materials provided to employees and any incentives offered.	1. Prior to the issuance of grading and building permits	<ol style="list-style-type: none"> The applicants or subsequent designee(s) shall submit verification to the County of San Diego Department of Planning & Development Services. The County of San Diego Department of Planning & Development Services shall make sure the contractor complies with the requirements of this measure. 	County of San Diego			
M-AQ-1e The Project’s architectural coatings shall comply with Rule 1113 of the South Coast Air Quality Management District, as amended in 2013.	1. Prior to issuance of residential building permits.	<ol style="list-style-type: none"> The applicant or its designee shall comply with the requirements of this condition. The [DPW, PDCI] shall make sure the contractor complies with the requirements of this measure and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure. 	County of San Diego			
M-AQ-2a Project permittees shall implement the following mitigation measures to reduce the air pollutant emissions associated mobile sources and	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404),	County of San Diego			

1-646

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>on-site gas combustion (CAPCOA 2010):</p> <ul style="list-style-type: none"> Plant low-maintenance, drought-resistant plant species that reduce gas-powered landscape maintenance equipment usage and water consumption. Equip residential structures with electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment. All single-family residences shall be constructed with connections for solar water heaters and solar and/or wind renewable energy systems. Use regulated low-VOC coatings for all architectural coating activities. Incorporate pedestrian trails, paths and sidewalks, and bicycle trails to encourage reduction in vehicle usage and trips. 	<p>phase a Master Landscape Plan shall be prepared and approved.</p> <p>2. Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be identified on the building plans.</p>	<p>submit them to the [PDS, PCC], and pay all applicable review fees.</p> <p>2. The Applicant or its designee shall comply with the requirements of this condition.</p> <p>3. The County PDS, LA and DPR, TC, PP shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.</p> <p>4. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>				
<p>M-AQ-2b The Project's HOA shall require that all open space areas under its control be landscaped and maintained with electrical equipment, to the extent feasible.</p>	<p>Prior to the issuance of Building Permits</p>	<p>Project Applicant shall submit Building Plans to the County of San Diego for review and approval that show that building design plans require that residential structures be equipped with outdoor/exterior electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden</p>	<p>County of San Diego</p>			

1-647

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		equipment.				
<i>Biological Resources</i>						
<p>M-BI-1a Conveyance On or before the recordation of the first Final Map for the project, the Project applicant shall coordinate with the County of San Diego to establish and annex the project area into a County-administered Community Facilities District to fund the ongoing management and maintenance of the Otay Ranch RMP Preserve. Prior to the recordation of each Final Map within each Tentative Map, the Project applicant shall convey land within the Otay Ranch RMP Preserve to the Otay Ranch RMP POM or its designee at a ratio of 1.188 acre for each “Developable Acre” impacted per the Final Map as defined by the Otay Ranch RMP. Based on analysis in this document, the total required conveyance for this project is approximately 790.3 acres with the final acreage determined based on the Final Map for the project. The conveyance may be, but is not required to be, located within Village 13 per the Otay Ranch RMP.</p>	<ol style="list-style-type: none"> 1. Prior to the approval of the first Final Map associated with any development phase of the project. 2. Prior to recordation of each Final Map, the Applicant or its designee shall convey fee title to land within the Otay Ranch Preserve to the Otay Ranch POM or its designee at a ratio of 1.188 acres for each acre of development area, as defined in the Otay Ranch Resource Management Plan. Access to the conveyed property for maintenance purposes shall also be provided to the satisfaction of the POM. The approved associated funding or funding mechanism shall be established prior to first grading permit. 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall request that the County initiate formation proceedings to establish a CFD or similar financing mechanism and enter into a funding agreement for such formation. The district shall have the capacity to generate revenues required for annual operation and maintenance of the POM. 2. The project Applicant or its designee shall prepare the draft plats and legal descriptions, then submit them for preparation and recordation with the County [DGS, RP], and pay all applicable fees associated with preparation of the documents. The Applicant or its designee shall provide documentation showing the PAR and demonstrating implementation of the funding mechanism for approval. 3. The County DPR, PDS shall review the financing documentation for conformance with this condition. Upon recordation of each Final Map, and submittal of the required Otay Ranch RMP Preserve conveyance documents, the County DPR, PDS shall forward 	County of San Diego			

1-648

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>a copy of the recorded documents to the County PDS, DPR, and PCC for satisfaction of the condition.</p> <p>4. For recordation on the map, the County [PDS, LDR] shall route each Final Map to the County [PDS, PCC] for approval prior to map recordation. The county [PDS, PCC] and POM/DPR of the RMP Preserve shall preapprove the estimated location, and funding of the Otay Ranch RMP Preserve prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve conveyance, the County [DGS, RP] shall forward a copy of the recorded documents to the County [PDS, PCC] for satisfaction of the condition.</p>				
<p>M-BI-1b Biological Monitoring Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits for any areas adjacent to the Preserve and the off-site facilities located within the Preserve, the Project applicant shall provide written confirmation that a County-approved biological monitor has been retained and will be on-site during clearing, grubbing, and/or</p>	<p>1. Prior to approval or issuance of any grading permit for each phase, and prior to any grading, clearing, or other disturbance, the requirement shall be completed for phase under construction.</p> <p>2. Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances</p>	<p>1. The project Applicant or its designee shall provide a copy of the biological monitoring contract, cost estimate, and MOU to the County [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.</p> <p>2. The Biological Monitor shall prepare written documentation that certifies that the temporary fencing has been installed and that all construction staff has</p>	County of San Diego			

1-649

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>grading activities. The biological monitor shall attend all pre-construction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas, and protective fencing. The biological monitor shall also be responsible for implementing the monitoring as required and specified in the restoration plans. The biological monitor shall be authorized to halt all associated project activities that may be in violation of the County’s MSCP Subarea Plan and/or permits issued by any other agencies having jurisdictional authority over the project.</p> <p>Before construction activities occur in areas adjacent to Preserve areas containing sensitive biological resources, all workers shall be educated by a County-approved biologist to recognize and avoid those areas that have been marked as sensitive biological resources.</p>	<p>this condition shall be completed for the phase under construction.</p> <p>3. The following actions shall occur throughout the duration of the grading construction; if this project includes more than one Final Map, each shall have separate monitoring contracts and documentation. Upon completion of all grading activities, and prior to Rough Grading Final Inspection, (Grading Ordinance SEC 87.421.a.2), the final report shall be completed.</p> <p>4. Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the final report shall be completed for each grading phase.</p>	<p>been trained on the site sensitive biological resources that are to be avoided.</p> <p>3. The Project Biologist shall prepare and submit to the satisfaction the County [PDS, PCC] monitoring reports, cost estimate, and MOU which indicate that the monitoring has occurred as indicated above. The Applicant or its designee shall provide verification that the cost of the monitoring has been added to the grading bond.</p> <p>4. The project Applicant or its designee shall submit the final biological monitoring report to the County [PDS, PCC] for review and approval.</p> <p>5. The County [PDS, PCC] shall review the contract, MOU and cost estimate or separate bonds for are in compliance with this condition. The cost estimate should be forwarded to County [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds.</p> <p>6. The County [DPW, PDCI] shall invite the County [PDS, PCC] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The County [PDS, PCC] shall attend the preconstruction conference and</p>				

1-650

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>verify the installation of the temporary fencing and approve the training documentation prepared by the biologist.</p> <p>7. The County PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The County [DPW, PDCI] shall assure that the Project Biologist is on-site performing the Monitoring duties of this condition during all applicable grading activities as determined by the Biologist. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Project Biologist or Applicant or its designee fails to comply with this condition. The County [PDS, PCC] shall review and approve the monitoring reports for compliance with this measure.</p> <p>8. The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed and</p>				

1-651

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		accepted by PDS. Upon approval of the report, the PDS shall inform the Department of Public Works (DPW) that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then PDS shall inform DPW to release the bond back to the Applicant or its designee.				
<p>M-BI-1c Temporary Fencing Prior to issuance of land development permits, including clearing, grubbing, grading and/or construction permits, the Project Applicant shall install prominently colored, fencing and signage wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to the Preserve and for all off-site facilities constructed within the preserve. Prior to release of grading and/or improvement bonds, a qualified biologist shall provide evidence to the satisfaction of the Director of Planning and Development</p>	<p>1. Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing for the phase under construction.</p>	<p>1. The project Applicant or its designee shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on or such that it shall protect the boundary of the open space easement(s). The Applicant or its designee shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. 2. The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the Applicant or its designee.</p>	County of San Diego			

1-652

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
Services (or her/his designee)) and the Director of Parks and Recreation, that work was conducted as authorized under the approved land development permit and associated plans.						
M-BI-1d Upland Restoration. Restoration areas include those areas within the Preserve that will be impacted as allowable uses for infrastructure. These areas include the temporary graded slopes for the road to the water tank, for slopes along Otay Lakes Road, and for the natural drainage bypass facility areas. These restoration areas may incorporate salvaged materials, such as seed collection and translocation of plant materials as determined appropriate. The project biologist shall review the plant materials prior to grading and will determine if salvage is warranted. If salvage is not appropriate due to site conditions, plant conditions, or reproductive stage of the plants, a letter indicating that will be prepared and submitted for approval to the Director of Planning & Development Services and the Director of Parks and Recreation. Prior to grading the project, a Conceptual Upland Restoration Plan will be	<ol style="list-style-type: none"> 1. Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 45: Conceptual Phasing Plan of the Otay Ranch Resort Village Alternative H Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the biological open space easements to the County, or habitat conveyance to the Otay Ranch Preserve Owner Manager (POM) or City of San Diego shall be executed and recorded by phase based on the allocated acreages. 2. The project Applicant or its designee shall prepare the RMP, demonstrate that the RMP has been fully funded, (funding by 	<ol style="list-style-type: none"> 1. If the Conserved Open Space (all or in part) is to be managed by the County of San Diego through the County biological open space easement to satisfy the additional mitigation requirements then the following documentation is required. The Applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. If the Conserved Open Space is conveyed in fee title to the Preserve Owner Manager (POM) of the Otay Ranch RMP2 Preserve with funding to pay for review by the POM and associated fees, then the Applicant or its designee shall provide a copy of the grant deed to the County showing the dedication. If portions of the Conserved Open Space are used for mitigation of impacts on Cornerstone Lands, then the Applicant or its designee shall 	County of San Diego			

1-653

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>submitted to and receive approval from the Director of Planning & Development Services (or her/his designee), the Director of Parks and Recreation, and the POM (see Appendix D of the Biological Resources Technical Report Supplemental Analysis, Appendix D-3).</p> <p>The plan shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, and any relevant contingency measures. The Conceptual Upland Restoration Plan shall include, but not be limited to, the following to ensure the establishment of the restoration objectives: a 24- by 36-inch map showing the restoration areas, site preparation information, type of planting materials (species ratios, source, size of container, etc.), planting program, 80% success criteria, 5-year monitoring plan, and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, monitoring, and report preparation. The report shall be prepared by a County of</p>	<p>phase is acceptable), to the satisfaction of the Director of PDS, and submit it to the County [PDS, ZONING] and pay all applicable review fees</p> <p>3. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.</p> <p>4. Prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance, and after the approval of the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan the agreement shall be executed and the</p>	<p>provide the agreement between the City of San Diego and the Applicant or its designee as documentation for this condition.</p> <p>2. The project Applicant or its designee shall prepare the RMP, demonstrate that the RMP has been fully funded (funding by phase is acceptable), to the satisfaction of the Director of PDS, and submit it to the [PDS, ZONING] and pay all applicable review fees.</p> <p>3. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the County [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits.</p> <p>4. The project Applicant or its designee shall execute a Secured Agreement provided with the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan Final Decision and provide the approved</p>				

1-654

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
San Diego-approved biologist and a state of California-licensed landscape architect.	<p>securities provided for the revegetation implementation.</p> <p>5. Prior to the approval or issuance of any grading permit associated with the Phases as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, the Biological Resource Salvage Plan shall be approved and fully funded.</p>	<p>securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the County [PDS, LA] for final review and approval.</p> <p>5. The project Applicant or its designee shall prepare a Biological Resource Salvage and Restoration Plan(s), submit it to the County [PDS, ZONING] and pay all the applicable review fees and deposits.</p> <p>6. For recordation on the map, [PDS, LDR] shall route the applicable Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.</p> <p>7. The County [PDS, PPD] shall review the RMP for compliance with the latest version of the County of San Diego Report Format and Content Requirements, Otay Ranch RMP, and this condition.</p>				

1-655

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>8. The [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.</p> <p>9. The County [PDS, LA] shall review the Agreement cash deposit and securities provided for compliance with this condition, and the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan. The County [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by the County [PDS, FISCAL]. Upon acceptance of the Agreement,</p>				

1-656

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>securities and cash deposit, the County [PDS, LA], shall provide a confirmation letter acknowledging acceptance of securities.</p> <p>10. The County [PDS, LA] shall review the Biological Resource Salvage Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#15– SECURED AGREEMENT (BMO BIOLOGICAL RESOURCE SALVAGE PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan.</p>				
<p>M-BI-1e Limited Building Zone (LBZ) Easement. To protect sensitive biological resources in the adjacent Preserve and Conserved Open Space, a Limited Building Zone (LBZ) easement will be granted to the County on HOA manufactured open space along the perimeter of the development footprint, as well as the Conserved Open Space, to be confirmed at the time of the</p>	<ol style="list-style-type: none"> Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded for each phase in which the LBZ is located. The Lighting Plan(s) shall be approved concurrent with any improvement plans 	<ol style="list-style-type: none"> The project Applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, Real Property Division], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the Applicant or its designee shall provide copies of the 	County of San Diego			

1-657

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Final Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the Preserve, restrict unauthorized access, prohibit landscaping with exotic pest plants that may invade the Preserve, and prohibit artificial lighting and focal use areas that would alter wildlife behavior in the Preserve. This easement requires the landowner to maintain permanent fencing and signage. The easement precludes (1) placement, installation, or construction of habitable structures, including garages or accessory structures designed or intended for occupancy by humans or animals; (2) landscaping with exotic pest plants; (3) artificial lighting except low-pressure sodium fixtures shielded and directed away from the Preserve; and (4) focal use areas including arenas, pools, and patios.</p>	<p>adjacent to the Otay Ranch RMP Preserve Edge.</p>	<p>recorded easement documents to [PDS, PCC] for approval.</p> <ol style="list-style-type: none"> 2. The project Applicant or its designee shall prepare the Lighting Plans and submit it to the [PDS, ZONING] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the Lighting Plans and this condition for the life of this permit. 3. The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre-approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the Applicant or its designee for signature and subsequent recordation. Upon Recordation of the easements [DGS, Real Property Division] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition. 4. The County inspector shall review the Lighting Plan for compliance with this measure. The [PDS Code Compliance Division] is responsible for enforcement of this permit. 				

1-658

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>M-BI-1f Fencing and Signage. To protect the Preserve from entry upon completion of construction, an open space fence or wall will be installed along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the Otay Ranch Resort Village Alternative H Preserve Edge Plan, Proposed Fencing, Preserve Signage, and Fuel Modification Zones (see map pocket). The barrier must be a minimum construction of vertical metal fencing, but may be other suitable construction material, as approved by the Director of Planning & Development Services and the Director of Parks and Recreation. To protect the Preserve from entry, informational signs will be installed, where appropriate, along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the Otay Ranch Resort Village Alternative H Preserve Edge Plan. The signs must be corrosion resistant, a minimum of 6 inches by 9 inches in size, on posts not less than 3 feet in</p>	<ol style="list-style-type: none"> 1. Prior to the approval of each Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, the Applicant or its designee shall demonstrate that the fencing/wall requirement has been appropriately shown and noted on all plans and maps. 2. Prior to the approval of each Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, the Applicant or its designee shall demonstrate that the signage requirement has been appropriately shown and noted on all plans and maps. 3. Prior to the occupancy of any structure or use of the premises in reliance of PDS2004-3810-04-002(SP); PDS2004-3800-04-003(GPA); PDS2004-3600-04-009(REZ); PDS2004-3100- 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall include fencing/wall requirement in conformance with this condition in the notes and clearly show all fencing/wall locations on all plans and maps. Fencing/wall specifications shall be provided on plans, as applicable. 2. The project Applicant or its designee shall demonstrate that the signage requirement is included in the notes and shown on all plans and maps. Signage specifications and approved language shall be provided on all applicable plans. 3. The project Applicant or its designee shall install the fencing and signage and provide the documentation site photos and certification statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed to the [PDS, PCC]. 4. The County [PDS, PCC] shall review each Final Map, grading plans, other plans and maps (as applicable), statement for are in compliance with this condition, the Preserve Edge Plan and Specific Plan. 5. The County [PDS, PCC] shall review each Final Map, grading plans, other plans and maps (as 	County of San Diego			

1-659

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>height from the ground surface, and state the following (or similar if approved by the Otay Ranch RMP POM/DPR):</p> <p>Sensitive Environmental Resources Area Restricted by Easement Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services Reference: (ER-04-19-005)</p>	5361(TM); PDS2004-3910-04-19-005, and prior to Final Grading Release of each Grading Permit (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed and approved by the Director of PDS. The final grading release requirement may be waived, wholly or in part, at the discretion of the Director of PDS if the Applicant or its designee demonstrates that cash or security has been provided for the entire associated installation of fencing and signage.	applicable), statement for are in compliance with this condition, and Preserve Edge Plan and Specific Plan. 6. The [PDS, PCC] shall review the photos and statement for compliance with this condition.				
<p>M-BI-2 Prior to widening Otay Lakes Road, the Project applicant shall mitigate for the impact to Cornerstone Lands and complete an MHPA Boundary Adjustment to the satisfaction of the City of San Diego Director of Planning & Development Services (or her/his designee). Replacement of MHPA lands within Cornerstone Lands is proposed at a 4:1 ratio for lands replaced inside the MSCP Preserve. For replacement lands</p>	1. Prior to widening Otay Lakes Road.	2. The City of San Diego will review and approve the MHPA Boundary Adjustment to the satisfaction of the City of San Diego Development Services Director (or their designee).	City of San Diego and County of San Diego			

1-660

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
that are located outside of the MSCP Preserve, the mitigation is at a 1:1 ratio. Mitigation for impacts to the various vegetation communities shall be based on the tier of the impacted lands in accordance with the mitigation ratios provided by the MSCP. The mitigation and MHPA Boundary Adjustment may be implemented within the Otay Ranch Preserve on property surrounding the existing Cornerstone Lands, north of Otay Lakes Road, or may be off-site at a location determined acceptable by the City of San Diego.						
M-BI-3 Prior to issuance of any land development permits, including clearing or grubbing and grading and/or construction permits, the project will be required to obtain a Habitat Loss and Incidental Take (HLIT) Permit pursuant to Section 17.35 of the Chula Vista Municipal Code for impacts to Chula Vista MSCP Tier I, II, and III vegetation communities in accordance with Table 5-3 of the Chula Vista MSCP Subarea Plan. Mitigation for offsite impacts outside of Otay Ranch will be	1. Prior to issuance of any land development permits, including clearing or grubbing and grading and/or construction permits.	1. The City of Chula Vista shall make sure that the applicant complies with this measure. Prior to issuance of any land development permit for the widening or Otay Lakes Road, Applicant shall present the mitigation strategy (chosen from the measure as applicable) to the satisfaction and oversight of the City of Chula Vista’s Development Services Director (or their designee). 2. The Project applicant shall secure mitigation credits within a City- and wildlife agency-approved Conservation Bank or other approved location offering	City of Chula Vista and County of San Diego			

1-661

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>in accordance with the Chula Vista MSCP Subarea Plan and the Chula Vista HLIT Ordinance.</p> <p>Prior to issuance of any land development permits, the Project applicant shall mitigate for direct impacts pursuant to Section 5.2.2 of the City of Chula Vista MSCP Subarea Plan. In compliance with the Subarea Plan, the Project Applicant shall secure mitigation credits within a City- and wildlife agency-approved Conservation Bank or other approved location offering mitigation credits consistent with the ratios specified by MSCP.</p> <p>The Project applicant shall be required to provide verification of purchase to the City prior to issuance of any land development permits.</p> <p>In the event that a Project Applicant is unable to secure mitigation through an established mitigation bank approved by the City of Chula Vista and wildlife</p>		<p>mitigation credits consistent with the ratios specified by MSCP.</p> <p>3. The Project applicant shall be required to provide verification of purchase to the City prior to issuance of any land development permits.</p>				

1-662

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>agencies, the Project Applicant shall secure the required mitigation through the conservation of an area containing in-kind habitat within the City’s MSCP Subarea Plan or MSCP Planning Area in accordance with the mitigation ratios contained in Table 5-3 of the City of Chula Vista MSCP Subarea Plan and subject to wildlife agency concurrence.</p> <p>Prior to issuance of any land development permit for the widening of Otay Lakes Road, and to the satisfaction and oversight of the City’s Development Services Director (or her/his designee), the Project Applicant shall secure the parcel(s) that will be permanently preserved for in-kind habitat impact mitigation. If a mitigation bank purchase is unavailable, the Project Applicant shall prepare a long-term management and monitoring plan for the mitigation area, secure an appropriate management entity to ensure that long-term biological resource management and monitoring of the mitigation area is implemented in perpetuity, and establish a long-</p>						

1-663

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>term funding mechanism for the management and monitoring of the mitigation area in perpetuity.</p> <p>The long-term management and monitoring plan shall provide management measures to be implemented to sustain the viability of the preserved habitat and identify timing for implementing the measures prescribed in the management and monitoring plan. The mitigation parcel shall be restricted from future development and permanently preserved through the recordation of a biological open space easement or other mechanism approved by the wildlife agencies as being sufficient to ensure that the lands are protected in perpetuity. The biological open space easement or other mechanism approved by the wildlife agencies shall be recorded prior to issuance of any land development permits.</p>						
<p>M-BI-4 Prior to impacts occurring to waters and wetlands under the jurisdiction of ACOE, CDFW, and RWQCB, the Project Applicants shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and a</p>	<p>1. Consultation and permits must be obtained prior to the approval or issuance of the first grading permit, and prior to any grading, clearing, or other disturbance which may</p>	<p>1. The project Applicant or its designee shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy of the permit(s)/agreement(s), or</p>	<p>The County of San Diego</p>			

1-664

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>CDFW Code 1600 Streambed Alteration Agreement. Impacts shall be mitigated at a minimum 1:1 ratio by creation or purchase of credits for the creation of jurisdictional habitat of similar functions and values. A suitable mitigation site shall be selected and approved by the resource agencies during the permitting process. The ratio of wetland mitigation shall be determined by the permitting agencies varying from 2:1 to 5:1 overall. Mitigation for impacts to wetlands and non-wetland waters could occur offsite within the Otay River Valley as a part of or adjacent to the Otay River Restoration Project or other appropriate mitigation site as approved by the County and Wildlife Agencies. Mitigation would be provided to meet the mitigation ratios outlined in the wetland permit applications. The wetland creation should include at least a 1:1 ratio of each of the wetland vegetation communities impacted. The remainder of the creation/enhancement obligation may be fulfilled with any wetlands type as defined by the wetland permitting agencies.</p>	<p>impact jurisdictional resources. Phasing of wetland permits may be permissible at the discretion of the respective resource agencies (i.e. ACOE, RWQCB, and CDFW) with written consent.</p> <p>2. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.</p> <p>3. Prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance, and after the approval of the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan the</p>	<p>evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance.</p> <p>2. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the County [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits.</p> <p>3. The project Applicant or its designee shall execute a Secured Agreement provided with the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the County [PDS, LA] for final review and approval.</p> <p>4. The [PDS, PCC] shall review the permits/agreement for compliance with this condition.</p>				

1-665

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
	agreement shall be executed and the securities provided for the revegetation implementation.	<p>Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans. The County [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.</p> <p>5. The County [PDS, LA] shall review the Agreement cash deposit and securities provided for compliance with this condition, and the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan. The County [PDS, LA] shall sign the Agreement for the</p>				

1-666

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		Director of PDS and ensure the cash deposit is collected by the County [PDS, FISCAL]. Upon acceptance of the Agreement, securities and cash deposit, the County [PDS, LA], shall provide a confirmation letter acknowledging acceptance of securities.				
M-BI-5 Prior to impacts occurring to waters and wetlands within the City of San Diego Cornerstone Lands, under the jurisdiction of ACOE, CDFW, and RWQCB, the Project Applicants shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and a CDFW Code 1600 Streambed Alteration Agreement. Impacts shall be mitigated at a 1:1 ratio by creation or purchase of credits for the creation of jurisdictional habitat of similar functions and values in order to account for no net loss of wetlands. A suitable mitigation site shall be selected and approved by the resource agencies during the permitting process. The ratio of wetland mitigation shall be 3:1 overall with 1:1 of creation (establishment) and 2:1 proposed to be enhancement. Mitigation for impacts to wetlands and non-	1. Prior to impacts occurring to waters and wetlands within the City of San Diego Cornerstone Lands.	1. The Project applicants shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and a CDFW Code 1600 Streambed Alteration Agreement. 2. The [PDS, PCC] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.	County of San Diego, USACOE, RWQCOB, and CDFW			

1-667

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>wetland waters would occur within the Otay River Valley as a part of or adjacent to the Otay River Restoration Project. The Project applicant is currently discussing the exact location of the mitigation parcel; however, mitigation would be provided to meet the mitigation ratios outlined in the wetland permit applications. The wetland creation shall include at least a 1:1 ratio of each of the wetland vegetation communities impacted. The remainder of the creation/enhancement obligation may be fulfilled with any wetlands type.</p> <p>The temporary impacts to ephemeral and intermittent waters shall be mitigated by restoring them to original conditions immediately upon completion of the Project, and shall be subject to all of the success criteria and monitoring as the permanent impacted wetlands.</p>						
<p>M-BI-6 Prior to any project-related impact to waters within the City of Chula Vista under the jurisdiction of ACOE, CDFW, and RWQCB, the Project Applicants shall obtain the following permits: ACOE 404</p>	<p>1. Consultation and permits must be obtained prior to the approval or issuance of the first grading permit, and prior to any grading, clearing, or other</p>	<p>1. The project Applicant or its designee shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy</p>	<p>City of San Diego, USACOE, RWQCOB, and CDFW</p>			

1-668

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>permit, RWQCB 401 Water Quality Certification, and a CDFW Code 1600 Streambed Alteration Agreement. Such impacts shall be mitigated at a 1:1 ratio by creation or purchase of credits for the creation of jurisdictional habitat of similar functions and values. A suitable mitigation site shall be selected and approved by the resource agencies during the permitting process. Mitigation for impacts to wetlands and non-wetland waters would occur within the Otay River Valley as a part of or adjacent to the Otay River Restoration Project. The Project Applicant are currently discussing the exact location of the mitigation parcel; however, mitigation would be provided to meet the mitigation ratios outlined in the wetland permit applications. The ratio of wetlands mitigation shall be 3:1 overall with 1:1 to be creation (establishment) and 2:1 to be enhancement. The wetland creation shall include at least a 1:1 ratio of each of the wetland vegetation communities impacted. The remainder of the creation/enhancement obligation may be fulfilled with any wetlands type.</p>	<p>disturbance which may impact jurisdictional resources. Phasing of wetland permits may be permissible at the discretion of the respective resource agencies (i.e. ACOE, RWQCB, and CDFW) with written consent.</p> <p>2. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.</p> <p>3. Prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance, and after the approval of the Upland Restoration Plan and Wetlands Mitigation</p>	<p>of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance.</p> <p>2. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the County [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits.</p> <p>3. The project Applicant or its designee shall execute a Secured Agreement provided with the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the County [PDS, LA] for final review and approval.</p> <p>4. The [PDS, PCC] shall review the permits/agreement for</p>				

1-669

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>The temporary impacts to ephemeral and intermittent waters shall be mitigated by restoring them to their original conditions immediately upon completion of the Project, and shall be subject to all of the success criteria and monitoring as the permanently impacted wetlands. The mitigation will include planting of San Diego marsh-elder at a 2:1 ratio within areas that are temporarily impacted and will include additional planting of this species to comply with the 2:1 ratio required by the RMP2.</p>	<p>and Monitoring Plan the agreement shall be executed and the securities provided for the revegetation implementation.</p>	<p>compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.</p> <p>5. The County [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.</p> <p>6. The County [PDS, LA] shall review the Agreement cash deposit and securities provided for compliance with this condition, and the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan.</p>				

1-670

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		The County [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by the County [PDS, FISCAL]. Upon acceptance of the Agreement, securities and cash deposit, the County [PDS, LA], shall provide a confirmation letter acknowledging acceptance of securities.				
<p>M-BI-7 This mitigation measure identifies two options for addressing the proposed Project’s potential impacts on vernal pools.</p> <p>Option No. 1: Under this option, the Project Applicants shall restore and reconfigure the K8 vernal pool group and provide a 100-foot minimum buffer around the pools and their watershed. No activities, including fuel modification, would be permitted within the buffer. The required restoration and reconfiguration shall involve reconstruction of the mima mounds and basins, removal of weedy vegetation, revegetation of the mounds with upland sage scrub species, and inoculation of the pools with vernal pool species. A Conceptual Vernal Pool Mitigation Plan shall be</p>	<p>1. Prior to the approval or issuance of the first grading permit required for impacts within the County’s jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained or evidence provided that it is not required.</p>	<p>1. The project Applicant or its designee shall consult the respective agencies to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the County PDS, PCC for compliance.</p> <p>2. Applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The County PDS, PCC shall review the permits/agreement for compliance with this condition. Copies of these</p>	County of San Diego			

1-671

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>prepared that outlines the location and activities of the restoration (Appendix B of the Biological Resources Technical Report Supplemental Analysis, Appendix D-3). The plan will be submitted to, and be to the satisfaction of, the Director of Planning & Development Services, Director of Parks and Recreation, and USFWS. The plan will include performance measures that may include but are not limited to target functions and values that are guidelines to assess the success of the restored vernal pool and mima mound habitat. The mitigation program intends to restore habitat with appropriate topography and vernal pool hydrology to support the intended vernal pool target species including San Diego fairy shrimp. A ratio of at least 1:1 restoration shall include the establishment of new vernal pool basins within the K8 vernal pool group. The balance of the mitigation ratio shall include enhancement of the existing pools. A total of 0.26 acre is available for enhancement within the existing pools. The additional restoration mitigation requirement (a total of 0.112</p>		<p>permits should be transmitted to the County DPW, ESU, for implementation on the grading plans.</p>				

1-672

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>acre) shall be directed toward establishing new basins within the K8 vernal pool group.</p> <p>Based on the inundation records, fairy shrimp surveys, and floral inventory, the following potential vernal pools meet the previously applied ACOE jurisdictional criteria: Assuming all of K6 (approximately 0.11 acre of vernal pool basin) is impacted and the mitigation requirement is a combination of 2:1 (pools not occupied by San Diego fairy shrimp – 0.107 acre) and 5:1 (for one pool occupied by San Diego fairy shrimp – 0.005-acre), as outlined above, a total mitigation of 0.239 acre shall be required. This is typically satisfied by providing at least 1:1 as restoration and the balance as enhancement. Enhancement within the K8 pools will likely be restricted by the resource agencies to those pools not containing fairy shrimp. Table 2.3-12 of the Draft EIR (2015) summarizes the existing conditions of the pools within the K8 mesa.</p> <p>The Conceptual Vernal Pool Mitigation Plan provides for the short-term management and</p>						

1-673

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>monitoring of the restoration area. Long-term management will be provided by the POM or included with the requirements of the Conserved Open Space (see M-BI-17).</p> <p>Option No. 2: Under this option, the Project applicant would mitigate the Project’s vernal pool impacts by purchasing vernal pool mitigation bank credits for a total of 0.239 acre at a combined 2:1 (for pools not occupied by San Diego fairy shrimp) and 5:1 mitigation ratio (for pools that are occupied by San Diego fairy shrimp).</p>						
<p>M-BI-8 Prior to the issuance of land development permits, including clearing or grubbing and grading permits, for areas with salvageable California adolphia and plant species identified as requiring salvage in the RMP2 (San Diego thornmint, San Diego goldenstar, variegated dudleya, San Diego barrel cactus, and San Diego marsh-elder), the Project Applicants shall prepare a Resource Salvage and Restoration Plan to address the requirements of the RMP2. Impacted individuals of these species shall be translocated per the RMP2 requirements. The</p>	<ol style="list-style-type: none"> 1. Prior to the approval or issuance of any grading permit associated with the Phases as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, the Biological Resource Salvage Plan shall be approved and fully funded. 2. Prior to the approval or issuance of any grading permit associated with the Phases as shown on 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall prepare a Biological Resource Salvage and Restoration Plan(s), submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits. 2. The project Applicant or its designee shall execute a Secured Agreement provided with the Biological Resource Salvage Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to 	County of San Diego			

1-674

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Resource Salvage and Restoration Plan shall be prepared by a County-approved biologist to the satisfaction of the Director of Planning & Development Services (or her/his designee) and in conjunction with the POM.</p> <p>The Resource Salvage and Restoration Plan will also include compliance with the mitigation standards set forth in the RMP2, including those related to restoration and translocation for San Diego thornmint, San Diego goldenstar, variegated dudleya, San Diego barrel cactus, and San Diego marsh-elder in drainages.</p> <p>The Resource Salvage and Restoration Plan shall, at a minimum, evaluate options for seed collection and plant salvage and relocation, including individual plant salvage, native plant mulching, selective soil salvaging, application of plant materials on manufactured slopes, and application/relocation of resources within the Otay Ranch Resource Management Plan Preserve. The Resource Salvage and</p>	<p>Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, and after the approval of the Biological Resource Salvage Plan, the agreement shall be executed and the securities provided for the Biological Resource Salvage Plan implementation.</p>	<p>the [PDS, LA] for final review and approval.</p> <p>3. The [PDS, LA] shall review the Biological Resource Salvage Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#15– SECURED AGREEMENT (BMO BIOLOGICAL RESOURCE SALVAGE PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan.</p> <p>4. The [PDS, LA] shall review the Agreement cash deposit and securities provided for are in compliance with this condition, and the Biological Resource Salvage Plan Final Decision. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected. Upon acceptance of the Agreement, securities and cash deposit, the [PDS, LA], shall provide a confirmation letter acknowledging acceptance of securities.</p>				

1-675

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Restoration Plan shall include incorporation of relocation and restoration efforts for San Diego goldenstar, San Diego thornmint, variegated dudleya, and San Diego barrel cactus, and include San Diego marsh-elder (within this plan or as part of the wetland mitigation) and California adolphia. Relocation efforts may include seed collection and/or transplantation to a suitable receptor site and shall be based on the most reliable methods of successful relocation. The plan shall also include a recommendation for method of salvage and relocation/application based on feasibility of implementation and likelihood of success. The plan shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, success criteria, and any relevant contingency measures to ensure that no-net-loss is achieved. The plan shall also be subject to the oversight of the Director of Planning & Development Services (or her/his designee).</p> <p>As required per RMP Policy 3.2, the Project Applicants will</p>						

1-676

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
coordinate with the POM to meet the RMP2’s restoration requirements for habitat restoration including Munz’s sage and San Diego viguiera-dominated coastal sage scrub and native grassland. This restoration will be incorporated into the Biological Resource Salvage and Restoration Plan.						
M-BI-9a Quino Take Authorization: On or before the recordation of the first Final Map that affects Quino checkerspot butterfly or its habitat, the Project applicant shall demonstrate to the satisfaction of the Director of Planning & Development Services (or her/his designee) that it has secured the necessary take authorization for Quino checkerspot butterfly through one of the following: (a) Section 7 Consultation, (b) Section 10 incidental take permit, or (c) the County’s MSCP Subarea Plan Quino checkerspot butterfly Addition, if and when approved. If the project receives take authorization through the County’s Quino checkerspot butterfly Addition, the project will thereby satisfy any and all Quino checkerspot butterfly mitigation requirements of the	1. Prior to the approval or issuance of the first grading permit required for impacts within the County’s jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained from the respective resource agencies, evidence provided that it is not required, or documentation provided that the project is in compliance with the MSCP County Subarea Plan Quino Addition.	1. The project Applicant or its designee shall consult the respective resource agencies (i.e. USFWS) to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance. 2. Applicant or its designee shall demonstrate, to the satisfaction of the County Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The County PDS, PCC shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the County DPW,	County of San Diego			

1-677

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>County. If the project receives take authorization through the federal Endangered Species Act (FESA) Section 7 or Section 10 processes, the Project Applicants will comply with any and all conditions, including preconstruction surveys that the USFWS may require for take of Quino checkerspot butterfly pursuant to FESA. The Project shall conserve a total of 1,176.5 acres (69.3 acres of open space and 1107.2 acres of preserve land) through a biological open space easement for the Quino checkerspot butterfly habitat, which may also be required by the USFWS in the relevant Biological Opinion (Section 7) or Habitat Conservation Plan (Section 10).</p> <p>This biological open space easement shall be for the protection of biological resources, and all of the following shall be prohibited on any portion of the land subject to said easement: grading; excavating; placing soil, sand, rock, gravel, or other material; clearing vegetation; constructing, erecting, or placing any building or structure; vehicular activities; dumping trash; or using the area</p>		ESU, for implementation on the grading plans.				

1-678

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>for any purpose other than as open space. The only exceptions to this prohibition are for activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning & Development Services. This biological open space easement shall authorize the County and its agents to periodically access the land to perform management and monitoring activities for species and habitat conservation.</p> <p>The Project Applicants shall show the on-site biological open space easement on the Final Map and biological open space easement exhibit with the appropriate granting language on the title sheet concurrent with Final Map Review. The Project Applicants then shall submit these documents for preparation and recordation with the Department of General Services, and pay all applicable fees associated with preparation of the documents.</p>						
<p>M-BI-9b Quino Management/ Enhancement Plan: Prior to the issuance of the first grading permit that impacts Quino checkerspot butterfly, the Project applicant shall prepare a long-</p>	<p>1. Prior to the approval or issuance of any grading permit as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior</p>	<p>1. The project Applicant or its designee shall prepare the Quino Checkerspot Butterfly Revegetation/Enhancement Plan, submit it to the County [PDS, PPD], USFWS (if applicable),</p>	<p>County of San Diego</p>			

1-679

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>term Quino Checkerspot Butterfly Management/ Enhancement Plan that shall, at a minimum, include a survey methodology for on-site Preserve areas pre- and post-construction to monitor effects on Quino checkerspot butterfly population health (see Appendix C – Quino Checkerspot Butterfly Management/Enhancement Plan Appendix D-3 - Biological Resources Technical Report Supplemental Analysis – Alternative H). This plan will be submitted to, and be to the satisfaction of, the Director of Planning & Development Services, Director of Parks and the POM. The Quino Checkerspot Butterfly Management/Enhancement Plan may be superseded or unnecessary upon completion and adoption of the County of San Diego Quino Checkerspot Butterfly MSCP Addition. The plan will include performance measures that may include but are not limited to: Annual restoration and enhancement of 15 acres per year with quantitative and qualitative requirements that outline the percent native cover, percent survival, and percent nonnative</p>	<p>to any grading clearing, or other disturbance, the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be approved by the County [PDS, PPD], the USFWS (if applicable) and the POM/DPR of the RMP Preserve. The Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be implemented and funded with perpetual monitoring and management of habitat areas of potential Quino checkerspot butterfly habitat restoration and enhancement in association with each Final Map.</p> <p>2. Prior to the approval or issuance of any grading permit, prior to any grading clearing, or other disturbance, and after the approval of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan, the agreement shall be executed and the securities obligation provided for the</p>	<p>and Preserve Owner/Manager (POM) of the RMP Preserve for approval, demonstrate perpetual funding in place for monitoring and management of suitable Quino checkerspot butterfly habitat based on an approved Property Analysis Record (PAR) for activities on Conserved Open Space, or similar, and pay all the applicable review fees and deposits.</p> <p>2. The project Applicant or its designee shall execute a Secured Agreement provided with the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the [PDS, LA] for final review and approval.</p> <p>3. The County [PDS, PPD] shall review the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director’s Decision of approval shall be issued to the Applicant or its</p>				

1-680

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>cover as well as reviewing the health and vigor of the host plants; Quantifiable adaptive management triggers that rely on yearly as needed population monitoring and statistical changes in the population size to then require restoration as noted above; Reintroduction of the species and continued restoration of unoccupied areas when population declines are not noted; Establishment of a permanent funding mechanism to work in concert with the funding requirements of Preserve lands conveyed to the POM.. The project will comply with all mitigation requirements associated with the Quino Checkerspot Butterfly MSCP Addition. Adaptive management techniques shall be developed within the plan with contingency methods for changed circumstances. These measures shall ensure that the potential loss of individuals and the loss of habitat for the species related to the proposed development are adequately offset by measures that will enhance the existing preserved population, and shall provide data that will help the species recover throughout its range.</p>	<p>revegetation implementation associated with each grading phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan</p>	<p>designee, and a request for compliance with condition BIO#8–SECURED AGREEMENT (QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan. 4. The [PDS, LA] shall review the Agreement cash deposit and securities provided for compliance with this condition, and the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan Final Decision. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by [PDS, FISCAL]. Upon acceptance of the Agreement, securities and cash deposit, the [PDS, LA], shall provide a confirmation letter-acknowledging acceptance of securities.</p>				

1-681

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>M-BI-10 Prior to the issuance of the first grading permit that impacts the K6 vernal pool complex, the Project applicant shall demonstrate to the satisfaction of the Director of Planning and Development Services (or his/her designee) that the Project has secured take authorization of San Diego fairy shrimp through Section 7 Consultation or a Section 10 incidental take permit. If the project receives take authorization through the federal Endangered Species Act (FESA) Section 7 or Section 10 processes, the Project Applicants will comply with any and all conditions, including preconstruction surveys that the USFWS may require for take of Fairy shrimp pursuant to FESA.</p>	<p>1. Prior to the approval or issuance of the first grading permit required for impacts within the County’s jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained or evidence provided that it is not required.</p>	<p>1. The project Applicant or its designee shall consult the respective agencies to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the County [PDS, PCC] for compliance.</p> <p>2. Applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The County [PDS, PCC] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the County [DPW, ESU], for implementation on the grading plans.</p>	<p>County of San Diego</p>			
<p>M-BI-11 To avoid any direct impacts to raptors and/or any migratory birds protected under the MBTA, removal of habitat that supports active nests on the proposed area of disturbance shall occur outside of the breeding season</p>	<p>1. Prior to any grading, clearing, or land disturbance during the nesting season (January 15 through August 15), concurrence from the County and the Wildlife Agencies must be</p>	<p>1. The project Applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the Applicant or its</p>	<p>County of San Diego</p>			

1-682

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>for these species (January 15 through August 15, annually). If removal of habitat on the proposed area of disturbance must occur during the breeding season, the Project applicants shall retain a County-of-San-Diego-approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 3 calendar days prior to the start of construction, and the results shall be submitted to the County of San Diego for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan, as deemed appropriate by the County of San Diego, shall be prepared and include proposed measures to be implemented to ensure that disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the County of San Diego for review and approval, and implemented to the satisfaction of the Director of Planning & Development Services (or her/his designee). The County of San Diego's</p>	<p>obtained. If a nest is identified, a Preconstruction Survey Report shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction for the phase under construction.</p>	<p>designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA or within 300 feet of suitable avian nesting habitat (500 feet for raptors) until concurrence is received from the County and the Wildlife Agencies (i.e. USFWS and CDFW).</p> <p>2. The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the "concurrence letter."</p>				

1-683

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
mitigation monitor shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.						
<p>M-BI-12 One wildlife culvert shall be constructed to provide and improve habitat linkages and movement corridors. In general, the design of the wildlife culvert has been developed to be consistent with the MSCP Subarea Plan, where feasible. The wildlife culverts shall have fencing to funnel wildlife movement, shall have a natural bottom with native vegetation at either end, and shall be of size and height of opening so there is direct line of sight from one end to the other. Because there is natural light within the culverts, low-level illumination is not included. The detail of the wildlife culvert or crossing that shall be provided is presented below.</p> <ul style="list-style-type: none"> Otay Lakes Road Wildlife Crossing (Identified as No. 1) (58 feet long × 20.75 feet wide × 12.08 feet tall = openness ratio of 1.12) <p>This structure shall be located under Otay Lakes Road. This crossing is also located below</p>	1. Final design shall address and adhere to the requirements prior to construction start.	1. Final design shall be submitted to the County for approval.	County of San Diego			

1-684

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
the grade of Otay Lakes Road to prevent wildlife from gaining access to the surface of the roadway. There is also a 6-foot wildlife path with a soft surface along this crossing to allow for wildlife movement.						
<p>M-BI-13 Prior to issuance of grading permits for development areas adjacent to the Preserve, the Project applicants shall develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be developed, approved, and implemented during construction to control storm water runoff such that erosion, sedimentation, pollution, and other adverse effects are minimized. The following performance measures contained in the Project’s Preserve Edge Plan (Appendix D-23) shall be implemented to avoid the release of toxic substances associated with urban runoff:</p> <ul style="list-style-type: none"> • Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures. • Where deemed necessary, storm drains shall be equipped with silt and oil traps to remove oils, debris, and other pollutants. Storm 	<ol style="list-style-type: none"> 1. Prior to recordation of each Final Map, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed for any development phase. 2. Prior to the approval or issuance of any grading permit, and prior to any grading clearing, or other disturbance, the SWPPP shall be approved for each grading phase. Upon establishment of the use, the conditions of the SWPPP shall be complied with during construction activities and for the term of this permit. 3. The following actions shall occur throughout the duration of the grading construction. Each grading phase shall have separate 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall provide the letter of agreement and any additional security and/or cash deposit to the County [<i>PDS, LDR</i>]. 2. The project Applicant or its designee shall prepare the SWPPP and submit it to the County [PDS, LDR] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. 3. The SWPPP Monitor with input, as appropriate, from the Project Biologist shall prepare and submit to the satisfaction the County [PDS, PCC] monitoring reports, cost estimate, and MOU which indicate that the erosion and runoff control monitoring has occurred as indicated above. The Applicant or its designee shall provide verification that the cost of the monitoring has 	County of San Diego			

1-685

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>drain inlets shall be labeled “No Dumping–Drains to Ocean.” Storm drains shall be regularly maintained to ensure their effectiveness.</p> <ul style="list-style-type: none"> • Parking lots shall be designed to allow storm water runoff to be directed to vegetative filter strips and/or oil-water separators to control sediment, oil, and other contaminants. • Permanent energy dissipaters shall be included for drainage outlets. • The BMPs contained in the SWPPP shall include silt fences, fiber rolls, gravel bags, and soil stabilization measures such as erosion control mats and hydro-seeding. 	<p>monitoring contracts and documentation.</p>	<p>been added to the grading bond.</p> <ol style="list-style-type: none"> 4. The County PDS, LDR shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. The County [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site. 5. The County [PDS, LDR] shall review the final SWPPP for compliance with the most recent version of the California Stormwater Quality Association’s Stormwater BMP Handbook and this condition. During construction, the Project Biologist shall review SWPPP measures for compliance with this measure as part of the construction monitoring requirement. 6. The County PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. 				

1-686

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The Project Biologist shall assure that a licensed SWPPP Monitor is on-site performing the Monitoring duties of this condition during all applicable grading activities and notify the County [DPW, PDCI] of absence or breaches in the requirements as needed. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Project Biologist or Applicant or its designee fails to comply with this condition. The County [PDS, PCC] shall review and approve the monitoring reports for compliance with this condition.				
M-BI-14 During construction, material stockpiles shall be covered when not in use. This will prevent fly-off that could damage nearby sensitive plant communities. During grading and construction, graded areas shall be periodically watered to minimize dust affecting adjacent vegetation.	<ol style="list-style-type: none"> 1. Prior to the recordation of a Final Map, execution of the agreements and securities shall be completed for any development phase or unit. 2. Prior to the approval of any grading permit, and prior to any grading clearing, or other 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. 2. The Applicant or its designee shall comply with the requirements of the approved Preserve Edge Plan and this condition for the life of the permit. 	County of San Diego			

1-687

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>During Project operation, all recreational areas that use chemicals or animal by-products, such as manure, that are potentially toxic or impactful to sensitive habitats or plants shall incorporate methods on-site to reduce impacts caused by the application and/or drainage of such materials into Preserve areas.</p> <p>No invasive nonnative plant species shall be introduced into areas immediately adjacent to the Preserve. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat.</p> <p>During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This will protect sensitive vegetation from being inundated with sediment-laden runoff.</p> <p>Dewatering shall be conducted in accordance with standard regulations of RWQCB. A National Pollutant Discharge Elimination System (NPDES) permit, issued by RWQCB to</p>	<p>disturbance, associated Landscape Plans shall be approved for each grading phase</p> <p>3. Upon establishment of the use, the conditions of the Otay Ranch Resort Village Alternative H - Preserve Edge Plan shall be complied with for the term of this permit.</p>	<p>3. The project Applicant or its designee shall comply with the requirements of the Otay Ranch Resort Village Alternative H – Preserve Edge Plan and this condition for the life of this permit. Any change to the project will require resubmittal and County approval of the revised Preserve Edge Plan.</p> <p>4. The County [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.</p> <p>5. The [PDS, LA] and the Preserve Owner Manager (POM) of the RMP Preserve shall review the invasive species management for compliance with California Invasive Plant Council, all state and federal laws and regulations under the prescription of a pest control advisor, and this condition.</p> <p>6. The [PDS, PCC] shall verify that measures have been implemented pursuant to the approved Otay Ranch Resort Village Alternative H -Preserve Edge Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. During construction, the Project Biologist shall review the Otay Ranch Resort Village</p>				

1-688

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>discharge water from dewatering activities, shall be required prior to start of construction. This will minimize erosion, siltation, and pollution within sensitive communities.</p> <p>Design of drainage facilities shall incorporate long-term control of pollutants and storm water flow to minimize pollution and hydrologic changes. An Urban Runoff Plan and operational BMPs shall be approved by the San Diego County Department of Planning and Development Services prior to construction.</p> <p>Grading and/or improvement plans shall include the requirement that a fencing and signage plan be prepared and that permanent fences or walls be placed along the open space boundaries. Placement of permanent fencing or walls is required at the conclusion of the grading activity and prior to Record Plan approval.</p> <p>A hydroseed mix that incorporates native species, is appropriate to the area, and is without invasive shall be used</p>		<p>Alternative H - Preserve Edge Plan for compliance with this measure as part of the construction monitoring requirement.</p>				

1-689

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>for slope stabilization in transitional areas.</p> <p>Peruvian pepper trees and other invasive vegetation would not be planted in streetscapes, or within 50 feet of the Preserve, where they could impact native habitat.</p>						
<p>M-BI-15 No clearing, grading, or grubbing activities may occur within occupied gnatcatcher habitat during the breeding season for coastal California gnatcatcher (February 15 to August 15, annually). If construction occurs during the breeding season, a nesting survey for California gnatcatcher shall be conducted prior to the onset of construction and construction may occur if active nests can be avoided and provided an adequate buffer or noise levels are documented to be below 60 dBA L_{eq} at the nest site.</p> <p>When clearing, grading, or grubbing activities occur during the breeding season for raptors (January 15 to July 31, annually), nesting bird surveys shall be conducted by a qualified biologist for the San Diego County Department of Planning & Development Services to</p>	<ol style="list-style-type: none"> 1. Prior to any grading, clearing, or land disturbance during the nesting season (January 15 through August 15), concurrence from the County and the Wildlife Agencies must be obtained. If a nest is identified, a Preconstruction Survey Report shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction for the phase under construction. 2. The Nest Monitoring Logs shall be submitted to the County and the 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the Applicant or its designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA or within 300 feet of suitable avian nesting habitat (500 feet for raptors) until concurrence is received from the County and the Wildlife Agencies (i.e. USFWS and CDFW). 	County of San Diego			

1-690

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>identify active nest locations. Construction activities shall be restricted or modified such that noise levels related to those activities are below 60 dBA L_{eq}, or other Wildlife Agency approved restrictions, in the vicinity of the active nest site.</p> <p>Lighting of all developed areas adjacent to the preserve shall be directed away from the preserve, wherever feasible and consistent with public safety. Where necessary, development shall provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the preserve and sensitive species from night lighting.</p> <p>Uses in or adjacent to the preserve shall be designed to minimize noise impacts. Berms or walls shall be constructed adjacent to commercial areas and any other use that may introduce noises that could impact or interfere with wildlife utilization of the preserve. Excessively noisy uses or activities adjacent to breeding areas must incorporate noise-reduction measures or be curtailed during</p>	<p>Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction. Prior to approval of the each Final Map and preconstruction conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. If sound walls or barriers are required, the barrier shall be installed prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and shall remain for the</p>	<p>2. The project Applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the Applicant or its designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. If temporary or permanent sound walls or barriers are required, the Applicant or its designee shall provide evidence that the sound barrier has been installed and have a California licensed surveyor certify that the sound barrier is located on the boundary of the open space easement(s). The Applicant or its designee shall submit photos of the sound barrier along with</p>				

1-691

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>the breeding season of sensitive bird species.</p> <p>Grading and/or improvement plans shall include the requirement that a fencing and signage plan be prepared and that permanent fences or walls be placed along the open space boundaries. Placement of permanent fencing or walls is required at the conclusion of the grading activity and prior to Record Plan approval.</p>	<p>duration of the potential noise impact.</p> <p>3. The following actions shall occur throughout the duration of construction for any development phase.</p> <p>4. The Lighting Plan(s) shall be approved concurrent with any improvement plans adjacent to the Otay Ranch RMP Preserve Edge.</p>	<p>the certification letter to the [PDS, PCC] for approval.</p> <p>3. The project Applicant or its designee shall comply with the Air Quality and GHG Mitigation Measures of this condition.</p> <p>4. The project Applicant or its designee shall prepare the Lighting Plans and submit it to the [PDS, ZONING] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the Lighting Plans and this condition for the life of this permit.</p> <p>5. The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.”</p> <p>6. The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter. If a sound wall or barrier is required, the [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures</p>				

1-692

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>provided by the Applicant or its designee.</p> <p>7. The [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p> <p>8. The County inspector shall review the Lighting Plan for compliance with this measure. The [PDS Code Compliance Division] is responsible for enforcement of this permit.</p>				
<p>M-BI-16 Burrowing Owl Preconstruction Survey for Alternative H. Prior to issuance of any land development permits, including clearing, grubbing, and grading permits, the Project applicant or its designee shall retain a County of San Diego-approved biologist to conduct focused preconstruction surveys for burrowing owl during breeding or non-breeding season. The surveys shall be performed no earlier than 7 days prior to the commencement of any clearing, grubbing, or</p>	<p>1. Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed and approved for the phase under construction.</p>	<p>1. If occupied burrows are detected, the County-approved biologist shall prepare a plan that is consistent with the County of San Diego Strategy for Mitigating Impacts to Burrowing Owls in the Unincorporated County.</p> <p>2. The [DPW, PDCI] shall not allow any grading, unless a concurrence from the wildlife agencies is received. The [PDS, PCC] shall review the concurrence letter.</p>	<p>County of San Diego</p>			

1-693

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
grading activities and will be repeated if there is a lapse of construction activity longer than 7 days. If occupied burrows are detected, the County-approved biologist shall prepare a plan that is consistent with the County of San Diego <i>Strategy for Mitigating Impacts to Burrowing Owls in the Unincorporated County</i> . This strategy states that burrowing owls must be relocated out of the impact area using passive or active methodologies subject to review and approval by the wildlife agencies (i.e., California Department of Fish and Wildlife and U.S. Fish and Wildlife Service) and the County. The plan includes burrowing owl relocation plans to avoid impacts from construction related activities and may include construction of artificial burrows.						
M-BI-17 Biological Open Space Easement for Conserved Open Space. On or before the recordation of the first Final Map that affects the lots listed below, the Project applicant will protect the Conserved Open Space areas: Lots E, F, G, H, and I. Specifically, these five lots shall be preserved on-site and shall be	1. Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 45: Conceptual Phasing Plan of the Otay Ranch Resort Village Alternative H Specific Plan and/or prior to approval or issuance of	1. If the Conserved Open Space (all or in part) is to be managed by the County of San Diego through the County biological open space easement to satisfy the additional mitigation requirements then the following documentation is required. The Applicant or its designee shall prepare the draft plats and legal descriptions of	County of San Diego			

1-694

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>(a) added to the Otay Ranch RMP Preserve, and conveyed to the Otay Ranch RMP POM, or (b) managed under a County of San Diego (County) approved site-specific Resource Management Plan (RMP) through a County biological open space easement (see Appendix E of the Biological Resources Technical Report Supplemental Analysis, Appendix D-3). If the Project applicant pursues option (b) and secures a biological open space easement, the Conserved Open Space may be transferred to the Otay Ranch RMP at a later date in accordance with requirements of the County. This biological open space easement shall be for the protection of biological resources, and all of the following shall be prohibited on any portion of the land subject to said biological open space easement: grading; excavating; placing soil, sand, rock, gravel, or other material; clearing vegetation; constructing, erecting, or placing any building or structure; vehicular activities; dumping trash; or using the area for any purpose other than as open space. The only exceptions to this prohibition are for</p>	<p>any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the biological open space easements to the County, or habitat conveyance to the Otay Ranch Preserve Owner Manager (POM) or City of San Diego shall be executed and recorded by phase based on the allocated acreages in the table above.</p> <p>2. Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 45: Conceptual Phasing Plan of the Otay Ranch Resort Village – Alternative H Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the RMP shall be approved by the County and funding established or evidence provided that it is not required.</p>	<p>the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. If the Conserved Open Space is conveyed in fee title to the Preserve Owner Manager (POM) of the Otay Ranch RMP2 Preserve with funding to pay for review by the POM and associated fees, then the Applicant or its designee shall provide a copy of the grant deed to the County showing the dedication. If portions of the Conserved Open Space are used for mitigation of impacts on Cornerstone Lands, then the Applicant or its designee shall provide the agreement between the City of San Diego and the Applicant or its designee as documentation for this condition.</p> <p>2. The [PDS, PCC] shall verify that measures have been implemented pursuant to the approved Preserve Edge Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. During construction, the Project Biologist shall review the Preserve Edge Plan for compliance with this measure as</p>				

1-695

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning & Development Services. This biological open space easement shall authorize the County and its agents to periodically access the land to perform management and monitoring activities for species and habitat conservation.</p> <p>The Project Applicants shall show the on-site biological open space easement on the Final Map and biological open space easement exhibit with the appropriate granting language on the title sheet concurrent with Final Map Review. The Project Applicants then shall submit these documents for preparation and recordation with the Department of General Services, and pay all applicable fees associated with preparation of the documents.</p> <p>If areas of Conserved Open Space are managed through the biological open space easement, the Project Applicants shall prepare and implement a site-specific RMP prior to the approval of the first Final Map. The site-specific</p>		<p>part of the construction monitoring requirement.</p> <p>3. For recordation on the map, [PDS, LDR] shall route the applicable Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.</p> <p>4. The [PDS, PPD] shall review the RMP for compliance with the latest version of the County of San Diego Report Format and Content Requirements, Otay Ranch RMP, and this condition.</p>				

1-696

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>RMP shall be submitted to the County and agencies for approval as required.</p> <p>In addition, the County-approved site-specific RMP funding costs shall be identified and fully funded to ensure that the funding source remains adequate in perpetuity. One site-specific RMP should be developed to cumulatively manage all Conserved Open Space lands managed under this condition. If more than one biological open space easement is recorded, the site-specific RMPs may be phased to incorporate lands as they are dedicated to the County. This condition may be waived with written approval by the Director of Planning & Development Services to the extent that any of the areas of Conserved Open Space (69.3 acres) described are added to the Otay Ranch RMP Preserve for active monitoring and management by the POM.</p>						
<p>M-BI-18 No clearing, grading, or grubbing activities may occur within occupied least Bell’s vireo habitat during the breeding season (March 15 to September</p>	<p>1. If construction is proposed to occur within least Bell’s vireo habitat during the breeding season of least</p>	<p>1. The qualified biologist for the Director of Planning and Development shall conduct nesting bird surveys.</p>	<p>County of San Diego</p>			

1-697

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>15, annually). If construction is proposed to occur during the breeding season, a nesting survey for least Bell’s vireo shall be conducted prior to the onset of construction. The nesting bird surveys, if required due to construction timing, shall be conducted by a qualified biologist for the Director of Planning and Development Services to identify active nest locations. Construction may occur if active nests can be avoided and construction can be modified by methods such as construction of berms or walls to provide an adequate buffer, or to maintain noise levels below 60 dBA L_{eq}, or other Wildlife Agency approved restrictions at the nest site.</p> <p>Lighting of preserve lands including areas occupied by least Bell’s vireo shall be avoided or directed away from the preserve, wherever feasible and consistent with public safety. Where necessary, construction activities shall provide adequate shielding with native plants, berming, and/or other methods to protect the preserve and sensitive species from night lighting.</p>	<p>Bell’s vireo (March 15 to September 15, annually), prior to any clearing, grading, construction, or grubbing activities.</p>					

1-698

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
Grading and/or improvement plans shall include the requirement that protective fencing be placed along the open space boundaries and construction areas to prevent human access to occupied habitat. For areas temporarily impacted for construction of Otay Lakes Road, landscaping shall be limited to native vegetation and use of invasive plant species within the preserve area shall be prohibited. Temporary impacts shall be restored to suitable habitat for least Bell’s vireo and/or suitable native successional habitat.						
<i>Cultural Resources</i>						
<p>M-CR-1 Prior to the issuance of grading permits, the Project applicant shall implement or cause the implementation of a data recovery program, as described below, for the following five sites located within the proposed grading and brushing envelope: SDI-11,406 SDI-11,409 SDI-12,371 SDI-16,332 SDI-16,309</p> <p>Data Recovery Program The data recovery program is contingent upon extracting a sample that will exhaust the data</p>	<ol style="list-style-type: none"> 1. Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase. 2. Prior to the approval of any plan, issuance of any permit, and prior to approval of any map, associated with development Phase 1 and/or Phase 3, the data recovery program shall be completed. 3. Prior to the approval of any plan, issuance of 	<ol style="list-style-type: none"> 1. The Applicant or its designee shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. 2. Upon completion of the Phase I and Phase II data recovery referenced above, the Applicant shall submit the final report to the [PDS, PPD] for review and approval. The final report shall include a letter from the curation facility identifying that historic 	County of San Diego			

1-699

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>potential of each site. The County has not adopted a policy that identifies the specific level of excavation required to achieve mitigation of impacts by data recovery. In most cases, the level of sampling is dictated by the information potential of the site. Data recovery is commonly discussed in terms of sampling percentages, referring to the percent of the area of the significant subsurface deposit to be excavated. The general approach for achieving the mitigation of impacts through data recovery would begin with an indexing of the site. The site index shall include a sufficient sample of the subsurface deposit, ranging from 2.5 to 4.0 percent of each deposit, to effectively stratify the deposits into areas of differing artifact content, densities, and activity areas. The small percentage value proposed for site indexing is reflective of the basic characterization of each of the significant sites as quarry locations with minimal evidence of occupation activities. The indexing process shall use a static grid to cover each site, with a sample unit placed in each grid cell. Using a grid will produce a very</p>	<p>any permit and prior to approval of any map associated with development Phase 2 and/or Phase 3, the data recovery program shall be completed.</p>	<p>archaeological materials have been received and that all fees have been paid and evidence that prehistoric resources have been curated or repatriated. A copy of the report shall be provided to any culturally-affiliated tribe that requests a copy.</p> <p>3. The final report shall include a letter from the curation facility identifying that historic archaeological materials have been received and that all fees have been paid and evidence that prehistoric resources have been curated or repatriated.</p> <p>4. The final report shall include a letter from the curation facility identifying that historic archaeological materials have been received and that all fees have been paid and evidence that prehistoric resources have been curated or repatriated.</p> <p>5. The County PDS, PPD shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to the County PDS, PPD for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be</p>				

1-700

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>structured, nonrandom, and uniform index of the content of each cultural deposit. Within the portion(s) of each site that retains the greatest research potential, an additional 2 percent of that area shall be excavated. For most sites in the data recovery program, the area excavated shall be between 2.5 and 3 percent of the significant subsurface deposit (area of greater research potential). This volume of recovery would be sufficient to successfully pursue the research objectives of the research design and to provide other researchers with a large information resource. At the sites considered to retain the greatest research potential, a third level of stratified sampling may be implemented to focus block excavations on areas that demonstrate intense artifact recovery, features, or multi-cultural depositional patterns.</p> <p>The excavation of the subsurface deposits shall be accomplished with standard 1-meter-square test units excavated by hand in 10-centimeter levels. All units shall be screened, mapped, measured, and photographed through standard stratigraphic</p>		<p>made a condition of the issuance of the grading or construction permit.</p> <p>6. The [PDS, PPD] shall review the final data recovery program report for compliance with this condition.</p>				

1-701

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>control measures. A more detailed description of the field methods to be used is provided in Section 10.5 of the Archaeological/Historical Study provided in this EIR, Appendix D-4.</p> <p>For the phases of work at each site, the first phase shall be the site indexing and the second phase shall be the focused investigation. A third phase, if warranted, would be extremely focused on high-potential elements of any significant site. Each phase has specific goals: the site index is a nonrandom representative sample of the entire site, while the second and third phases are focused, biased, and intuitive studies of the area within the deposit that has the greatest potential.</p> <p>The grid for each site shall be determined by the number of sample units needed to accomplish the sample level of 2.5 percent. For most sites, the grid shall be set at 15-meter or 25-meter intervals. To calculate the grid size, the number of test units that represent the Phase 1 sample was divided into the calculated area of the deposit.</p>						

1-702

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>The resulting quotient represents the area within each grid cell, and the square root of this value provides the dimension of the grid cell. For example, assuming a site contained 2,000 square meters of a cultural deposit, a 2.5 percent sample would be 50 square meters. The grid size would be determined by dividing the deposit size (2,000 square meters) by the number of units (50), which equals 40 square meters. The square root of 40 square meters is 6.3 meters; thus, the intersection of each grid line is spaced at 6.3 meters. Within each 6.3-meter by 6.3-meter grid cell, one test unit would be excavated to complete the site index.</p> <p>For consistency, all of the sites shall be treated similarly, with an index phase followed by a focused, intuitive phase in the area of greatest importance. The phases of the sampling procedure to be used at the sites included in the data recovery program are as follows.</p> <p><u>Data Recovery Program Phase 1</u></p> <p>The first phase of excavation at any particular site shall typically</p>						

1-703

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>involve a 2.5 percent sample used to index the site content and document intra-site variation. Test units shall be uniformly distributed within each site using a grid system. For most sites, the presence of multiple rock outcroppings would constitute voids in the sample grid. These areas would be deleted from the calculations of site deposits when the data recovery programs are initiated; however, the areas represented by the outcrops cannot be calculated at this time.</p> <p><u>Data Recovery Program Phase 2</u></p> <p>The second phase of excavation shall consist of a 2 to 4 percent sample of each site area identified as representing the greatest research potential. The stratification of the site following the Phase 1 work would typically identify an area of approximately 10 percent of the sample area identified as retaining additional research potential. For this sampling phase, the test units must not be randomly placed but shall be intuitively located at the discretion of the archaeologist.</p> <p><u>Data Recovery Program Phase 3</u></p>						

1-704

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>The last phase of excavation shall be conducted at any sites that are found to contain particularly important deposits worthy of extended excavation. The sample size of any such area is dependent on the nature of the deposit and research potential.</p> <p>The procedures noted above shall be applied to each of the sites listed below in addition to any site-specific mitigation measures. The actual number of square meters to be excavated in any particular site would depend on the site size, importance, and research potential. The projected size of the sample for each of the sites listed below is a minimum of 2.5 percent, but the actual size of the sample needed to satisfy the data needs of the research objectives will ultimately be determined by the assessment of the recovery from the sample. The possibility exists that previously unidentified subsurface deposits would be identified during data recovery, increasing the research potential of a significant site. In this case, the sample size of the Phase 1 or Phase 2 excavation may be readjusted. If the recovery from</p>						

1-705

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>any site is evaluated as redundant even before the minimum Phase 1 sample level of 2.5 percent is achieved, the consulting archaeologist shall request a variance from the County of San Diego to reduce the sample size to reflect the redundancy of the sample. This request would need to be supported by data and analysis from the excavations in progress at the site(s) in question. At each site, a backhoe may be employed following the completed sampling program to search for any anomalies within the site. Trenches would be used to expose portions of the sites; however, the number of trenches used in this type of investigation would be discussed and approved by the County before initiation.</p> <p>Backhoe Trenching</p> <p>All sites that are subject to data recovery and test unit excavations shall be subject to backhoe trenching following the test unit excavations to search for any unusual features or</p>						

1-706

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>anomalies that would need to be examined further. The number and locations of the trenches to be excavated at each site shall be determined by the archaeologist on the basis of the size of the site and the recovery from the test units. If the trenches reveal the presence of deposits or features within a site that were not previously detected, then additional test units shall be excavated to expose the features and permit further investigation and recordation. For the significant site (SDI 16,332) that lies partially within the development envelope and partially within the Preserve (open space), the data recovery mitigation program would include portions of this site within the development envelope as well as an area 10-feet-wide extending into the open space portion of the site. This extension of the data recovery program into the open space portions of the sites is intended to provide mitigation for indirect impacts in the buffer area of the open space that directly affects the development envelope.</p> <p>Data Recovery Procedures</p>						

1-707

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>For all sites that are subject to data recovery, the program to carry out the necessary data recovery procedures, including the applicable field methodologies, laboratory analyses, and special studies for these sites, shall be provided as described below.</p> <p>The data recovery program must be consistent with the policies and guidelines of the County and with the California Office of Historic Preservation (OHP) publication, Guidelines for Archaeological Research Design Preservation Planning Bulletin No. 5 (1991).</p> <p><u>Field Methods</u></p> <p>The data recovery program shall focus on the excavation of test units measuring 1-meter-square to a minimum depth of 30 centimeters or until bedrock is encountered. If cultural materials are present beyond this depth, the excavation shall continue until one sterile level is exposed. The units shall be excavated in controlled, 10-centimeter levels. All removed soils shall be sifted through 1/8-inch mesh hardware cloth. All artifacts recovered</p>						

1-708

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>during the screening process shall be properly labeled with provenience information in the field and subsequently subjected to standard laboratory procedures of washing (if appropriate) and cataloging. The excavation of the units shall be documented with field notes, illustrations, and photographs.</p> <p>At the conclusion of the test unit excavations, backhoe trenches may be excavated to investigate the site(s) further and search for any unusual features or artifact concentrations. When a backhoe is used, the methodology to be followed is outlined below:</p> <ul style="list-style-type: none"> • All trenches must be excavated under the supervision of the Project archaeologist. • All trenches must be mapped, measured, photographed, and sketched. • Periodic screening of the excavated material from the trenches shall be conducted. • Provenience data for all screened soil shall be recorded. <p>Based on data from the backhoe trenches, the data recovery program could be expanded to</p>						

1-709

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>focus on features or unique deposits that differ from the materials already studied.</p> <p>Any features discovered during the archaeological excavations shall be exposed through careful hand excavation. Additional test units may be needed to fully expose the features, which shall then be recorded by sketching and photography. Any datable materials found in association with discovered features shall be collected for radiocarbon dating. If obvious datable samples cannot be found at the sites in the data recovery program, then several bulk soil samples may be collected and processed in an attempt to date the deposits.</p> <p>At each site, column samples shall be taken to permit microanalysis of midden contents. The columns shall measure 10 centimeters square and shall conform to the walls of selected completed test units to the bottom of the deposit. All of the soil from the column shall be collected and not screened in the field. The samples shall be</p>						

1-710

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>returned to the laboratory for analysis. In addition, during hand excavation, special attention shall be given to the identification of lithic tools found in situ and their potential for residue analysis. When possible, such tools shall be bagged separately, thereby excluding them from the wet-screening process. A sample of the surrounding soil shall be collected to serve as a control sample, should the artifact be chosen for pollen, phytolith, or blood residue analyses.</p> <p>Throughout the field operations, standard archaeological procedures shall be implemented. All test units and features shall be mapped using the established datums.</p> <p><u>Laboratory Analysis</u></p> <p>All of the materials recovered from the field excavations shall be subjected to standard laboratory analysis. Artifacts may be washed, if necessary, to permit proper identification. The artifacts shall be sorted and cataloged, including counts, materials, condition, weight, provenience, and unique artifact</p>						

1-711

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>identification numbers.</p> <p>The lithic artifacts recovered from the Project site shall be subjected to analysis, which shall include recordation of critical measurements and weight, and inspection for evidence of use/wear, retouch, patination, or stains. The recovered flakes (or a representative sample) shall be subject to an analysis of attributes such as size, condition, type, termination, and material. The attribute analysis shall include the flake collections recovered during the testing program.</p> <p>Nonlithic materials, such as ecofacts (shell and bone), shall be subject to specialized analyses. The shell shall be cataloged by species and weight of recovery per level. The bone material shall be weighed and subsequently submitted for specialized faunal analysis. The laboratory analysis of the column samples may include flotation procedures to remove seeds and other microfaunal remains from the soil, followed by the screening of the remainder through a 1/16-inch</p>						

1-712

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>mesh sieve, if the potential for nonlithic materials is noted in the deposit.</p> <p>Other specialized studies that shall be conducted if the appropriate materials are encountered during the data recovery program include marine shell species identification, faunal analysis, otolith analysis (for seasonality), oxygen isotopic analysis (also for seasonality), radiocarbon dating, obsidian sourcing and hydration, and blood residue and phytolith studies. These specialized studies are briefly described below.</p> <p>Shell Analysis</p> <p>Analysis of any shell recovery would include the speciation of all shell fragments collected. The shell shall be recorded by weight and shall include a count of hinges to determine the minimum number of individuals represented by the recovery.</p> <p>Faunal Analysis</p> <p>Any bone material recovered during the data recovery program shall be analyzed by a faunal</p>						

1-713

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>expert to identify species, types, age, and evidence of burning or butchering. The prehistoric bone recovery shall provide information concerning diet, activity areas within the sites, the habitats exploited, and methods of processing.</p> <p>Radiocarbon Dating</p> <p>This dating technique shall be attempted whenever possible. The investigations conducted thus far have not recovered any dateable material, although bulk soil dating was not attempted to determine if the deposits contained sufficient carbon for dating. The radiocarbon dating would be useful in conjunction with the stratigraphic recovery of cultural materials to establish the chronology of the sites. Therefore, the collection of samples for dating should be based on the presence of diagnostic artifacts, features, or geological strata delineations. In conjunction with the research topics, any possible opportunities to delineate parts of sites into Late Prehistoric and Archaic periods shall be advanced through the use of dating methods.</p>						

1-714

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Blood Residue Studies</p> <p>Organic residue on lithic artifacts may be useful in the determination of the species of animals represented by the residue. However, the use of blood residue studies is necessarily dependent upon the identification of such residues on artifacts. The detection of blood residue shall be made prior to any washing of artifacts so that the residue samples will not be lost.</p> <p>Isotopic Profiles</p> <p>The analysis of Oxygen-18 isotopic profiles from shells may be used to determine the season during which the shells were collected. This process measures the ratio of isotopes of oxygen, which is determined by water temperature. A minimum of five shells shall be used in this analysis, particularly if no other means of determining seasonality can be used. Use of his type of analysis is not likely due to the paucity of shell at the site.</p> <p>Obsidian Hydration and</p>						

1-715

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Sourcing</p> <p>Any recovered obsidian artifacts shall be submitted to a specialist to determine the source of the lithic material. The obsidian shall also be analyzed to produce hydration readings, which may then be used to provide relative dates for the use of the artifacts.</p> <p><u>Monitoring</u></p> <p>All brushing and grading activities within the Project site shall be monitored on a full-time basis by one or more archaeologists, as dictated by the size of the grading operation. All utility excavations, road grading, or brush removal must be coordinated with the archaeological monitor. Any known resources that are graded must be intensively monitored during grading to ensure that any important features, isolates, or deposits are either recorded and collected, or excavated. Should any resources be encountered during the monitoring of the brushing and grading that were not previously recorded, the action shall be temporarily halted or redirected to another area while the nature of the</p>						

1-716

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>discovery is evaluated. Any resources that may be encountered shall require testing to determine their significance. If the testing demonstrates that a resource is significant, then a data recovery program shall be implemented consistent with these mitigation measures.</p> <p><u>Cultural Material Curation</u></p> <p>Cultural materials recovered from the Project site shall be permanently curated at a facility that meets federal standards per 36 Code of Federal Regulations (CFR) Part 79, and therefore would be professionally curated and made available to other archaeologists/ researchers for further study. No other collections from previous studies could be located at the time of this study. Should any additional collections be discovered from previous studies, these will be curated with the collections generated from the site evaluations.</p> <p><u>Site-Specific Data Recovery Programs</u></p> <p>As part of the data recovery program and other actions</p>						

1-717

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
described above under mitigation measure M-CR-1, the Project Applicants shall also cause a Data Recovery program to be implemented for each of the nine CEQA significant prehistoric sites that would be impacted by implementation of the proposed Project as described below.						
M-CR-1a Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-11,406, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall consist of a 2.5 percent sample of the 858-square-meter deposit. This represents a sample of 21 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 10 percent of the 858 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.	1. Prior to the issuance of a grading permit.	1. Refer to M-CR-1 above.	County of San Diego			
M-CR-1b Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be	1. Prior to the issuance of a grading permit.	1. Refer to M-CR-1 above.	County of San Diego			

1-718

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
implemented for Site SDI-11,409, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall consist of a 2.5 percent sample of the 10,637-square-meter subsurface deposit. This represents a sample of 266 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 5 percent of the 10,637 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.						
M-CR-1d Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-12,371, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall consist of a 2.5 percent sample of the 781-square-meter deposit. This represents a sample of 20 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be	1. Prior to the issuance of a grading permit.	1. Refer to M-CR-1 above.	County of San Diego			

1-719

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
approximately 10 percent of the 781 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.						
M-CR-1f Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-16,309, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall consist of a 2.5 percent sample of the 5,496-square-meter deposit. This represents a sample of 137 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 10 percent of the 5,496 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.	1. Prior to the issuance of a grading permit.	1. Refer to M-CR-1 above.	County of San Diego			
M-CR-1i Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-16,332, which shall focus on a uniform indexing of the subsurface deposit. The total	1. Prior to the issuance of a grading permit.	1. Refer to M-CR-1 above.	County of San Diego			

1-720

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>area of the subsurface deposits is approximately 1,731 square meters. The development will impact approximately one-third of SDI-16,332, including 924 square meters of the significant subsurface deposits. This first level of index sampling shall consist of a 2.5 percent sample of the 924-square-meter deposit. This represents a sample of 23 square meters for the Phase 1 index. The County of San Diego has also required that a 10-foot-wide buffer strip within the open space portion of SDI-16,332 be subjected to data recovery. This will add seven test units to the sample. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 10 percent of the 924 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.</p>						
<p>M-CR-1j All cultural materials recovered from the Project, either during the mitigation program or during the past archaeological testing programs, shall be professionally prepared for permanent curation at a local facility meeting the criteria for such curation centers as listed in</p>	<p>1. At the time cultural materials are recovered from the project.</p>	<p>1. Refer to M-CR-1 above.</p>	<p>County of San Diego</p>			

1-721

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
36CFR79. The cost to curate collections shall be the responsibility of the applicant. Copies of field notes, reports, maps and catalog data shall be included with the curated collection.						
M-CR-2a All sites, regardless of significance status, that are located outside of the development area shall be placed in open space easements. The sites may be included in general Project-wide open space preserves, in which case, site-specific easements would not be necessary. For sites that would be preserved within the development envelope, easements shall be dedicated for individual sites unless incorporated within larger biological or other open space designation. The open space designation shall include language that prohibits any type of surface modification to the sites or intrusions into the site by grading, trenching, or other development-related improvements. For any sites located within open space, a park area, or the Preserve, specific requirements for individual sites are necessary to ensure that the sites are not	1. (For Easement(s)) Prior to recordation of each Final Map which a site has been identified and located. (For Conveyance (POM)) Prior to recordation of each Final Map, the Applicant or its designee shall convey fee title to land within the Otay Ranch Preserve to the Otay Ranch POM or its designee at a ratio of 1.188 acres for each acre of development area, as defined in the Otay Ranch Resource Management Plan. Access to the conveyed property for maintenance purposes shall also be provided to the satisfaction of the POM. The approved associated funding or funding mechanism shall be established prior to first grading permit.	1. (For Easement(s) and Conveyance (POM)) The Applicant or its designee shall show the easement or proof of compliance with the required conveyance condition for each Final Map, per the requirements of Bio#20 HABITAT CONVEYANCE AND PRESERVATION with priority given to the protect identified cultural sites as acreage is conveyed within the Open Space Lots. In addition, to avoid islands of conveyed lands, the Applicant or its designee shall where possible convey lands adjacent to existing POM lands for access and operational efficiencies. Appropriate granting language shall be shown on the title sheet concurrent with each of the Final Map Reviews, or the Applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the	County of San Diego			

1-722

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>impacted by maintenance or landscaping. Open space areas shall be transferred to County Department of Parks and Recreation (County Parks) and maintained as part of the Preserve. County Parks shall assume responsibility for the protection of the sites in the open space areas as part of the management of the Preserve. Aside from temporary fencing during grading and construction to ensure preservation during this period, no individual site preservation measures are deemed necessary during development activities. Subsequently, the long-term protection of the sites will be achieved through management of the Preserve by County Parks. During grading or brushing, the monitoring archaeologist shall determine the need for temporary fences and direct their installation to provide a physical barrier between the grading machinery and adjacent significant cultural resources that are designated for preservation or eventual data recovery. Once the open space areas are transferred to the Preserve, it will become the responsibility of the POM to</p>		<p>documents, or the Applicant shall provide evidence that the land has been conveyed into a Otay Ranch Preserve.</p> <p>2. <i>(For Easement(s))</i> For recordation on the map, the [PDS, LDR] shall route each Final Map to [PDS, PPD] for approval prior to map recordation. For recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PPD] and [DPR GPM] for preapproval. The [PDS, PPD] shall preapprove the language and estimated location of the easements prior to recordation. Upon recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PPD] for satisfaction of the condition, or if recorded on the map, the [PDS LDR] shall satisfy the condition after map recordation. <i>(For Conveyance (POM))</i> For recordation on the map, [PDS, LDR] shall route each Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] and POM/DPR of the RMP Preserve shall preapprove the estimated location (with cultural site considerations), and funding of the Otay Ranch RMP Preserve</p>				

1-723

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
maintain the easements for the archaeological sites.		prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve conveyance, [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.				
M-CR-2b Prior to any improvements to existing trails or development of new trails, improvement plans shall be reviewed by the Project archaeologist under the direction of the County to determine the potential for impacts to cultural resources, and the need for additional field research, testing, mitigation for potential impacts during construction and use, and monitoring of construction. The requirements of mitigation measure M-CR-1 for data recovery and analysis, including Native American monitoring, shall be applied during all subsequent surveys if new cultural resources are identified.	1. Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase.	1. The Applicant or its designee shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. 2. The County PDS, PPD shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to the County PDS, PPD for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.	County of San Diego			
M-CR-3 In the event that human burials are encountered, standard procedures for such discoveries shall be implemented, including notification of the County Coroner’s Office, the County, the Native American Heritage	1. Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase.	1. The Applicant or its designee shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring	County of San Diego			

1-724

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Commission and local Native American representatives. Fieldwork shall cease in the area of any such discovery. The Native American representative and the County shall be consulted to determine a preferred course of action, and the burial shall be treated according to the requirements of Public Resources Code §5097.98.</p>	<ol style="list-style-type: none"> 2. Prior to any clearing, grubbing, trenching, grading, or any land disturbances associated with development Phase 1, this condition shall be completed. 3. Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. 4. These actions shall occur throughout the duration of the earth disturbing activities. 5. Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. 6. Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared for each development phase. 	<p>work shall be added to the grading bond cost estimate.</p> <ol style="list-style-type: none"> 2. Submit to the Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), CA-SDI-12368. 3. The Applicant or its designee shall have the contracted Project Archeologist and Kumeyaay Native American Monitor attend the preconstruction meeting to explain the monitoring requirements. 4. The project Applicant or its designee shall implement the Cultural Resource Grading Monitoring Program pursuant to this condition. 5. The project Applicant or its designee shall submit the Archaeological Monitoring Report to [PDS, PPD] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally- 				

1-725

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>affiliated Tribe who requests a copy.</p> <p>6. Provide a copy of the study to the City of San Diego when work is conducted within City of San Diego jurisdiction properties.</p> <p>7. The County PDS, PPD shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to the County PDS, PPD for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.</p> <p>8. The [PDS, PPD] shall review the signed and stamped statement for compliance this condition.</p> <p>9. The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist.</p> <p>10. The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project</p>				

1-726

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>Archeologist or Applicant fails to comply with this condition.</p> <p>11. The project Applicant or its designee shall submit the Archaeological Monitoring Report to [PDS, PPD] for review and approval. Once approved, a final copy FGC of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who requests a copy.</p> <p>12. [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is completed and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the Applicant or its designee</p>				
<i>Paleontological Resources</i>						
M-CR-4 Paleontological monitoring shall be conducted during all mass grading and excavation activities in surface exposures of the Otay Formation to mitigate any adverse impacts (i.e., loss or destruction) to	<ol style="list-style-type: none"> Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. Upon completion of all grading activities, and 	<ol style="list-style-type: none"> The Applicant shall provide a copy of the Grading Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PPD]. Additionally, the cost amount of the monitoring 	County of San Diego			

1-727

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>potential nonrenewable paleontological resources. A mitigation monitoring and reporting program consistent with County and CEQA guidelines and requirements shall be developed and implemented prior to any mass grading and/or excavation-related activities, including utility trenching, within the Otay Formation. The mitigation monitoring and reporting program shall be conducted in accordance with the following procedures:</p> <p>A. A Qualified Paleontologist or Paleontological Resources Monitor (under the supervision of the Qualified Paleontologist) shall be on-site during all excavation operations within geologic formations that may contain paleontological resources (i.e., the Otay Formation). The Qualified Project Paleontologist is a person with a Ph.D. or master’s degree in paleontology or related field, and who has knowledge of San Diego County paleontology, and documented experience in professional paleontological procedures and techniques. A</p>	<p>prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed for each development phase.</p> <p>3. Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed.</p> <p>4 The following actions shall occur throughout the duration of the grading construction.</p> <p>5. Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for Tentative Map, PDS2004-3100-5361, the final report shall be completed.</p>	<p>work shall be added to the grading bond cost estimate.</p> <p>2. The project Applicant or its designee shall submit the letter report to the [PDS, PPD] for review and approval. Provide a copy of the study to the City of San Diego when work is conducted within City of San Diego jurisdiction properties.</p> <p>3. The Applicant or its designee shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements for each development phase.</p> <p>4. The project Applicant or its designee shall implement the grading monitoring program pursuant to this condition.</p> <p>5. The project Applicant or its designee shall submit the letter report to the [PDS, PPD] for review and approval. TIMING: Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for Tentative Map, PDS2004-3100-5361, the final report shall be completed.</p> <p>6. The County PDS, PPD shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for</p>				

1-728

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Paleontological Monitor is defined as an individual with at least 1 year of experience in field identification and collection of fossil materials. The Paleontological Monitor shall work under the direct supervision of the Qualified Paleontologist. The Project Applicants shall authorize the Qualified Paleontologist and/or Paleontological Monitor to direct, divert, or halt any grading activity, and to perform all other acts required by the provisions listed below.</p> <p>B. The Qualified Paleontologist and/or Paleontological Monitor shall monitor all grading and excavation activities of undisturbed formations of sedimentary rock;</p> <p>C. If paleontological resources are unearthened, the Qualified Paleontologist or Paleontological Monitor shall do the following:</p> <p>1. Direct, divert, or halt any grading or excavation activity until such time that the sensitivity of the resource can be determined and the</p>		<p>compliance with this condition. The cost estimate should be forwarded to the County PDS, LDR, for inclusion in the grading bond cost estimate and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.</p> <p>7. The [PDS, PPD] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.</p> <p>8. The [DPW, PDCI] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist.</p> <p>9. The [DPW, PDCI] shall make sure that the Project Paleontologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Paleontologist or Applicant fails to comply with this condition.</p> <p>10. The [PDS, PPD] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.</p>				

1-729

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>appropriate recovery implemented.</p> <p>2. Salvage unearthened fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits.</p> <p>3. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the Project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting.</p> <p>4. Prepare collected fossil remains for curation to include cleaning the fossils by removing the enclosing rock material; stabilizing fragile specimens using glues and other hardeners, if</p>						

1-730

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>necessary; and repairing broken specimens.</p> <p>5. Curate, catalog, and identify all fossil remains to the lowest taxon possible; inventory specimens; assign catalog numbers; and enter the appropriate specimen and locality data into a collection database.</p> <p>6. Transfer the cataloged fossil remains to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display. The transfer shall include copies of relevant field notes, maps, stratigraphic sections, and photographs.</p> <p>D. The Qualified Paleontologist shall prepare a final Paleontological Resources Mitigation Report summarizing the field and laboratory methods used, the stratigraphic units inspected, the types of fossils recovered, and the significance of the curated collection.</p>						

1-731

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
E. Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of DPLU for final approval of the mitigation, and submit an electronic copy of the report according to the County Department of Planning & Development’s Electronic Submittal Format Guidelines.						
<i>Geology and Soils</i>						
M-GE-1a Otay Lakes Road, Widening (Appendix C-8 of the Draft EIR [2015]): Excavations of cut slopes shall be observed during grading by an engineering geologist to evaluate whether the soil and geologic conditions differ significantly from those expected. Cut slopes that expose shared claystone bedding may require slope stabilization consisting of stability fills. These stabilization measures shall be implemented if determined necessary by the engineering geologist.	<ol style="list-style-type: none"> 1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements. 2. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. 	<ol style="list-style-type: none"> 1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. The project Applicant or its designee shall prepare a certified summary of their findings on the removal and recompaction measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 3. [PDS] shall review the geotechnical findings for compliance with this condition. 	County of San Diego			

1-732

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>M-GE-1b Area A and B, Tentative Map (Appendices C-6 and 7 of the Draft EIR [2015]): Because of the potential presence of adverse geologic structures, the geologic structure of permanent cut slopes composed of Otay Formation, Fanglomerate materials, or metavolcanic rock shall be analyzed in detail by an engineering geologist during grading operations. Grading of cut and fill slopes and intermediate terrace benching shall be designed in accordance with the requirements of the local building codes and the 2010 California Building Code (CBC). Additional recommendations for slope stabilization may be necessary if adverse geologic structure is encountered. Mitigation of unstable cut slopes can be achieved by the use of drained stability fills. In addition, cut slopes exposing cohesionless surficial deposits or rock slopes with unfavorable geologic structure may require stability fills. In general, the Typical Stability Fill Detail presented on Figure 10 (Appendices C-6 and 7) should be used for design and construction of stability fills,</p>	<p>1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements.</p>	<p>1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.</p>	<p>County of San Diego</p>			

1-733

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
where required. The backcut for stability fills should commence at least 10 feet from the top of the proposed finished-graded slope and should extend at least 3 feet into formational materials. For slopes that exceed 30 feet in height, the inclination of the backcut may be flattened as determined by the engineering geologist during grading operations.						
M-GE-1c Area A and B Tentative Map (Appendix C-6 and C-7 of the Draft EIR [2015]): Because of the potential presence of adverse geologic structures, the geologic structure of permanent cut slopes composed of Metavolcanic Rock should be analyzed in detail by an engineering geologist during the grading operations. The use of drained stability fills and rock slope stabilization measures such as rock bolting, or rockfall protection systems shall be implemented if adverse geologic structure is encountered.	1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements.	1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			
M-GE-2a Otay Lakes Road, Widening & Realignment (Appendix C-8 Draft EIR [2015]): Mitigation measures will be required along the eastern portion of the roadway due to the steepness of the natural slopes	1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all	1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County	County of San Diego			

1-734

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
and boulder outcrops above the proposed cut slope. The areas of proposed rock fall mitigation are shown on Figures 2.5-2A and B . The mitigation shall consist of the construction of a rock fall debris fence or other acceptable catchment device at the toe of the proposed cut slope. The hard rock slopes should be evaluated by an engineering geologist during site development and final locations of the debris fence or alternative method shall be provided at that time.	applicable laws, regulations, and requirements.	Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.				
M-GE-2b Area A and Area B, Tentative Map (Appendices C-6 and 7 Draft EIR [2015]): Mitigation shall consist of the construction of rock fall debris fences or other acceptable catchment devices at the toe of proposed slopes or at the edge of daylight cut or fill areas. The area of proposed rock fall mitigation for Area A is shown on Figure 2.5-2A and Area B on Figure 2.5-2B . Area A consists of the northern-most section of proposed residential development, east of Upper Otay Reservoir and the northern section of Lower Otay Reservoir. Area B encompasses the eastern-most section of proposed residential	1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements.	1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			

1-735

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
development and resort. The hard rock slopes shall be evaluated by an engineering geologist during site development and final locations of the debris fences or alternative method shall be provided at that time.						
M-GE-2c Area A and Area B, Tentative Map (Appendices C-6 and 7 Draft EIR [2015]): Hard rock slopes shall be analyzed in detail by an engineering geologist during the grading operations. In areas where loose or potentially hazardous rock is encountered during grading, the loose material shall be scaled off the slope face to mitigate the hazard. If adverse geologic structures are encountered during grading, rock slope stabilization measures such as rock bolting, or rockfall protection systems may be necessary.	1. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.	1. A geotechnical consultant shall prepare a certified report on stabilization measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			
M-GE-2d At the time of final design the geotechnical engineer shall certify that all mitigation measures provided reduce the level of significance of rock fall hazards have been implemented.	1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements.	1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee.	County of San Diego			

1-736

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		2. [PDS] shall review the geotechnical findings for compliance with this condition.				
<i>Hazards and Hazardous Materials</i>						
M-HZ-1a Project grading and improvements plans shall be reviewed by the Director of Public Works to determine that water quality basins are designed to drain within 72 hours and include a mechanism to open a flap gate or similar manual device if the drain time becomes too long. Manual drainage shall be conducted if water is held beyond 72 hours. Routine and semi-annual inspections shall include modification of orifice drain holes, if needed, to provide for optimum performance and suitable drain time.	1. Prior to grading and improvement plan finalization.	1. Project grading and improvements plans shall be submitted to the Director of Public Works. 2. The Director of Public Works will review the plans to determine that water quality basins meet the criteria.	County of San Diego			
M-HZ-1b The Director of Public Works shall determine the design of the water quality basins include rip-rap fields at inlet scour-protection points to be self-draining concurrent with the processing of grading and improvement plans.	1. Prior to grading and improvement plan finalization.	1. Project grading and improvements plans shall be submitted to the Director of Public Works. 2. The Director of Public Works will review the plans to determine that water quality basins meet the criteria.	County of San Diego			
M-HZ-1c Routine and semi-annual water quality basin inspections to the satisfaction of the Director of Public Works shall include removal of accumulated trash and debris that may capture and hold	1. After completion of construction (annually).	1. The project Applicant or its designee shall complete routine and semi-annual water quality basin inspections. 2. The Director of Public Works shall determine that inspections are satisfactory according to the	County of San Diego			

1-737

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
rainwater or runoff, or that accumulates around the outlet riser pipe or discharge orifice; repair of erosion or low-lying areas where ponding of water develops; identification and elimination of possible vector harborage or burrowing rodent activity; inspection for sufficient vegetation coverage for basin side slopes and floor; reduction of vegetation height to minimize insect harborage, with the height of ground cover grasses reduced to a maximum height of 6 inches; investigation and elimination or minimization of upstream dry season flow sources if dry season flows are persistent and lead to constant ponding; and notification of San Diego County Vector Control if sources are from off-site properties.		inspection criteria noted in this measure.				
<i>Noise</i>						
M-N-1a The Project Applicants shall prepare a noise protection easement encircled on Figures 2-1 and 2-2 of the noise study addendum (Appendix D-11). The noise protection easement language shall contain a restriction stating that the structure and the outdoor activity area will be placed such that a noise barrier will	1. Prior to the approval of the map, the requirements of this condition shall be completed.	1. The project Applicant or its designee shall show the easement on each Final map of the effected lots with the appropriate granting language on the title sheet concurrent with Final Map Review. 2. The County [PDS, LDR] shall verify that the easement is indicated on the map as specified and recorded	County of San Diego			

1-738

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
complement the residence’s architecture, will reduce noise levels at outdoor activity areas to within acceptable standards, and will not incorporate a solid (opaque) wall in excess of 10 feet in height.						
M-N-1b Concurrent with approval of the Final Map, the Project Applicants proponent shall dedicate to the County a noise protection easement on each of the lots encircled on Figures 2-1 and 2-2 of the noise study addendum (Appendix D-11). These easements are for the protection of noise-sensitive locations from excessive traffic noise. The noise protection easements shall be shown on the Final Map(s).	1. Prior to the approval of the map, the requirements of this condition shall be completed.	1. The project Applicant or its designee shall show the easement on each Final map of the effected lots with the appropriate granting language on the title sheet concurrent with Final Map Review. 2. The County [PDS, LDR] shall verify that the easement is indicated on the map as specified and recorded	County of San Diego			
M-N-1c For all lots encircled on Figures 2-1 and 2-2 of the noise study addendum (Appendix D-11), the noise protection easement shall require that, prior to approval of the building permit or other development approval, an acoustical study be prepared based on proposed noise barrier placement and housing construction to demonstrate and ensure that interior noise levels are below 45 dBA CNEL.	1. Prior to the approval of the map, the requirements of this condition shall be completed.	1. The project Applicant or its designee shall show the easement on each Final map of the effected lots with the appropriate granting language on the title sheet concurrent with Final Map Review. 2. The County [PDS, LDR] shall verify that the easement is indicated on the map as specified and recorded	County of San Diego			

1-739

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>M-N-1d The Project Applicants proponent shall construct a noise barrier at the top of the slope and at the back of yards for any Noise Sensitive Land Use that is exposed to a CNEL greater than 60 dBA as listed in Table 2 of the noise study addendum. The barrier shall be constructed to the height specified in Table 2 and generally follow applicable alignments shown on Figures 2-1 and 2-2 in the noise study addendum (Appendix D-11). Barriers may be constructed of masonry, wood, and/or transparent materials, such as glass or Lucite. Earthen berms or a combination of berms and walls could also be used to provide noise attenuation.</p>	<p>1. Prior to final design.</p>	<p>1. The project Applicant or its designee shall construct a noise barrier at the top of slope and back of yards for any NSLU that is exposed to a CNEL greater than 60 dB. 2. The County shall verify that the is constructed with the allowed materials and the required height.</p>	<p>County of San Diego</p>			
<p>M-N-1e Noise barriers, as described in M-N-1d, would not reduce noise levels to second-story elevations due to their lesser barrier heights relative to two-story structures. Where two-story homes are to be located where traffic noise levels would meet or exceed 60 dBA CNEL without abatement (see Table 2 of the noise study addendum) and where two-story homes are planned to be constructed within 300 feet of the Otay Lakes Road edge of pavement, the noise</p>	<p>1. Prior to approval of the building permit or other development approval.</p>	<p>1. The Project Applicant or its designee must demonstrate that interior noise levels due to exterior noise sources would not exceed 45 dBA CNEL prior to approval of the building permit or other development approval.</p>	<p>County of San Diego</p>			

1-740

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>protection easement required by mitigation measure M-N-1 shall specify that the Project Applicants must demonstrate that interior noise levels due to exterior noise sources would not exceed 45 dBA CNEL prior to approval of the building permit or other development approval. In these cases, it is anticipated that the typical method of compliance would be to provide the homes with air conditioning or equivalent forced air circulation to allow occupancy with closed windows, which, for most residential construction, would provide sufficient exterior-to-interior noise reduction.</p>						
<p>M-N-2 Prior to Site Plan approval of proposed land uses within the mixed-use, resort, public safety, or single family residential sites, the Project Applicants or designee(s) shall prepare acoustical studies of proposed mechanical equipment, which shall identify all noise-generating equipment (including emergency generators and generators associated with the proposed sewer pump stations), predict property line noise levels from all identified equipment, and recommend mitigation to be implemented (e.g., enclosures,</p>	<p>1. Prior to Site Plan approval.</p>	<p>1. The project Applicant or designee(s) shall prepare acoustical studies of proposed mechanical equipment, which shall identify all noise-generating equipment (including emergency generators and generators associated with the proposed sewer pump stations), predict property line noise levels from all identified equipment, and recommend mitigation to be implemented (e.g., enclosures, barriers, site orientation) as necessary to comply with the County Noise Ordinance, Section 36.404.</p>	<p>County of San Diego</p>			

1-741

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
barriers, site orientation) as necessary to comply with the County Noise Ordinance, Section 36.404.		2. The County shall review and approve acoustical studies to ensure they comply with the County Noise Ordinance, Section 36.404.				
M-N-3 Prior to the issuance of a building permit for commercial land uses containing loading docks, delivery areas, and parking lots, the Project applicant, or its designee, will prepare an acoustical study(s) of proposed commercial land use site plans, which will identify all noise-generating areas and associated equipment, predict noise levels at property lines from all identified areas, and recommend mitigation to be implemented (e.g., enclosures, barriers, site orientation, reduction of parking stalls), as necessary, to comply with the County Noise Ordinance Section 36.404.	1. Prior to the issuance of a building permit for commercial land uses containing loading docks, delivery areas, and parking lots, the applicant, or its designee.	1. The applicant, or its designee, will prepare an acoustical study(s) of proposed commercial land use site plans, which will identify all noise-generating areas and associated equipment, predict noise levels at property lines from all identified areas, and recommend mitigation to be implemented (e.g., enclosures, barriers, site orientation, reduction of parking stalls), as necessary, to comply with the County Noise Ordinance Section 36.404. 2. The County shall review and approve acoustical studies to ensure they comply with the County Noise Ordinance, Section 36.404.	County of San Diego			
M-N-4 To reduce impacts associated with air blast over-pressure and rock drilling and crushing generated by Project-related grading activities, Project applicant(s) of all phases of Project development shall conform to the following requirements, which shall be prominently noted on grading plans:	1. Prior to approval of any plan or issuance of any permit, and/or prior to use of the premises in reliance of this permit the Plan shall be approved and implemented throughout the duration of construction for each development phase.	1. The project Applicant or its designee shall prepare the Blasting Plan and submit it to the County [PDS, ZONING] and pay all applicable review fees. 2. The project Applicant or its designee shall comply with the Air Quality and GHG Mitigation Measures of this condition. 3. The project Applicant or its designee shall maintain the rock	County of San Diego			

1-742

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> • All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in San Diego County. <ul style="list-style-type: none"> ○ Each blast shall be monitored and recorded with an air blast over-pressure monitor and groundborne vibration accelerometer approved by the County that is located outside the closest residence to the blast. ○ A blasting plan, including estimates of the air blast over-pressure level and groundborne vibration at the residence closest to the blast, shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the blast plan. • Blasting shall not exceed 0.1 in/sec peak particle velocity (PPV) at the nearest occupied residence in accordance with the County’s Noise Guidelines. 	<ol style="list-style-type: none"> 2. The following actions shall occur throughout the duration of construction for any development phase. 3. The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase. 	<p>crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed for each development phase.</p> <ol style="list-style-type: none"> 4. The County [PDS, PPD] shall review the Blasting Plan for compliance with the content guidelines, the Blasting Plan, County Noise Ordinance, and this condition. 5. The County [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The County [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 6. The County [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 				

1-743

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> • Blasting shall not be conducted within 1,000 feet of on- or off-site sensitive receptors unless the blasting study concludes that a distance less than 1,000 feet is within an acceptable noise level. <ul style="list-style-type: none"> ○ All rock drilling and crushing activities shall be located a minimum distance of 800 feet from the nearest property line where an occupied structure is located and shall comply with County noise standards pursuant to County Code Noise Ordinance Section 36.404. The 800-foot setback distance may be reduced if a noise study is conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances as determined by the noise study. ○ All rock crushing activities shall be located a minimum distance of 350 feet from the nearest property line where an 						

1-744

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
occupied structure is located and shall comply with County noise standards pursuant to County Code Noise Ordinance Section 36.404. The 350-foot setback distance may be reduced if a noise study is conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances as determined by the noise study.						
<p>M-N-5 To reduce impulse noise impacts associated with air blast over-pressure and rock drilling and crushing noise generated by Project-related grading activities, Project Applicants of all phases of Project development shall conform to the following requirements, which shall be prominently noted on grading plans:</p> <ul style="list-style-type: none"> • All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in San Diego County. <ul style="list-style-type: none"> ○ Each blast shall be monitored and recorded 	<ol style="list-style-type: none"> 1. Prior to approval of any plan or issuance of any permit, and/or prior to use of the premises in reliance of this permit the Plan shall be approved and implemented throughout the duration of construction for each development phase. 2. The following actions shall occur throughout the duration of construction for any development phase. 3. The following actions shall occur throughout 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall prepare the Blasting Plan and submit it to the County [PDS, ZONING] and pay all applicable review fees. 2. The project Applicant or its designee shall comply with the Air Quality and GHG Mitigation Measures of this condition. 3. The project Applicant or its designee shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed for each development phase. 	County of San Diego			

1-745

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>with an air blast over-pressure monitor and groundborne vibration accelerometer approved by the County that is located outside the closest residence to the blast.</p> <ul style="list-style-type: none"> ○ A blasting plan, including estimates of the air blast over-pressure level and groundborne vibration at the residence closest to the blast, shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the blast plan. ● Blasting shall not exceed 0.1 in/sec peak particle velocity (PPV) at the nearest occupied residence in accordance with the County’s Noise Guidelines. ● Blasting shall not be conducted within 1,000 feet of on- or off-site sensitive receptors unless the blasting study concludes that a distance less than 1,000 feet is within an acceptable noise level. 	<p>the duration of the rock crushing and drilling activities for each development phase.</p>	<ol style="list-style-type: none"> 4. The County [PDS, PPD] shall review the Blasting Plan for compliance with the content guidelines, the Blasting Plan, County Noise Ordinance, and this condition. 5. The County [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The County [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 6. The County [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 				

1-746

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> ○ All rock drilling activities shall be located a minimum distance of 800 feet from the nearest property line where an occupied structure is located and shall comply with County noise standards pursuant to County Code Noise Ordinance Section 36.404. The 800-foot setback distance may be reduced if a noise study is conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances as determined by the noise study. ○ All rock crushing activities shall be located a minimum distance of 350 feet from the nearest property line where an occupied structure is located and shall comply with County noise standards pursuant to County Code Noise Ordinance Section 36.404. The 350-foot setback distance may be reduced if a noise study is 						

1-747

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances as determined by the noise study.						
<p>M-N-6 To reduce impacts associated with groundborne vibration generated by Project-related construction activities, the applicant(s) of all Project phases shall conform to the following requirements, which shall be prominently noted on grading plans:</p> <ul style="list-style-type: none"> • Heavy construction equipment shall not be operated within 200 feet of any residential structure. • Rock blasting shall not be performed within 1,000 feet of a residential structure. • Blasting shall not exceed 0.1 in/sec peak particle velocity (PPV) at the nearest occupied residence in accordance with the County’s Noise Guidelines. • A vibration analysis assessing the proposed blasting and materials handling associated with proposed project shall be 	<p>1. The following actions shall occur throughout the duration of the grading construction for each development phase.</p>	<p>1. The [DPW, PDCI] shall make sure that the grading contractor complies with the vibration control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>	County of San Diego			

1-748

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the plan.						
<i>Transportation and Traffic</i>						
M-TR-1 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane Major with Raised Median), such that the improvements are operational prior to construction of the 728 th EDU.	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. City of Chula Vista must review and accept the agreement.	City of Chula Vista and County of San Diego			
M-TR-2 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the County of San Diego to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between the City/County Boundary and Project Driveway #1/Intersection #42 from two lanes to four lanes (4.2A Boulevard with Raised Median). Due to phasing of construction, the Project Applicants shall prepare a supplemental traffic study prior	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			

1-749

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
to recordation of the first final map to determine the existing traffic plus EDU timing threshold, satisfactory to the County Engineer, such that the improvements are operational prior to the determination of the supplemental traffic study or construction of the 896 th EDU, whichever is sooner.						
M-TR-3 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the County of San Diego to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Project Driveway #1/Intersection #42 and Driveway #2 from two lanes to four lanes (4.2A Boulevard with Raised Median). Due to phasing of construction, the Project applicant shall prepare a supplemental traffic study prior to recordation of the first final map to determine the existing traffic plus EDU timing threshold, satisfactory to the County Engineer, such that the improvements are operational prior to the determination of the supplemental traffic study or construction of the 896 th EDU, whichever is sooner.	1. Prior to recordation of the first final map.	1. The [<i>PDS, LDR</i>] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [<i>PDS, LDR</i>] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			

1-750

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
M-TR-4 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, a traffic signal at the intersection of Otay Lakes Road and Wueste Road such that the improvements are operational prior to the construction of the 1,500 th EDU.	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. City of Chula Vista must review and accept the agreement.	City of Chula Vista and County of San Diego			
M-TR-5 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Lake Crest Drive and Wueste Road from two lanes to four lanes (4-Lane Major with Raised Median) such that the improvements are operational prior to construction of the 910 th EDU.	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. City of Chula Vista must review and accept the agreement.	City of Chula Vista and County of San Diego			
M-TR-6 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	City of Chula Vista and County of San Diego			

1-751

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
Major with Raised Median) such that the improvements are operational prior to construction of the 728 th EDU.		2. City of Chula Vista must review and accept the agreement.				
M-TR-7 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, a traffic signal at the intersection of Otay Lakes Road and Wueste Road such that the improvements are operational prior to construction of the 1,234 th EDU.	Prior to recordation of the first final map.	<ol style="list-style-type: none"> The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. City of Chula Vista must review and accept the agreement. 	City of Chula Vista and County of San Diego			
M-TR-8 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with Caltrans to install, cause to be installed, or make a fair-share payment towards an approved plan or program for the signalization of the intersection of Otay Lakes Road and SR-94 such that the traffic signal is operational consistent with Caltrans requirements.	1. Prior to recordation of the first final map.	<ol style="list-style-type: none"> The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. Caltrans must review and accept the agreement. 	Caltrans and County of San Diego			
M-TR-9 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The	City of Chula Vista and County of San Diego			

1-752

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
between Lake Crest Drive and Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane Major with Raised Median), such that the improvements are operational prior to construction of the 384 th EDU.		securities and improvement agreements shall be approved by the Director of PDS. 2. Caltrans must review and accept the agreement.				
M-TR-10 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Lake Crest Drive and Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane Major with Raised Median), such that the improvements are operational prior to construction of the 384 th EDU.	1. Prior to recordation of the first final map.	1. The [<i>PDS, LDR</i>] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [<i>PDS, LDR</i>] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. Caltrans must review and accept the agreement.	City of Chula Vista and County of San Diego			
M-TR-11 Otay Lakes Road, between City/County Boundary and Project Driveway #1/Intersection #42 (County) - this roadway segment is included in the list of facilities included in the County's TIF Program and is classified as a Major Road (4.1B) in the County of San Diego General Plan Mobility Element. The Project Applicants proposes to change this roadway segment classification to a	1. Prior to recordation of the first final map.	1. The [<i>PDS, LDR</i>] shall review the County's TIF Program and update it to allow the use of a TIF payment to mitigate cumulative traffic impacts. The County's TIF Program update shall be approved by the Board of Supervisors.	County of San Diego			

1-753

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
Boulevard (4.2A). Accordingly, the project applicant would be responsible for participating in an update to the TIF Program to reflect the change in classification. Subsequently, the project applicant would be responsible for complying with the updated TIF Program to mitigate for cumulative impacts.						
M-TR-12 Otay Lakes Road, between Project Driveway #1/Intersection #42 and Project Driveway #2/Intersection #43 (County) - this roadway segment is included in the list of facilities included in the County's TIF Program and is classified as a Major Road (4.1B) in the County of San Diego General Plan Mobility Element. The project applicant proposes to change this roadway segment classification to a Boulevard (4.2A). Accordingly, the project applicant would be responsible for participating in an update to the TIF Program to reflect the change in classification. Subsequently, the Project Applicants would be responsible for complying with the updated TIF Program to mitigate for cumulative impacts.	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the County's TIF Program and update it to allow the use of a TIF payment to mitigate cumulative traffic impacts. The County's TIF Program update shall be approved by the Board of Supervisors.	County of San Diego			
M-TR-13 Prior to recordation of the first final map, the Project	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the	County of San Diego			

1-754

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
Applicants shall enter into an agreement with the County of San Diego to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between the City/County Boundary and Driveway #2. Due to phasing of construction, the Project applicant shall prepare a supplemental traffic study prior to recordation of the first final map to determine the existing traffic plus EDU timing threshold, satisfactory to the County Engineer, such that the improvements are operational prior to the determination of the supplemental traffic study or construction of the 896 th EDU, whichever is sooner.		<p>condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.</p> <p>2. The County Engineer will review the supplemental traffic study.</p>				
<i>Global Climate Change</i>						
M-GCC-1 Prior to the issuance of any grading permits, the Project applicant (or its designee) shall, to the satisfaction of San Diego County Planning & Development Services Department, demonstrate that the Project shall: (i) provide a comprehensive trails network designed to provide safe bicycle and pedestrian access between the various development areas within the site and various	<p>1. Prior to approval of any building plan or the issuance of any building permit, these design measures shall be identified on the building plans and/or identified in HOA formation documents, as appropriate.</p> <p>2. Upon establishment of the use, these conditions shall be complied with</p>	<p>1. The project Applicant or its designee shall comply with the sustainable design features included in the Transportation Demand Management Plan and this condition.</p> <p>2. The [PDS, BPPR] shall make sure that the requirements are identified on all building plans for the project and/or identified in HOA formation documents, as appropriate. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its</p>	County of San Diego			

1-755

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>recreational trails and multi-modal facilities accessing the site; (ii) provide bicycle racks along main travel corridors, adjacent to commercial development areas, and at public parks and open spaces; and, (iii) implement traffic calming features throughout the roadway network on the Project site to reduce motor vehicle speed and encourage walking and biking.</p> <p>Prior to the issuance of any residential building permits, the Project Applicants (or their designee) shall, to the satisfaction of San Diego County Planning & Development Services Department, demonstrate that the Project shall: (i) provide to residents information for residents regarding transit options on a quarterly basis in HOA newsletters, and as part of a “new resident” information packet; (ii) provide and promote information regarding SANDAG’s iCommute program for residents; and, (iii) encourage formal/informal networks among residents that arrange carpools for ongoing or occasional trips for commute or non-commute purposes.</p>	for the term of this permit.	<p>designee fails to comply with this condition.</p> <p>3. The [PDS, PCC] shall verify that the design features have been implemented pursuant to the approved Transportation Demand Management Plan.</p>				

1-756

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Prior to the issuance of any residential building permits, the Project Applicants (or their designee) shall demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project shall establish provide a School Pool match program to help parents to transport students to off-site public or private schools, and shall implement a walking school bus program for elementary school students traveling to the on-site elementary school.</p> <p>Prior to the issuance of any residential and non-residential building permits, the Project applicant (or its designee) shall demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project shall provide and promote information regarding SANDAG’s iCommute program for commuters and on-site businesses.</p> <p>Prior to issuance of any resort-related building permits, the Project applicant (or its</p>						

1-757

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
designee) shall demonstrate, to the satisfaction of the San Diego County Planning & Development Services Department, that the Project’s resort operator shall implement a bike-sharing program for resort guests.						
M-GCC-2 Prior to the issuance of building permits for multi-family residences and non-residential buildings, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project shall utilize high-efficiency (light emitting diode [LED] or equivalent) interior lighting in the multi-family residences and non-residential buildings that utilizes 15 percent less energy than otherwise permitted by the 2016 Building Energy Efficiency Standards.	1. Prior to the approval of any building plan or issuance of any building permit, these design measures shall be implemented on the building plans.	1. The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.	County of San Diego			
M-GCC-3 Prior to the issuance of building permits for multi-family residences and non-residential buildings, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the	1. Prior to the approval of any building plan or issuance of any building permit, these design measures shall be implemented on the building plans	1. The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.	County of San Diego			

1-758

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
satisfaction of San Diego County Planning & Development Services Department, that the Project shall install EnergyStar appliances in the multi-family residences and non-residential buildings. The required EnergyStar appliances include clothes washers, dishwashers, fans, and refrigerators.						
M-GCC-4 Prior to the issuance of building permits for single-family residences, the Project Applicants (or their designee) shall submit a Zero Net Energy Confirmation Report (ZNE Report) prepared by a qualified building energy efficiency and design consultant to San Diego County Planning & Development Services Department for review and approval. The ZNE Report shall demonstrate that the single-family residential development within the Project site subject to application of Title 24, Part 6, of the California Code of Regulations has been designed and shall be constructed to achieve ZNE, as defined by the California Energy Commission, or otherwise achieve an equivalent level of energy efficiency, renewable energy	1. Prior to the approval of any building plan or issuance of any building permit, the project will submit the ZNE Report to the [PDS, PPD].	1. The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.	3. County of San Diego			

1-759

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>generation or greenhouse gas emissions savings.</p> <p>A ZNE Report may, but is not required to:</p> <ul style="list-style-type: none"> Evaluate multiple single-family residences. Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, shortfalls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings, or off-site renewable energy generation. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-based strategies even if the building on its own may not be designed to achieve ZNE. Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings. 						
<p>M-GCC-5 Prior to the issuance of building permits for multi-family residences and non-</p>	<p>1. Prior to approval of any building plan or the issuance of any building</p>	<p>1. The Applicant or its designee shall comply with the requirements of this condition.</p>	<p>County of San Diego</p>			

1-760

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
residential buildings, the Project applicant (or its designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project’s multi-family residences and non-residential buildings are designed to improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards. As part of this demonstration, the building plans and related application materials shall confirm that attached multi-family residences will be designed and constructed without wood-burning or natural gas-burning fireplaces.	permit, these Site Design measures shall be identified on the building plans.	2. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
M-GCC-6 Prior to the issuance of residential building permits, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, the installation of : (a) dedicated 208/240 branch circuits in each garage of every residential unit, and (b) one Level 2 electric vehicle (EV)	1. Prior to the approval of any building plan or issuance of any building permit, these design measures shall be implemented on the building plans.	1. Project Applicant shall submit building plans to the County for review and approval. 2. The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.	County of San Diego			

1-761

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>charging station in the garage in half of all residential units.</p> <p>Prior to the issuance of non-residential building permits, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, the installation of an additional ten (10) Level 2 EV charging stations within the non-residential parking areas located on the Project site, as well as an addition ten (10) Level 2 EV charging stations for vehicles utilizing public street parking spaces on street blocks located adjacent to non-residential development areas.</p>						
<p>M-GCC-7 As to construction emissions, the Project Applicants (or their designee) shall provide carbon offsets in a quantity sufficient to offset 100 percent of the Project’s construction emissions (including sequestration loss from vegetation removal) consistent with the performance standards and requirements set forth below.</p>	<p>1. Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for any development phase.</p>	<p>1. The [DPW, PDCI] shall make sure that the construction contractor complies with this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>	<p>County of San Diego</p>			

1-762

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>First, “carbon offset” shall mean an instrument, credit or other certification verifying the reduction of GHG emissions issued by any of the following: (i) the Climate Action Reserve, the American Carbon Registry, and Verra (previously, the Verified Carbon Standard); or, (ii) any registry approved by the California Air Resources Board to act as a registry under the State’s cap-and-trade program.</p> <p>Second, any carbon offset utilized to reduce the Project’s GHG emissions shall be a carbon offset that represents the past or forecasted reduction or sequestration of 1 MT CO₂e that is “not otherwise required” (CEQA Guidelines §15126.4(c)(3)). By requiring that the offset is “not otherwise required,” the offset shall represent GHG reduction or sequestration additional to any GHG emission reduction otherwise required by law or regulation, and any other GHG emission reduction that otherwise would occur (Health & Saf. Code, §38562(d)(2)).</p>						

1-763

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Third, as to construction and vegetation removal GHG emissions, prior to the County’s issuance of the Project’s first grading permit, the Project Applicants (or their designee) shall provide evidence to the satisfaction of the Director of Planning & Development Services that the Project applicant (or its designee) has retired carbon offsets in a quantity sufficient to offset 100 percent of the construction and vegetation removal GHG emissions (an estimated total of 38,476 MT CO₂e) generated by the Project, as identified in the Project’s certified EIR. In making such a determination, the Director of the Planning & Development Services Department shall require the Project Applicants (or their designee) to provide documentation from the selected registry(ies) that a sufficient quantity of carbon offsets meeting the standards set forth in this measure have been retired, thereby demonstrating that the necessary emission reductions are realized. The documentation shall identify the registry-assigned serial number associated with each retired</p>						

1-764

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>carbon offset; the referenced serial numbers are used by registries to ensure that each metric ton of reduction meets the requirements identified in the applicable protocol and is counted and retired only once. The documentation also shall identify the locational attributes of the carbon offsets in order to allow San Diego County Planning & Development Services Department to track and monitor the implementation of the geographic priority provision set forth below.</p> <p>Fourth, the carbon offsets used to reduce construction and vegetation removal GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (Health & Saf. Code, §38562(d)(1)).</p> <p>Fifth, all carbon offsets required to reduce the Project’s construction and vegetation removal emissions shall be associated with reduction activities that are geographically prioritized according to the following locational attributes: (1) off-site, unincorporated areas of the County of San Diego;</p>						

1-765

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>(2) off-site, incorporated areas of the County of San Diego; (3) off-site areas within the State of California; (4) off-site areas within the United States; and, (5) off-site, international areas. As listed, geographic priorities would focus first on local reduction options (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over, co-benefits to other environmental resource areas.</p> <p>The Director of the Planning & Development Services shall issue a written determination that offsets are fail to meet the feasibility definition and factors set forth in CEQA Guidelines Section 15364 in a higher priority geographic category before allowing the Project applicant or its designee to use offsets from the next lower priority category. In making such a determination, the Director of the shall consider information available at the time each Project-related grading permit request is submitted, including but not limited to:</p> <ul style="list-style-type: none"> • The availability of in-County and in-State 						

1-766

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>emission reduction opportunities, including funding and partnership opportunities with the County, other public agencies, or environmental initiatives with demonstrated integrity, where such reduction opportunities use methodologies and protocols approved by a specified registry (see “First” paragraph above for the definition of such registries);</p> <ul style="list-style-type: none"> • The geographic attributes of carbon offsets that are listed for purchase and retirement; • The temporal attributes of carbon offsets that are listed for purchase and retirement; • The pricing attributes of carbon offsets that are listed for purchase and retirement; and/or, • Any other information deemed relevant to the evaluation, such as periodicals and reports addressing the availability of carbon offsets. <p>Sixth, over the course of the construction period, the Project applicant (or its designee) shall submit annual reports to the San</p>						

1-767

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Diego County Planning & Development Services Department that identify the quantity of emission reductions required by this mitigation measure, as well as the carbon offsets retired to achieve compliance with this measure. The annual reports shall identify the locational attributes of the carbon offsets in order to allow the San Diego County Planning & Development Services Department to track and monitor the implementation of the geographic priority provision. Such tabulation and tracking shall be to the satisfaction of the Director of Planning & Development Services.</p>						
<p>M-GCC-8 As to operational emissions, the Project applicant (or its designee) shall provide carbon offsets sufficient to offset, for a 30-year period, the operational GHG emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements set forth below.</p> <p>First, “carbon offset” shall have the same meaning as set forth in M-GCC-7.</p>	<p>1. Prior to issuance of the building permits for each implementing Site Plan.</p>	<p>1. The [DPW, PDCI] shall make sure that the Applicant or its designee complies with this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the project Applicant or its designee fails to comply with this condition.</p>	<p>County of San Diego</p>			

1-768

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Second, any carbon offset utilized to reduce the Project’s GHG emissions shall be a carbon offset that represents the past or forecasted reduction or sequestration of 1 MT CO₂e equivalent that is “not otherwise required” (CEQA Guidelines §15126.4(c)(3)). By requiring that the offset is “not otherwise required,” the offset shall represent GHG reduction or sequestration additional to any GHG emission reduction otherwise required by law or regulation, and any other GHG emission reduction that otherwise would occur (Health & Saf. Code, §38562(d)(2)).</p> <p>Third, because the Project will be built in phases over approximately eleven years, which influences both the quantity of operational GHG emissions and the level of reduction required to achieve net zero GHG emissions, the Project applicant (or its designee) shall utilize one of the two following compliance options to secure the necessary carbon offsets, as allowed in CEQA Guidelines Section 15126.4(c)(3):</p>						

1-769

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>(1) Prior to the issuance of the first building permit, the Project applicant (or its designee) shall provide evidence to the San Diego County Planning & Development Services Department that it has obtained carbon offsets in the amount of 28,625 MT CO₂e per year multiplied by 30 years.</p> <p>(2) Prior to the issuance of each increment of building permits for the phased development of the Project, the Project Applicants (or their designee) shall provide evidence to San Diego County Planning & Development Services Department that it has obtained the amount of carbon offsets required for the increment of development being permitted for a 30-year period. The amount of carbon offsets required shall be based on and include operational GHG emissions as identified in the certified EIR. The application(s) for permit issuance shall include, as attachments, emissions calculation</p>						

1-770

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>worksheets that identify the emissions reduction obligation of the increment of development being permitted and tracking tables that identify any previous carbon offsets purchased, as well as the amount of carbon offsets anticipated to be associated with the unbuilt, unpermitted portion(s) of the Project. Such application materials shall be to the satisfaction of the Director of Planning & Development Services.</p> <p>The Director of Planning & Development Services shall require the Project applicant (or its designee) to provide documentation from the selected registry(ies) that a sufficient quantity of carbon offsets under option (1) or (2) meeting the standards set forth in this measure have been retired, thereby demonstrating that the necessary emission reductions are realized. The documentation shall identify the registry-assigned serial number associated with each retired carbon offset; the referenced serial numbers are used by</p>						

1-771

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>registries to ensure that each metric ton of reduction meets the requirements identified in the applicable protocol and is counted and retired only once. The documentation also shall identify the locational attributes of the carbon offsets in order to allow San Diego County Planning & Development Services Department to track and monitor the implementation of the geographic priority provision set forth below.</p> <p>Fourth, the carbon offsets used to reduce operational GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (Health & Saf. Code, §38562(d)(1)).</p> <p>Fifth, as new federal, state and local regulations are adopted or technological advancements occur, the quantity of emission reductions needed to demonstrate achievement of the net zero emissions level may decrease. Therefore, the amount of carbon offsets needed may be reduced if the Project Applicants (or their designee) can demonstrate, with substantial evidence, that changes in</p>						

1-772

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>regulation or law, or other increased technological efficiencies have reduced the total MT CO₂e emitted by the Project. As described further in the following paragraph, any modification to the emissions reduction value stated herein shall require approval from the County’s Board of Supervisors, as considered pursuant to a noticed public hearing process that accords with applicable legal requirements, including those set forth in CEQA for the post-approval modification of mitigation implementation parameters.</p> <p>Specifically, if the Project applicant elects to process a “true-up” exercise subsequent to the County’s certification of the Final EIR and approval of the Project, the Project applicant shall provide an operational GHG emissions inventory of the Proposed Project’s operational emissions for the “true up” operational conditions, including emissions from mobile sources, energy, area sources, water consumption, and solid waste. Subject to the satisfaction of the Board of Supervisors, these calculations shall be conducted</p>						

1-773

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>using a County-approved model and/or methodology and must validate the continuing adequacy of modeling inputs used in the EIR that are not proposed to be altered as part of the “true-up” exercise. The inclusion of the validation requirement ensures that any updated operational GHG emissions inventories for the Project fully account for then-existing information that is relevant to the emissions modeling.</p> <p>The “true up” operational GHG emissions inventory, if conducted, will be provided in the form of a Project-specific Updated Emissions Inventory and Offset Report to the County’s Board of Supervisors prior to the issuance of building permits for the next build-out phase. The subject technical documentation shall be prepared by a County-approved, qualified air quality and greenhouse gas technical specialist.</p> <p>In all instances, substantial evidence must confirm that any reduction to the total carbon offsets value as identified in the certified Final EIR for the Project is consistent with the Project</p>						

1-774

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>commitment to achieve and maintain carbon neutrality (i.e., net zero emissions) for the 30-year life of the Project.</p> <p>Sixth, all carbon offsets required to reduce the Project’s operational emissions shall be associated with reduction activities that are geographically prioritized according to the following locational attributes: (1) off-site, unincorporated areas of the County of San Diego; (2) off-site, incorporated areas of the County of San Diego; (3) off-site areas within the State of California; (4) off-site areas within the United States; and, (5) off-site, international areas. As listed, geographic priorities would focus first on local reduction options (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over, co-benefits to other environmental resource areas.</p> <p>The Director of the Planning & Development Services shall issue a written determination that offsets fail to meet the feasibility definition and factors set forth in CEQA Guidelines</p>						

1-775

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Section 15364 in a higher priority geographic category before allowing the Project applicant or its designee to use offsets from the next lower priority category. In making such a determination, the Director of the Planning & Development Services shall consider information available at the time each Project-related building permit request is submitted, including but not limited to:</p> <ul style="list-style-type: none"> • The availability of in-County and in-State emission reduction opportunities, including funding and partnership opportunities with the County, other public agencies, or environmental initiatives with demonstrated integrity, where such reduction opportunities use methodologies and protocols approved by a specified registry (see “First” paragraph above for the definition of such registries); • The geographic attributes of carbon offsets that are listed for purchase and retirement; • The temporal attributes of carbon offsets that are listed for purchase and retirement; 						

1-776

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> The pricing attributes of carbon offsets that are listed for purchase and retirement; and/or, Any other information deemed relevant to the evaluation, such as periodicals and reports addressing the availability of carbon offsets. 						

Environmental Design Considerations

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<i>Aesthetics and Visual Resources</i>						
AE-ED-1 The Project shall incorporate enhanced parkways throughout the Project sited to provide pleasant streetscapes and an overall enjoyable atmosphere.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. 2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.	County of San Diego			
AE-ED-2 The Resort Village Design Plan directs the Project architecture and landscaping to create cohesive community based on the Italian “Hill Town” theme.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase.	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC],	County of San Diego			

1-777

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		and pay all applicable review fees. 2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.				
AE-ED-3 Dark roofs of varying shades shall be used rather than lighter colors.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
AE-ED-4 Architecture and siting of buildings on lots shall be varied to provide visual interest and variation, regardless of the viewer’s location.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
AE-ED-5 Residential, resort, recreational, and public buildings, while unified through a common style and theme, shall be varied in massing, elevation, and density.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
AE-ED-6 Landscaping shall be installed within each constructed phase as it is finished.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase 2. Prior to any occupancy, final grading release, or	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC],	County of San Diego			

1-778

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
	use of the premises in reliance of this permit	and pay all applicable review fees. 2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 3. The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.				
AE-ED-7 Project lighting shall adhere to County codes and requirements.	1. Prior to the approval of any building plan or issuance of any building permit	1. The [PDS, LDR], [DPR, TC] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
<i>Air Quality</i>						
AQ-ED-1 The Project shall incorporate pedestrian trails, paths and sidewalks, and bicycle trails, to encourage reduction in vehicle usage and trips.	1. Prior to site plan approval.	1. The Applicant or its designee shall prepare the site plans which incorporate measures to encourage reduction in vehicle trips. 2. The Project Applicant shall submit Site Plans to the County of San Diego for review and approval.	County of San Diego			
AQ-ED-2 Grading shall entail multiple applications of water	1. Prior to issuance of any grading permits and ongoing for the duration	1. The [DPW, PDCI] shall make sure the contractor complies with the requirements of this measure	County of San Diego			

1-779

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
between dozer/scrapper passes to limit dust.	of grading activities.	and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure.				
AQ-ED-3 Paving, chip sealing, or chemical stabilization of internal roadways shall occur after completion of grading.	1. Prior to issuance of any grading permits and ongoing for the duration of grading activities.	1. The [DPW, PDCI] shall make sure the contractor complies with the requirements of this measure and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure.	County of San Diego			
AQ-ED-4 Sweepers or water trucks shall remove “track-out” at any point of public street access.	1. Throughout the duration of construction for each development phase.	1. The [DPW, PDCI] shall make sure the contractor complies with the requirements of this measure and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure.	County of San Diego			
AQ-ED-5 Chemical binders, tarps, fencing, or other erosion control and suppression measures shall stabilize dirt storage piles.	1. Throughout the duration of construction for each development phase.	1. The [DPW, PDCI] shall make sure the contractor complies with the requirements of this measure and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure.	County of San Diego			
<i>Biological Resources</i>						
BI-ED-1 The Project has been designed around an extensive open space system in close coordination with USFWS. Development areas have been moved specifically to preserve important wildlife corridors, species, and habitat.	1. Prior to the occupancy of any structure or use of the premises in reliance of PDS2004-3810-04-002(SP); PDS2004-3800-04-003(GPA); PDS2004-3600-04-009(REZ); PDS2004-3100-5361(TM); PDS2004-3910-04-19-005, and prior to Final Grading Release of each Grading	1. The project Applicant or its designee shall install the fencing and signage and provide the documentation site photos and certification statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed to the [PDS, PCC]. 2. The [PDS, PCC] shall review the photos and statement for compliance with this condition.	County of San Diego			

1-780

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
	Permit (Grading Ordinance Sec. 87.421.a.3).					
BI-ED-2 The Project includes 141 acres of internal open space.	1. Prior to Final Grading Release for each grading phase	1. The project Applicant or its designee shall provide a letter statement to the [PDS, PCC] stating that all Otay Ranch RMP Preserve (BIO#20–HABITAT CONVEYANCE AND PRESERVATION) and biological open space easements (BIO#4–CONSERVED OPEN SPACE) were avoided during the grading construction or encroachment into the open space occurred, other than the impacts resulting from County approved infrastructure facilities in the Otay Ranch RMP Preserve, such as approved roads and other improvements including the associated grading as shown on the Tentative Map. 2. The [DPW, PDCI] shall not allow any grading, clearing or encroachment into Otay Ranch RMP Preserve or open space easement areas.	County of San Diego			
BI-ED-3 The Project includes a modification of Otay Lakes Road to accommodate wildlife under-crossings toward the eastern end of Lower Otay Reservoir. The under-crossings are designed to provide sufficient light to encourage use.	1. Prior to the approval of each Final Map	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and	County of San Diego			

1-781

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		improvement agreements shall be approved by the Director of PDS.				
BI-ED-4 Programs for coastal sage scrub and vernal pool restoration shall be implemented as part of Project development.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase	<ol style="list-style-type: none"> The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 	County of San Diego			
BI-ED-5 A total of 1,091.46 acres of land shall be designated for Preserve uses, including 10.71 acres of thorn mint preserve.	1. Prior to Final Grading Release for each grading phase	1. The project Applicant or its designee shall provide a letter statement to the [PDS, PCC] stating that all Otay Ranch RMP Preserve (BIO#20–HABITAT CONVEYANCE AND PRESERVATION) and biological open space easements (BIO#4–CONSERVED OPEN SPACE) were avoided during the grading construction or encroachment into the open space occurred, other than the impacts resulting from County approved infrastructure facilities in the Otay Ranch RMP Preserve, such as approved roads and other improvements including the associated grading as shown on the Tentative Map.	County of San Diego			

1-782

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		2. The [DPW, PDCI] shall not allow any grading, clearing or encroachment into Otay Ranch RMP Preserve or open space easement areas.				
BI-ED-6 Restoration areas will incorporate salvaged materials, such as individual cactus, native plant mulching, selective soil salvaging, seed collection, and translocation of plant materials as determined to be appropriate. Prior to grading the project, a Conceptual Upland Restoration Plan (Appendix H) will be submitted to and receive approval from the director of the Department of Planning and Development Services. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat. No invasive and/or non-native plant species shall be introduced.	1. Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 45: Conceptual Phasing Plan of the Otay Ranch Resort Village Alternative H Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase	1. If the Conserved Open Space (all or in part) is to be managed by the County of San Diego through the County biological open space easement to satisfy the additional mitigation requirements then the following documentation is required. The Applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. If the Conserved Open Space is conveyed in fee title to the Preserve Owner Manager (POM) of the Otay Ranch RMP2 Preserve with funding to pay for review by the POM and associated fees, then the Applicant or its designee shall provide a copy of the grant deed to the County showing the dedication. If portions of the Conserved Open Space are used for mitigation of impacts on Cornerstone Lands, then the Applicant or its designee shall provide the agreement between	County of San Diego			

1-783

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		the City of San Diego and the Applicant or its designee as documentation for this condition. 2. For recordation on the map, [PDS, LDR] shall route the applicable Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.				
BI-ED-7 A hydroseed mix that incorporates native species, is appropriate to the area, and is without invasive species shall be used for slope stabilization in transitional areas.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. 2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.	County of San Diego			
BI-ED-8 Peruvian pepper trees and other invasive vegetation would not be planted in streetscapes, or within 50 feet of the Preserve, where they could impact native habitat.	1. The following actions shall occur throughout the duration of the grading construction; if this project includes more than one Final Map, each shall have separate	1. The Project Biologist shall prepare and submit to the satisfaction the [PDS, PCC] monitoring reports, cost estimate, and MOU which indicate that the monitoring has occurred as indicated above. The Applicant or	County of San Diego			

1-784

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
	monitoring contracts and documentation. Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2),	<p>its designee shall provide verification that the cost of the monitoring has been added to the grading bond.</p> <p>2. The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The [DPW, PDCI] shall assure that the Project Biologist is on-site performing the Monitoring duties of this condition during all applicable grading activities as determined by the Biologist. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Biologist or Applicant or its designee fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this measure.</p>				
BI-ED-9 Concurrent with recording each final map, pursuant to the RMP and the MSCP requirement, the property owner(s) shall convey land within the Otay Ranch RMP Preserve at a ratio of 1.188 acres for each acre of development	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees.	County of San Diego			

1-785

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
area (no conveyance for certain common land uses including school, parks, or Circulation Element roads).		2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.				
BI-ED-10 Restoration areas will incorporate salvaged materials, such as individual cactus, native plant mulching, selective soil salvaging, seed collection, and translocation of plant materials as determined to be appropriate. Prior to grading the project, a Conceptual Upland Restoration Plan (Appendix H) will be submitted to and receive approval from the director of the Department of Planning and Development Services. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat. No invasive and/or non-native plant species shall be introduced.	1. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.	1. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits. 2. The [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND	County of San Diego			

1-786

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		WETLANDS RESTORATION PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.				
<p>BI-ED-11 The Conceptual Upland Restoration Plan shall include, but not be limited to, the following to ensure the establishment of the restoration objectives: a 24- by 36-inch map showing the restoration areas, site preparation information, type of planting materials (species ratios, source, size of container, etc.), planting program, 80% success criteria, 5-year monitoring plan, and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, monitoring, and report preparation. The report shall be prepared by a County approved biologist and a state of California licensed landscape architect. The habitat created pursuant to the Conceptual Upland Restoration Plan must be placed within an open space easement dedicated to the County prior to or immediately following the approval of the Conceptual Upland Restoration Plan.</p>	<p>1. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.</p>	<p>1. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits.</p> <p>2. The [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION</p>	County of San Diego			

1-787

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.				
BI-ED-12 Temporary impact areas are proposed to be restored to native habitat appropriate for the location and the previous condition of the area. Restoration plans for temporary impact areas will be prepared that include: a 24- by 36-inch map showing the restoration areas, site preparation information, type of planting materials (species ratios, source, size of container, etc.), planting program, 80% success criteria, 5-year monitoring plan, and detailed cost estimate.	1. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.	<p>1. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits.</p> <p>2. The [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLANS) shall be made to enter</p>	County of San Diego			

1-788

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		into a Secured Agreement for the implementation of the Plans.				
BI-ED-13 Prominently colored, sturdy fencing shall be in place wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist for the San Diego County Department of Planning and Development Services. Fencing shall remain in place during all construction activities.	1. Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing for the phase under construction.	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on or such that it shall protect the boundary of the open space easement(s). The Applicant or its designee shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. 2. The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the Applicant or its designee. 	County of San Diego			
BI-ED-14 During construction, material stockpiles shall be covered when not in use. This will prevent fly-off that could damage nearby sensitive plant communities. Implementation of this measure shall be documented by a qualified monitoring biologist for the San Diego County Department of Planning and Development Services. During grading and construction, graded areas shall be periodically	1. During all phases of construction.	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall cover material stockpiles. 2. Implementation of this measure shall be documented by a qualified monitoring biologist for the San Diego County Department of Planning and Development Services. 	County of San Diego			

1-789

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
watered to minimize dust affecting adjacent vegetation. Implementation of this measure shall be documented by a qualified monitoring biologist for the San Diego County Department of Planning and Development Services.						
BI-ED-15 A Storm Water Pollution Prevention Plan (SWPPP) shall be developed, approved, and implemented during construction to control storm water runoff such that erosion, sedimentation, pollution, etc., are minimized. Measures that may be incorporated into the plan include use of silt fencing, haybales, and straw wattles. The SWPPP shall be approved by the San Diego County Department of Planning and Development Services.	1. Prior to the approval or issuance of any grading permit, and prior to any grading clearing, or other disturbance, the SWPPP shall be approved for each grading phase. Upon establishment of the use, the conditions of the SWPPP shall be complied with during construction activities and for the term of this permit.	1. The project Applicant or its designee shall prepare the SWPPP and submit it to the [PDS, LDR] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. 2. The [PDS, LDR] shall review the final SWPPP for compliance with the most recent version of the California Stormwater Quality Association’s Stormwater BMP Handbook and this condition. During construction, the Project Biologist shall review SWPPP measures for compliance with this measure as part of the construction monitoring requirement.	County of San Diego			
BI-ED-16 During Project operation, all recreational areas that use chemicals or animal by-products, such as manure, that are potentially toxic or impactful to sensitive habitats or plants	1. Throughout project operations	1. The [PDS, PCC] shall verify that measures have been implemented pursuant to the approved Otay Ranch Resort Village Alternative H - Preserve Edge Plan. The [PDS Code Compliance Division]	County of San Diego			

1-790

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
shall incorporate methods on-site to reduce impacts caused by the application and/or drainage of such materials into Preserve areas.		is responsible for enforcement of this permit. During construction, the Project Biologist shall review the Otay Ranch Resort Village Alternative H - Preserve Edge Plan for compliance with this measure as part of the construction monitoring requirement.				
BI-ED-17 No invasive nonnative plant species shall be introduced into areas immediately adjacent to the Preserve. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat. Landscape plans shall be approved by the Project biologist and submitted to the San Diego County Department of Planning and Development Services prior to installation for review and approval.	1. Prior to the approval of any grading permit, and prior to any grading clearing, or other disturbance for each grading phase.	<ol style="list-style-type: none"> The Applicant or its designee shall comply with the requirements of the approved Preserve Edge Plan and this condition for the life of the permit. The [PDS, LA] and the Preserve Owner Manager (POM) of the RMP Preserve shall review the invasive species management for compliance with California Invasive Plant Council, all state and federal laws and regulations under the prescription of a pest control advisor, and this condition. 	County of San Diego			
BI-ED-18 During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This will protect sensitive vegetation from being inundated with sediment-laden runoff.	1. Prior to recordation of the recordation of a Final Map for each development phase or Unit	<ol style="list-style-type: none"> The project Applicant or its designee shall provide evidence of completion of above-mentioned requirements. The [PDS, LDR], [DPR, TC] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and 	County of San Diego			

1-791

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		improvement agreements shall be approved by the Director of PDS.				
BI-ED-19 No clearing, grading, or grubbing activities may occur within occupied gnatcatcher habitat during the breeding season for California gnatcatcher (February 15 to August 15, annually).	<ol style="list-style-type: none"> 1. Prior to any grading, clearing, or land disturbance during the nesting season (January 15 through August 15). 2. If a nest is identified, a Preconstruction Survey Report shall be submitted to the County and the Wildlife Agencies prior to the preconstruction and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction for the phase under construction. 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the Applicant or its designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a preconstruction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA or within 300 feet of suitable avian nesting habitat (500 feet for raptors) until concurrence is received from the County and the Wildlife Agencies (i.e. USFWS and CDFW). 2. The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter. 	County of San Diego			
BI-ED-20 When clearing, grading, or grubbing activities occur during the breeding season	<ol style="list-style-type: none"> 1. Throughout the duration of construction for any development phase. 	<ol style="list-style-type: none"> 1. The project shall comply with the mitigation measures and blasting assumptions. . Rock crushing 	County of San Diego			

1-792

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
for raptors (January 15 to July 31, annually), nesting bird surveys shall be conducted by a qualified biologist for the San Diego County Department of Planning and Development Services to identify active nest locations. Construction activities shall be restricted or modified such that noise levels related to those activities are below 60 dBA L _{eq} , or other Wildlife Agency approved restrictions, in the vicinity of the active nest site.		<p>activities will be limited to a total of 4,000 tons of rock per day. Blasting activities will amount to a maximum of 48,000 lbs. of explosives per day.</p> <p>2. The [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>				
BI-ED-21 Uses in or adjacent to the Preserve shall be designed to minimize noise impacts. Berms or walls shall be constructed adjacent to commercial areas and any other use that may introduce noises that could impact or interfere with wildlife utilization of the Preserve. Excessively noisy uses or activities adjacent to breeding areas shall incorporate noise-reduction measures or be curtailed during the breeding season of sensitive bird species.	1. Throughout the duration of construction for any development phase.	<p>1. The project shall comply with the mitigation measures and blasting assumptions provided within the attached MMRP. Rock crushing activities will be limited to a total of 4,000 tons of rock per day. Blasting activities will amount to a maximum of 48,000 lbs. of explosives per day.</p> <p>2. The [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the</p>	County of San Diego			

1-793

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		Applicant or its designee fails to comply with this condition.				
BI-ED-22 Lighting of all developed areas adjacent to the Preserve shall be directed away from the Preserve, wherever feasible and consistent with public safety. Where necessary, development shall provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the Preserve and sensitive species from night lighting. Consideration shall be given to the use of low-pressure sodium lighting. All lighting, landscaping, and berming/grading plans shall be submitted to the San Diego County Department of Planning and Development Services for review and approval prior to construction.	1. The Lighting Plan(s) shall be approved concurrent with any improvement plans adjacent to the Otay Ranch RMP Preserve Edge.	1. The project Applicant or its designee shall prepare the Lighting Plans and submit it to the [PDS, ZONING] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the Lighting Plans and this condition for the life of this permit. 2. The County inspector shall review the Lighting Plan for compliance with this measure. The [PDS Code Compliance Division] is responsible for enforcement of this permit.	County of San Diego			
BI-ED-23 Dewatering shall be conducted in accordance with standard regulations of RWQCB. An NPDES permit, issued by RWQCB, to discharge water from dewatering activities shall be required prior to start of construction. This will minimize erosion, siltation, and pollution within sensitive communities.	1. Prior to recordation of the Final Map, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed for any development phase. 2. The following actions shall occur throughout the duration of the grading	1. The project Applicant or its designee shall submit the contract, MOU, and cost estimate or separate bonds to the [PDS]. 2. The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all	County of San Diego			

1-794

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>construction. Each grading phase shall have separate monitoring contracts and documentation.</p>	<p>construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.</p> <p>3. The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The Project Biologist shall assure that a licensed SWPPP Monitor is on-site performing the Monitoring duties of this condition during all applicable grading activities and notify [DPW, PDCI] of absence or breaches in the requirements as needed. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Biologist or applicant or its designee fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this condition.</p>				

1-795

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
BI-ED-24 Design of drainage facilities shall incorporate long-term control of pollutants and storm water flow to minimize pollution and hydrologic changes. An Urban Runoff Plan and operational BMPs shall be approved by the San Diego County Department of Planning and Development Services prior to construction.	1. Prior to recordation of a Final Map for any development phase or Unit	1. The project Applicant or its designee shall provide evidence of completion of above-mentioned requirements. 2. The [PDS, LDR], [DPR, TC] shall review the plans for consistency with the condition and County Standards.	County of San Diego			
BI-ED-25 Grading and/or improvement plans shall include the requirement that a fencing and signage plan be prepared and that permanent fences or walls be placed along the open space boundaries. Placement of permanent fencing or walls is required at the conclusion of the grading activity and prior to Record Plan approval.	1. Prior to the approval of each Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance	1. The project Applicant or its designee shall include fencing/wall requirement in conformance with this condition in the notes and clearly show all fencing/wall locations on all plans and maps. Fencing/wall specifications shall be provided on plans, as applicable. 2. The [PDS, PCC] shall review each Final Map, grading plans, other plans and maps (as applicable), statement for are in compliance with this condition, the Preserve Edge Plan and Specific Plan.	County of San Diego			
BI-ED-26 Submit to the director of the Department of Planning and Development Services evidence that permanent signs have been placed to protect all open space easements in accordance with the open space signage exhibit that will be placed on file with the Department of Planning and	1. Prior to the occupancy of any structure or use of the premises in reliance of PDS2004-3810-04-002(SP); PDS2004-3800-04-003(GPA); PDS2004-3600-04-009(REZ); PDS2004-3100-5361(TM); PDS2004-3910-04-19-005, and	1. The project applicant will submit to the director of the Department of Planning and Development Services evidence that permanent signs have been placed to protect all open space easements 2. The director of the Department of Planning and Development Services will determine that the	County of San Diego			

1-796

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
Development Services as Environmental Review Number 04-19-05.	prior to Final Grading Release of each Grading Permit (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed and approved by the Director of PDS.	signs meet the criteria in this measure. 3. The final grading release requirement may be waived, wholly or in part, at the discretion of the Director of PDS if the Applicant or its designee demonstrates that cash or security has been provided for the entire associated installation of fencing and signage.				
<i>Cultural Resources</i>						
CR-ED-1 Grading operations shall be conducted in accordance with a monitoring and recovery program for potential paleontological and/or cultural artifacts.	1. Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase.	1. The Applicant or its designee shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. 2. [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, PPD] for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.	County of San Diego			
<i>Geology and Soils</i>						

1-797

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
GE-ED-1a All site-specific requirements outlined in the Geotechnical Report for the Project shall be implemented. Specifically, seismic design coefficients have been developed based on the largest probable earthquake in the Project site. Structures developed as part of the proposed Project are required to adhere to these coefficients and criteria and be consistent with the Uniform Building Code (UBC).	1. Prior to the issuance of grading or construction permits for any phase of the project	1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			
GE-ED-1b Unsuitable bearing materials encountered on-site, including soil, alluvium, colluvium, weathered bedrock, and uncompacted artificial fill, shall be removed prior to the placement of compacted fill. The actual removal depths shall be evaluated by the geotechnical engineer during grading operations. These materials may be reused as compacted fill provided they are moisture conditioned and properly compacted per all specifications in the Project’s Geotechnical Report. The bottom of the excavations shall be scarified to a depth of at least 8 inches, moisture conditioned as necessary, and properly compacted. Excavated soils with	1. Prior to the placement of compacted fill.	1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			

1-798

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
an expansion index greater than 50 shall be kept at least 3 feet below finish grades in areas of the structural fill. Sheet-graded pads shall be capped with at least 6 feet of low expansive soils to accommodate minor regrading.						
GE-ED-1c Building pads with cut-fill transitions shall be undercut at least 3 feet, sloped 1 percent to the adjacent street or deepest fill, and replaced with property compacted very low to low expansive fill soils to limit the differential settlement potential and provide a uniform bearing surface for structures. Where the thickness of the fill below the building pad exceeds 15 feet, the depth of the undercut shall be increased to one-fifth of the maximum fill thickness. This shall be done in conformance with the guidance provided in the Geotechnical Report, in Appendix C-6 and 7 to this EIR.	1. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.	1. The project Applicant or its designee shall comply with this condition. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			
GE-ED-1d Proposed building pads that expose bedrock materials at or near finish grade shall be over-excavated and replaced with compacted engineered fill a minimum of 3 feet below proposed finish grade as shown in the Geotechnical Report, Appendix C-6 and 7 to	1. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.	1. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			

1-799

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>this EIR. All excavation and lot over-excavation bottoms shall be sloped to a minimum of 1 percent and drain toward the adjacent on-site streets or driveways to promote subsurface drainage along the bedrock/fill contact. Where steep transitions occur beneath proposed buildings, additional over-excavation (more than 5 feet) may be required, as determined in the field during grading by the Project geotechnical engineer, to reduce the potential for differential settlement. Proposed building pads located above buttress or stabilization fills shall be over-excavated a minimum of 5 feet and capped with a compacted fill blanket to reduce the potential for differential settlement. The removal bottoms shall be observed by the Project geotechnical engineer to evaluate the presence of loose materials and require deeper excavations, if necessary. All excavation and fill requirements specified in the Project Geotechnical Report shall be adhered to.</p>						
<p>GE-ED-1e Import fill shall consist of granular materials with a very low to low expansion potential (expansion index of 50 or less), generally free of</p>	<p>1. Prior to the issuance of grading or construction permits for any phase of the project.</p>	<p>1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be</p>	<p>County of San Diego</p>			

1-800

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
deleterious material and rock fragments larger than 6 inches, and shall be compacted as recommended in the Project Geotechnical Report.		reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.				
GE-ED-2 A geotechnical engineer or engineering geologist shall evaluate the hard rock slopes during construction and provide specific design requirements based on each rock fall hazard area, including those identified in Figure 2.5-1 . Variable slope ratios not exceeding 2:1 shall be used when developing grading plans unless: a report is received from a soil engineer certifying that he or she has investigated the property and that in his or her opinion the proposed steeper slope will be stable and will not endanger any public or private property or result in the deposition of debris on any public way or interfere with any existing drainage course. Avoidance of potential hazards from rock falls may include the stabilization of slopes; construction of rock fall protection devices such as catchment basins or rock debris	1. During construction.	1. A geotechnical engineer or engineering geologist shall evaluate the hard rock slopes during construction and provide specific design requirements based on each rock fall hazard area 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			

1-801

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
fences; and/or the removal of boulders presenting a potential rock fall hazard and their placement in a non-hazard position such as a deep fill, the toe of a slope, a canyon bottom, or other safe location. Specific recommended environmental design measures are contained in the Geotechnical Report prepared for the Project (Geocon 2010a).						
GE-ED-3 Otay Lakes Road is realigned from its location as shown on the approved Otay SRP to follow the existing location adjacent to Lower Otay Reservoir. The realignment reduces significant grading and landform alteration impacts.	1. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.	1. The Applicant or its designee shall dedicate the project side of the easement on the improvement plans and show it as Accepted. For the offsite portions of the easement, the Applicant or its designee shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. 2. The [PDS, LDR] shall verify that the dedication is indicated on each Final Map and Accepted by the County. The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the offsite granting for compliance with this condition.	County of San Diego			

1-802

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
GE-ED-4 All grading operations and construction shall be conducted in conformance with applicable County regulations and in conformance with the recommendations included in the geotechnical reports for the Project.	1. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.	1. A geotechnical consultant shall prepare a certified report on stabilization measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			
GE-ED-5 Following grading, lots with fill or cut slopes shall be revegetated with shrubs and ground cover for erosion control, as well as box trees to minimize visual dominance of the graded slope.	1. Post grading activities	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. 2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 3. The [PDS, LA] shall ensure compliance with this measure. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
<i>Noise</i>						
NA-1 All emergency generators shall be located within enclosures, behind barriers, or oriented within the site design to eliminate the line of site between	1. During all phases of construction.	1. The project Applicant or its designee shall comply with the temporary construction noise mitigation measures of this condition	County of San Diego			

1-803

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
sensitive receptors and generators.		1. The [DPW, PDCI] shall make sure that the contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
NA-2 All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.	1. During all phases of construction.	1. The project Applicant or its designee shall comply with the temporary construction noise mitigation measures of this condition 2. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
NA-3 Whenever feasible, electrical power shall be used to run air compressors and similar power tools.	1. During all phases of construction.	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
NA-4 Equipment staging areas shall be located as far as feasible from occupied residences or schools.	1. During all phases of construction.	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if	County of San Diego			

1-804

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		the Applicant or its designee fails to comply with this condition.				
NA-5 For all construction activity on the Project site, noise attenuation techniques shall be employed, as needed, to ensure that noise remains below 75 dBA L_{eq} at future residences. Such techniques may include, but are not limited to, the use of sound blankets on noise-generating equipment and the construction of temporary sound barriers adjacent to construction sites, between affected uses.	1. During all phases of construction.	1. The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
NA-6 All rock crushing activities will be located a minimum distance of 2,000 feet from the nearest property line.	1. During all rock crushing activities. 2. Throughout the duration of construction for any development phase.	1. The [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-1 Blasting procedures shall comply with County codes and requirements.	1. Throughout the duration of construction for any development phase.	1. The project Applicant or its designee shall prepare the Blasting Plan and submit it to the [PDS, ZONING] and pay all applicable review fees. 2. The project Applicant or its designee shall comply with the Air Quality and GHG Mitigation Measures of this condition.	County of San Diego			

1-805

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<ol style="list-style-type: none"> 3. The [PDS, PPD] shall review the Blasting Plan for compliance with the content guidelines, the Blasting Plan, County Noise Ordinance, and this condition. 4. The [DPW, PDCI] shall make sure that the construction contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 5. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 				
N-ED-2 Project features requiring stationary noise emitting components (generators, outdoor mechanical equipment, etc.) shall comply with the County Noise Ordinance for restriction of sound levels at property lines.	1. The following actions shall occur throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-3 All emergency generators shall be located	1. Throughout the duration of the grading	1. The [DPW, PDCI] shall make sure that the construction contractor	County of San Diego			

1-806

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
within enclosures, behind barriers, or oriented within the site design to eliminate the line of site between sensitive receptors and generators.	construction for each development phase	complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
N-ED-4 All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-5 Whenever feasible, electrical power shall be used to run air compressors and similar power tools.	1. Throughout the duration of the construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-6 Equipment staging areas shall be located as far as feasible from occupied residences or schools.	1. The following actions shall occur throughout the duration of the construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-7 For all construction activity on the Project site, noise attenuation techniques shall be employed, as needed, to ensure	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this	County of San Diego			

1-807

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
that noise remains below 75 dBA L_{eq} at future residences. Such techniques may include, but are not limited to, the use of sound blankets on noise-generating equipment and the construction of temporary sound barriers adjacent to construction sites, between affected uses.		condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
N-ED-8 All rock crushing activities shall be located a minimum distance of 2,000 feet from the nearest property line.	1. Throughout the duration of construction for any development phase.	<ol style="list-style-type: none"> 1. The [DPW, PDCI] shall make sure that the construction contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 2. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 	County of San Diego			
N-ED-9 All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if	County of San Diego			

1-808

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.		the Applicant or its designee fails to comply with this condition.				
N-ED-10 Whenever feasible, electrical power shall be used to run air compressors and similar power tools.	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-11 Equipment staging areas shall be located as far as feasible from occupied residences or schools.	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-12 For all construction activity on the Project site, noise attenuation techniques shall be employed as needed to ensure that noise remains below 75 dBA L_{eq} at nearby residences. Such techniques may include, but are not limited to, the use of sound blankets on noise-generating equipment and the construction of temporary sound barriers adjacent to construction sites, between affected uses.	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
<i>Transportation and Traffic</i>						
TR-ED-1 Otay Lakes Road shall be reclassified, widened, and	1. Prior to the approval of each Final Map	1. The Applicant or its designee shall dedicate the project side of the	County of San Diego			

1-809

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
improved to accommodate existing traffic and traffic from the proposed Project. The road shall be realigned in certain areas where current conditions do not meet County standards.		easement on the improvement plans and show it as Accepted. For the offsite portions of the easement, the Applicant or its designee shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. 2. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.				
TR-ED-2 Off-site segment and intersection improvements shall be made as warranted by direct Project traffic and cumulative traffic conditions.	1. Prior to the recordation of each Final Map for each Unit.	1. The Applicant or its designee shall dedicate the project side of the easement on the improvement plans and show it as Accepted. For the offsite portions of the easement, the Applicant or its designee shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. 2. The [PDS, LDR] shall verify that the dedication is indicated on each Final Map and Accepted by the County. The [DGS, RP] shall prepare, approve the easement	County of San Diego			

1-810

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the offsite granting for compliance with this condition.				
<i>Global Climate Change</i>						
GCC-ED-1 Natural Gas Fireplaces - The Project’s residences would only utilize natural gas fireplaces; no wood burning fireplaces would be installed.	1. Prior to approval of any building plan and the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
GCC-ED-2 Curbside Recycling - The Project’s residences and non-residential development would be served by curbside recycling in furtherance of the California Integrated Waste Management Act, the statewide policy goals of AB 341, and the County’s General Plan and Strategic Plan to Reduce Waste. Additionally, the Project would comply with the reduction, re-use, and recycling requirements contained in the County’s Recycling and Construction and Demolition Debris Recycling Ordinances.	1. Prior to issuance of any building permit	1. The [PDS, BPPR] shall make sure that the design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
GCC-ED-3 The Project includes a Water Conservation Plan that will reduce outdoor water usage by 30%, when compared to	1. Prior to the approval of the final map and prior to the approval of any plan and issuance of any	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package	County of San Diego			

1-811

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>existing outdoor water usage for typical residential homes. The Water Conservation Plan will require compliance with the County’s Water Conservation in Landscaping Ordinance (Model Landscape Ordinance) for all outdoor landscapes in the Project, including common areas, public spaces, parkways, medians, parking lots, parks, and all builder or homeowner installed private front and backyard landscaping. As such, the Water Conservation Plan goes beyond the County’s Ordinance by applying to all landscaping installed in the Project.</p> <p>Consistent with the County’s Model Landscape Ordinance, the Water Conservation Plan requires the use of a water allocation-based approach to landscape zones, use of drought-tolerant, low-water usage native plants, high-efficiency weather- or evapotranspiration-based irrigation controllers, soil moisture sensors, and drip emitters, soaker hose, or equivalent high-efficiency drip irrigation, and limitations on the use of natural turf in residential</p>	<p>permit for each development phase</p>	<p>Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees.</p> <p>2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.</p>				

1-812

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
development to no more than 30% of the outdoor open space.						
<i>Hydrology and Water Quality</i>						
HY-ED-1 Energy dissipaters shall be located to reduce velocity of flows to non-erosive conditions.	1. Prior to approval of final map.	1. The project Applicant or its designee shall provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. 2. The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.	County of San Diego			
HY-ED-2 All storm drains shall be designed to accommodate a 100-year storm event.	1. Prior to approval of final map.	1. Prior to the approval of a Final Map, the inundation lines shall be indicated and labeled on the map for any development phase or unit. 2. For recordation on the map, the [PDS, LDR] shall route the each Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] shall preapprove the language and	County of San Diego			

1-813

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.				
HY-ED-3 An authorized SWPPP shall be implemented, pursuant to requirements under the NPDES and applicable County standards and requirements. Detailed BMPs for erosion/sediment control and for use of construction-related hazardous materials such as vehicle fuel shall be included in the plan.	1. Prior to the approval or issuance of any grading permit, and prior to any grading clearing, or other disturbance, the SWPPP shall be approved for each grading phase. Upon establishment of the use, the conditions of the SWPPP shall be complied with during construction activities and for the term of this permit..	1. The project Applicant or its designee shall prepare the SWPPP and submit it to the [PDS, LDR] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the SWPPP and this condition for the life of this permit. 2. The [PDS, LDR] shall review the final SWPPP for compliance with the most recent version of the California Stormwater Quality Association’s Stormwater BMP Handbook and this condition. During construction, the Project Biologist shall review SWPPP measures for compliance with this measure as part of the construction monitoring requirement.	County of San Diego			
<i>Public Services</i>						
PS-ED-1 The Project shall reserve a 2.1-acre site for the construction of a public safety site to include a fire station and a sheriff’s substation.	1. Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the property shall enter into a fire and emergency	1. The project Applicant or its designee shall provide written evidence, to the satisfaction of the County Fire Marshal and PDS Project Planning, demonstrating that the project has entered into a	County of San Diego			

1-814

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>services agreement with the SDCFA in accordance with the above documentation.</p> <p>2. Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit.</p>	<p>fire and emergency services agreement with the SDCFA.</p> <p>2. The project Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit.</p> <p>3. The County Fire Marshal shall review the submitted documentation. If, upon review, PDS determines the documentation demonstrates conformance with this condition, the PDS shall approve the documentation and deem the condition satisfied.</p> <p>4. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.</p>				
<p>PS-ED-2 The Project shall incorporate applicable ignition and fire resistance measures for all structures, including the use of approved sprinkler systems, proper roofing and exterior wall materials, and appropriate design construction of facilities such as</p>	<p>1. Prior to approval of the final map</p>	<p>1. The project Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit.</p> <p>2. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the</p>	<p>County of San Diego</p>			

1-815

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
eaves, vents, doors, window frames, decks, chimneys, gutters, and fences.		approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.				
PS-ED-3 Fire-related water supplies and access facilities within the site (fire hydrant design and spacing, adequate fire flow) shall comply with requirements identified in the Fire Protection Plan.	1. Prior to approval of the final map	1. The project Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. 2. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.	County of San Diego			
PS-ED-4 Project design shall incorporate appropriate fuel management zones (100 feet wide) in designated areas.	1. Prior to approval of the final map	1. The project Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. 2. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS,	County of San Diego			

1-816

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.				
PS-ED-5 Fuel modification zones shall be appropriately maintained by the Homeowners' Association (HOA) or Communities Facilities District (CFD) as outlined in the Fire Protection Plan, including such efforts as inspecting/repairing irrigation systems where permitted, vegetation thinning/pruning, and weed removal.	1. Throughout the project life	1. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.	County of San Diego			
PS-ED-6 The design of all access-related features, such as streets, driveways, alleys, gates, speed bumps, walkways, and emergency access roads, shall comply with applicable requirements of the San Diego County Fire Code.	1. Prior to approval of final map	1. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.	County of San Diego			
PS-ED-7 An emergency plan approved by the San Diego County Fire Authority (SDCFA) shall be prepared and issued to all Project site residents. The	1. Throughout the project life	1. The project Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit.	County of San Diego, SDCFA			

1-817

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
plan shall include procedures and guidelines regarding protective actions to take in the event of an emergency.		2. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.				
PS-ED-8 The Project shall reserve a 10.0-acre elementary school site to accommodate up to 800 students.	1. Prior to approval of any building plan and the issuance of any building permit	1. The County of San Diego, Department of Planning and Development Services, shall review and confirm that all such designs are in place.	County of San Diego			
PS-ED-9 The Project applicants shall pay statutory school fees or enter into an agreement with the school district to finance school facilities through an assessment mechanism including site acquisition at levels equal to or greater than the statutory school fee requirement.	1. Prior to approval of final map	1. The project Applicant or its designee shall request that the County initiate formation proceedings to establish a CFD or similar financing mechanism and enter into a funding agreement for such formation. The district shall have the capacity to generate revenues required for annual operation and maintenance of the POM. 2. The project Applicant or its designee shall prepare the draft plats and legal descriptions, then submit them for preparation and recordation with the County [DGS, RP], and pay all applicable fees associated with preparation of the documents. The Applicant	County of San Diego			

1-818

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		or its designee shall provide documentation showing the PAR and demonstrating implementation of the funding mechanism for approval. 3. The [DPR, PP] [PDS, PCC] shall review the documentation for conformance with this condition.				
PS-ED-10 A total of 25.1 acres of recreational park area shall be provided throughout the Project site.	1. Prior to the recordation of the first Final Map	1. The project Applicant or its designee shall complete and provide the following: f. Process and obtain approval from the Director of DPR for a Final Park Site Plan for Public Park P-1. g. Process and obtain approval from the Director of DPR for the grading, irrigation, landscaping, and improvement plans and construction documents in compliance with the PLDO and the requirements mentioned above for Public Park P-1. h. Construct park improvements identified in the Final Park Site Plan and the grading, irrigation, landscaping, and improvement plans and construction documents for Public Park P-1. Note that the Final Park Site Plan will be submitted as part of the PDS Grading Plan, PDS Landscape Plan, and PDS Building Plans sets. i. Submit Environmental Site Assessment and California Land	County of San Diego			

1-819

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>Title Association Policy for approval by Director of DPR prior to conveyance of Public Park P-1 fee title.</p> <p>j. Convey fee title by Grant Deed of Public Park P-1 that has been constructed in accordance with the Final Park Site Plan and is free of encumbrances.</p> <p>OR</p> <p>k. Enter into a Secured Agreement with the County that ensures construction of Public Park P-1 and conveyance of Public Park P-1 fee title in the manner specified above, and/or payment of in-lieu fees pursuant to the PLDO, as applicable.</p> <p>1. The [DPR, PP] and [PDS, PCC, Landscape Architect] shall review the Park Site Plan, grading, irrigation, landscaping, and improvement plans, and construction documents. [DPR, PP] shall review the Secured Agreement. [DGS, RP] and [DPR, PP] shall review the California Land Title Association Policy. [DPR, PP] and [DEH, PP] shall review the Environmental Site Assessment. The [DPR, PP] shall determine if dedication of additional parkland or payment of in-lieu park fees is required. The</p>				

1-820

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		[PDS, BD] shall monitor building permit issuance and, if required, collect in-lieu park fees.				
PS-ED-11 Fully improved parks shall be maintained by a CFD or similar assessment mechanism or HOA.	1. Prior to the recordation of the first Final Map.	1. The CFD or other funding mechanism shall have the capacity to generate enough revenue to fund the annual operation and maintenance of the public parks, as determined by the DPR. In addition to the special tax on developed parcels, the CFD or other funding mechanism shall include an “undeveloped land tax” which will allow revenue to be generated on all undeveloped parcels/developed parcels within each respective phase/zone of the CFD. The CFD or other funding mechanism will. 2. The [DPR, PP] [PDS, PCC] shall review the documentation for conformance with this condition.	County of San Diego			
PS-ED-12 Public pathways shall be provided along Otay Lakes Road and throughout the residential neighborhoods.	1. Prior to approval of any building plan and the issuance of any building permit.	1. The Applicant or its designee shall comply with the requirements of this condition. 2. The County of San Diego, Department of Planning and Development Services, shall review and confirm that all such regulatory approvals have been obtained.	County of San Diego			
<i>Utilities and Service Systems</i>						
UT-ED-1 The Project shall incorporate water conservation features including a low water usage plant palette to reduce	1. Prior to approval of any building plan and the issuance of any building permit	1. The Applicant or its designee shall comply with the requirements of this condition.	County of San Diego			

1-821

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
outdoor water consumption on single-family lots by a minimum of 30 percent below business as usual, water efficient irrigation systems, and pervious material.		2. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
UT-ED-2 The Project shall include the construction of a 5.0 million gallon reservoir for potable water storage.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-3 All indoor residential plumbing products shall carry the USEPA’s WaterSense certification.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-4 High-efficiency irrigation equipment, such as evapotranspiration controllers, soil moisture sensors, and drip emitters, shall be required for all Project components with separate irrigation water meters.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-5 Drought tolerant, low-water usage native plants shall be required in public and private landscaped areas.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The	County of San Diego			

1-822

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		[DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
UT-ED-6 Natural turf in residential development shall be limited to no more than 30 percent of the outdoor open space.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-7 A Water Conservation Plan shall be implemented for single-family homes to reduce outdoor irrigation consumption by a minimum of 30 percent from business as usual.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-8 Prior to approval of improvements plans for the first final map filed for County approval, the applicant or designee shall prepare a Subarea Master Plan that identifies the sizing and timing of all on-site and off-site water facilities required for the Project site. This plan shall be reviewed and approved by the Otay Water District prior to approval of the first final map for the Project by the County Board of Supervisors.	1. Prior to approval of improvements plans.	1. The applicant or designee shall prepare a Subarea Master Plan that identifies the sizing and timing of all on-site and off-site water facilities required for the Project site. The Subarea Master Plan shall be submitted to the Otay Water District prior to approval of the first final map for the Project by the County Board of Supervisors. 2. The Otay Water District shall review and approve the plan.	County of San Diego			

1-823

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
UT-ED-9 A sewer sanitation district shall be formed by the County to serve the Project site. The new district shall enter into a flow transportation agreement with the City of Chula Vista. In addition, the Project shall construct sewer transmission lines, and pay applicable connection and impact fees.	1. Prior to approval of improvements plans.	1. The [DPW, PDCI] shall make sure that the Site Design measures are identified on all building plans for the project.	County of San Diego			
UT-ED-10 Residential buildings shall meet the design standards of the United States Green Building Council (USGBC) LEED – New Home Certification or the National Association of Homebuilders (NAHB) National Green Building standard.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-11 All single-family structures shall be designed to facilitate the installation or retrofit of photovoltaic systems.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-12 Project-wide recycling for single-family, multi-family, resort, school, commercial, and retail establishments shall be required.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-13 All residential garages will contain the necessary wiring to support	1. Prior to approval of any building plan or the	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for	County of San Diego			

1-824

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
electric vehicle chargers, and 50 percent of all residential garages will be equipped with electric vehicles chargers.	issuance of any building permit.	the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
UT-ED-14 Private residential and commercial structures shall be designed to improve energy conservation 20 percent above the 2008 Building Energy Efficiency Standards in Title 24 of the California Code of Regulations.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-15 Indoor residential appliances shall carry the USEPA’s ENERGYSTAR® certification.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-16 All residential units shall be part of the local utility demand response program to limit peak energy usage for cooling.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-17 The use of passive solar design and building orientation shall take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-18 Vertical landscape elements, such as trees, large shrubs, and climbing vines, shall	1. Prior to approval of any building plan or the	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for	County of San Diego			

1-825

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
be required to shade southern and western building facades to reduce energy needed for heating and cooling.	issuance of any building permit	the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
UT-ED-19 All single-family residential units shall be designed to facilitate the later installation of a system that utilizes solar energy as the primary means of heating domestic potable water.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-20 All structures shall include the electrical conduit specifically designed to encourage the later installation of a system that utilizes solar photovoltaic or other renewable energy resources as a means of generating electricity.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-21 Energy efficient lighting for streets, parks, and other public spaces shall be installed. And, private developers shall be required to use energy efficient lighting and design.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-22 Energy efficient lighting for streets, parks, and other public spaces shall be installed. And, private developers shall be required to use energy efficient lighting and design.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			

1-826

**Attachment L –
FORM of DECISION
VESTING SITE PLAN
PDS2019-STP-19-033**

**FORM OF DECISION
VESTING SITE PLAN PDS2019-STP-19-033**

April 17, 2020

PERMITTEE: OTAY RANCH RESORT VILLAGE 13
VESTING SITE PLAN No.: PDS2019-STP-19-033
E.R. NUMBER: PDS2004-3910-04-19-005
APN(s): 597-020-10, 597-140-04, 05, 06 & 07, 597-130-13, 598-010-01, 02 & 08, 598-011-01, 598-021-01 & 02, 598-020-04 & 06, 598-070-01, 07, & 09

DECISION OF THE BOARD OF SUPERVISORS

This Vesting Site Plan for Otay Ranch Village 13 consists of plot plans, floor plans, elevations and architectural plans described and illustrated in the Otay Ranch Resort Village 13 - Alternative H Specific Plan, dated January 2020. A Master Landscape Plan shall be prepared for each phase in accordance with the Otay Ranch Resort Village 13 - Alternative H Specific Plan and supporting attachments.

This permit authorizes: 1,881 single family residential lots, 2 mixed-use lots, 20 preserve open space lots, 6 public and private park lots, 65 internal open space/conservation lots, a homeowner's association recreation facility, a resort site, a school site, and a public safety lot. The certain lots created by the Vesting Replacement Tentative Map will require additional discretionary permits to be developed in accordance with the Otay Ranch Resort Village 13 - Alternative H Specific Plan. Improvement of the mixed-use lots, resort site and public safety site will require subsequent Site Plans to develop the site in accordance with the Otay Ranch Resort Village 13 - Alternative H Specific Plan, pursuant to Sections 5750-5799 of the Zoning Ordinance.

This Vesting Site Plan has been reviewed and approved. The Otay Ranch Resort Village 13 – Alternative H site has an existing “D” Designator Special Area Regulation from the Otay Ranch Resort Village 13 - Alternative H Specific Plan PDS2004-3810-04-002 processed concurrently with the subject Vesting Site Plan, PDS2019-STP-19-033.

VESTING SITE PLAN EFFECTIVE DATE AND EXPIRATION: This Vesting Site Plan shall become effective upon the effective date of the Vesting Replacement Tentative Map, PDS2019-TM-5361 RPL1 (the “Vesting Revised Tentative Map”), as described in the conditions for the Vesting Revised Tentative Map. This Vesting Site Plan shall expire concurrently with the Vesting Revised Tentative Map or one year following the recordation of the last Final Map except where construction and/or use of the property in reliance on this permit has commenced. Recordation of each Final Map pursuant to Vesting Replacement Tentative Map, PDS2019-TM-5361RPL1 and completion of all required improvements and satisfaction of all conditions shall be deemed to establish such construction and/or use in reliance; provided, however, that the period within which such construction and/or use must be commenced may be extended as provided by Section 7168.

This Form of Decision to grant this Vesting Site Plan (PDS2019-STP-19-033) is based upon an accompanying legislative action Otay Ranch Resort Village 13 - Alternative H Specific Plan PDS2004-3810-04-002 have also become effective which also must become effective before the Vesting Site Plan can become effective.

.....

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Vesting Site Plan. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

1. GEN#1–RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall sign, notarize with an ‘all-purpose acknowledgement’ and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder’s Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

2. GEN#1 - COST RECOVERY

INTENT: In order to comply with [Section 362 of Article XX of the San Diego County Administrative Code](#), Schedule B.5, existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall pay off all existing deficit accounts associated with processing this plan/map. **DOCUMENTATION:** The applicant or its designee shall provide evidence to [PDS, Zoning Counter], which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

3. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that complies with the [County of San Diego’s Water Efficient Landscape Design Manual](#), the County’s Water Conservation in Landscaping Ordinance, the County’s Climate Action Plan and the Specific Plan Amendment (PDS2019-SPA-19-033). **DESCRIPTION OF REQUIREMENT:** As part of the Landscape Documentation Package a landscape plan shall be prepared for each phase by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant or its designee shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. Planting shall be selected from plant palettes within the approved Otay Ranch Resort Village 13 – Alternative H Village Design Plan (Appendix 5 of the Specific Plan), the Fire Protection Plan (Appendix 2 of the Specific Plan), and the Preserve Edge Plan (Appendix 1 of the Specific Plan).
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway, unless otherwise allowed under the Specific Plan.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan: The Master Landscape Plan required of **Mitigation Measure M-AE-1 & 2** identified in Chapter 7 of the approved EIR shall be submitted for review and approval prior to submitting any subsequent landscape plans, or prior to issuance of any grading permits.
- i. The title sheet to the Master Landscape Plan, and all subsequent landscape plan submittals, shall contain the following note, as required by **Mitigation Measure M-BI-14**: No invasive plant species as included on the most recent version of the California Invasive Plant Council's California Invasive Plant Inventory for the Proposed Project region shall be included, and the plant palette shall be composed of native species that do not require high irrigation rates. The Proposed Project biologist shall periodically check landscape products for compliance with these requirements.
- j. The Master Landscape Plan shall address the use of heat deflecting landscape view walls and show the location of the proposed lots and provide details and specifications.
- k. The Master Landscape Plan shall identify all those residential lots that will be reviewed as part of the Water Use and Tree Planting Exhibit.

- l. All landscape plans shall be compliant with Section G (Landscape Concepts) within the Otay Ranch Resort Village 13 - Alternative H Specific Plan, dated January 2020, or the most currently approved version.
- m. Master Landscape Plans shall be submitted in coordination with applicable construction phasing as identified in Section IV (Implementation) Item D – Phasing Plan and Exhibit 45 of the Otay Ranch Resort Village 13 - Alternative H, dated January 2020, or the most currently approved version.
- n. The title sheet of all Landscape Documentation Package submittals shall clearly identify all landscape maintenance responsibilities as identified in Section IV. Item G – Landscape Maintenance Responsibilities of the Otay Ranch Resort Village 13 - Alternative H Specific Plan dated January 2020, or the most currently approved version. Provide supporting documentation that shows proof of formation of these entities.
- o. All landscape plans shall be compliant with applicable appendices within the most currently approved Otay Ranch Resort Village 13 - Alternative H Specific Plan, specifically, landscape and irrigation requirements and restrictions identified in the Preserve Edge Plan, the Fire Protection Plan, Energy Conservation Plan, water conservation measures identified in the, landscape guidelines within the Village Design Plan and the Water Conservation Plan.
- p. In addition to water conservation measures identified within the Water Conservation Plan (Appendix 6 of the Specific Plan) are outdoor water use shall be further reduced with the Board of Supervisor's approval of the Climate Action Plan, dated February 14, 2018. Measure W-1.2 (Reduce Outdoor Water Use) requires a 40% reduction from 2014 outdoor water use budgets for all landscapes (residential uses and applicable public facilities). The ETAF value within the MAWA formula shall now be 0.42 for both residential and non-residential applications, and the value for use with a Special Landscape Area is now 0.58. The County's MAWA formula is now: $(ET_o) (0.62) (0.42 \times LA) + (0.58 \times SLA)$.
- q. Parkway planting shall be consistent with all applicable sections and Figures shown in Section II (Development Plan) Item D -Circulation Plan within the Specific Plan, including buffering streets with landscaping. All species and spacing shall be compliant with the Fire Protection Plan and sight line requirements. Sight line requirements, per Section 86.709(c)(9) of the Water Conservation in Landscaping Ordinance shall be complied with for all proposed streetscapes.
- r. Any vegetated structural BMP's associated with the project's Storm Water Quality Management Plan shall be shown on all Landscape Plans prepared in conjunction with the submittal of grading permit applications.
- s. Any proposed trails and pathways shall be shown on the Master Landscape Plan with applicable notes, specifications, and construction details.
- t. Any proposed walls and fences shall be shown on the Landscape Plans with applicable notes, specifications, and construction details. Neighborhood signs and monuments shall also be shown on the landscape plans along with appropriate notes, specifications, and construction details.
- u. Otay Ranch Resort Village 13 - Alternative H Specific Plan, Table 11 (Sample Site Plan Check List) within Section V (Development Regulations) Item K - Site Planning Procedures. Section IV of the Otay Ranch Resort Village 13 - Alternative H Specific Plan shall now include a category for the Climate Action Plan Consistency Checklist, identifying Measure's A-2.1 and W-1.2 as being required of all applicable landscape plan submittals.

- v. The requirements of Measure A-2.1 (Increase Residential Tree Planting) shall be inclusive of Section V (Residential Districts) of the Development Regulations within Section V of the Otay Ranch Resort Village 13 - Alternative H Specific Plan. Tree species shall be selected from the Project's approved Fire Protection Plan plant palette. All trees shall be irrigated independently of all other landscape plantings and be controlled by a separate valve.

DOCUMENTATION: The applicant or its designee shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, for each development phase a Master Landscape Plan shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.

BUILDING PERMIT: (Prior to approval of any building plan and the issuance of any building permit).

4. **PLN#2–SITE PLAN CONFORMANCE**

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, as described in the Specific Plan conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The Project future sites shall be in substantial conformance to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all private parks/recreational areas, stormwater facilities, parking, trails, parks and driveways areas, watering all landscaping at all times, design features, and all lighting wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The applicant or its designee and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Prior of issuance of building permit, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

5. **AQ/GHG#2 - SITE DESIGN (M-GCC-2 THRU 6, AE-ED-3 THRU 6, AND UT-ED-10 THRU 22)**

INTENT: In order to implement a sustainable project design that would minimize energy consumption and Air Quality and Greenhouse Gas emissions. **DESCRIPTION OF REQUIREMENT:** The Environmental Design Considerations (EDC's) indicated for Site Design are listed in the MMRP to the Otay Ranch Resort Village 13 – Alternative H and shall be identified on all Building Plans for the project. **DOCUMENTATION:** The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan or the issuance of any building permit, these Site Design measures shall be identified on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

**6. AQ/GHG#5 - WATER USE REDUCTION
(GCC-ED-3, UT-ED-1, UT-ED-3 AND UT-ED-5)**

INTENT: In order to reduce impacts related to project water use, air quality and GHG emissions. **DESCRIPTION OF REQUIREMENTS:** The following design features shall be identified on all building Plans for the project:

- a. All hot water pipes shall be insulated, and hot and cold-water piping shall be separated.
- b. The maximum service pressure shall be set to 60 pounds per square inch to reduce potential leakage and prevent excessive flow of water from appliances.
- c. Water efficient dishwashers that carry the Energy Star label shall be installed in residential units.
- d. The project shall comply with the Model Water Efficient Landscape Ordinance, California Code of Regulations Title 23, Division 2, Chapter 2.7 (Section 490 et seq.).
- e. The Homeowner's Associations shall appropriately regulate the use of water for cleaning outdoor surfaces and vehicles through the Covenants, Conditions, and Restrictions.

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be identified on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

7. AQ/GHG#6 - CARBON SEQUESTRATION (M-GCC-7)

INTENT: In order to enhance on-site carbon sequestration. **DESCRIPTION OF REQUIREMENT:** The applicant or its designee shall comply with the landscape design, plant palettes and subdivision requirements described in the Alternative H – Specific Plan, Section V. Development Regulations and Appendix V – Village Design Plan and shall be identified on all building plans. **DOCUMENTATION:** The applicant or its designee shall comply with the Air Quality requirement of this condition. **TIMING:** Prior to approval of any landscape plan and the issuance of any building permit, the trees planting requirements shall identify the quantity and location of trees per the approved Master Landscape Plan for each individual development phase. Prior to each development phase a landscape plan shall be approved by County to verify the number of trees to be planted for that phase. **MONITORING:** The [PDS, BPPR] shall make sure that the design measures are identified on all building plans for the project. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

8. AQ/GHG#7 - OPERATIONAL CARBON OFFSETS (M-GCC-8)

INTENT: In order to offset 100% of the project annual GHG emissions, for a 30-year period, and in order to achieve carbon neutrality (i.e., a net zero emissions level). **DESCRIPTION OF REQUIREMENT:** As to operational GHG emissions, prior to the County's issuance of building permits, the applicant or its designee shall purchase and retire carbon offsets in a quantity sufficient to offset, for a 30-year period, the operational greenhouse gas (GHG) emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements identified within the

MMRP to the Otay Ranch Resort Village 13 Final EIR. **DOCUMENTATION:** The applicant or its designee shall comply with the GHG requirements of this condition. **TIMING:** Prior to issuance of the building permits for each implementing Site Plan (“D” Designator) or prior to the issuance of each increment of building permits for the phased development of the Project, the Applicants (or their designee) shall provide evidence to San Diego County Planning & Development Services Department that it has obtained the amount of carbon offsets required for the increment of development being permitted for a 30-year period. **MONITORING:** The [DPW, PDC] shall make sure that the applicant or its designee complies with this condition. The [DPW, PDC] shall contact the [PDS, PCC] if the project applicant or its designee fails to comply with this condition.

9. **AQ&GHG#1–ENERGY EFFICIENT DESIGN (SITE PLAN)
(M-GCC-2 THRU M-GCC 4 and M-GCC-6)**

INTENT: In order to implement a sustainable project design that would minimize energy consumption, greenhouse gas emissions. **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

- a. The project shall be designed to meet 2019 Title 24 energy efficiency standards;
- b. Renewable energy would offset gas and electricity needs to achieve zero net energy (ZNE) on single family homes through the required installation of rooftop solar PV panels (a photovoltaic system) on all residential units to the extent feasible. As an alternative to the installation of PV panels on a particular building unit, enrollment in a renewables program similar to SDG&E’s EcoChoice may be substituted if the program can be verified to supply 100 percent of the electricity needs from renewable sources for that building unit for the life of that unit. The applicant or its designee must provide the County with documentation that the program meets the requirements stated herein by supplying the building unit with its electricity needs from renewable sources over the lifetime of the building. With each building permit, the estimated number of units requiring the installation of solar panel will be provided to the County to determine the overall remaining number of units needed to comply with this measure;
- c. Installation of car re-charging outlets in garages;
- d. Installation of programmable thermostat timers; and
- e. Installation of energy efficient appliances (Energy Star™ or equivalent) and water heaters.

DOCUMENTATION: The applicant or its designee shall comply with the energy efficiency requirements of this condition. These energy features would undergo independent third-party inspection and diagnostics as part of the California Green Builder (CGB) verification and commissioning process. The energy features would also be verified in the Title 24 Compliance Report submitted during the building permit process. **TIMING:** Prior to approval of any building permit, the following design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

10. AQ&GHG#2–WATER CONSERVATION (SITE PLAN)

INTENT: In order to implement a sustainable project design that would minimize water consumption. **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

- a. The project shall incorporate water conservation strategies to reduce water usage. These may include, but not limited to, the following:
 - i. Use of sustainably designed plumbing systems and low-flow water fixtures;
 - ii. Incorporation of smart, weather-based, irrigation control systems; and
 - iii. High-efficiency drip irrigation system, drought-tolerant landscaping.

DOCUMENTATION: The applicant or its designee shall comply with the energy efficiency requirements of this condition. These energy features would undergo independent third-party inspection and diagnostics as part of the California Green Builder (CGB) verification and commissioning process. The energy features would also be verified in the Title 24 Compliance Report submitted during the building permit process. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

11. AQ&GHG#3–SOLID WASTE REDUCTION (SITE PLAN)

INTENT: In order to implement a sustainable project design that would minimize waste generation **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

- a. A Construction and Demolition Debris Management Plan will be prepared to divert at least 50 percent of on-site construction waste from landfills through reuse and recycling. In accordance with County Ordinance Sections 68.508 through 68.518, 90 percent of inerts and 70 percent of all other materials from the Project will be recycled.
- b. In accordance with AB 341, at least 75 percent of operational waste shall be diverted from landfills through reuse and recycling
- c. The project design shall provide areas for storage and collection of recyclables and yard waste

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to approval of any construction or building plan or of any building permit, the following design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

12. AQ/GHG#1 - TRANSPORTATION DEMAND MANAGEMENT PROGRAM (M-GCC-1)

INTENT: In order to implement a sustainable project design that would reduce the number of vehicle trips and Air Quality and GHG emissions generated by the project.

DESCRIPTION OF REQUIREMENT: The following Transportation Demand Management (TDM) Program design features shall be identified on all Building Plans for the project and/or included in HOA formation documents, as appropriate. The Proposed Project applicant or its designee shall implement a Transportation Demand Management program to facilitate increased opportunities for transit, bicycling, and pedestrian travel, as well as provide the resources, means, and incentives for ridesharing and carpooling. The following components are to be included in the Transportation Demand Management program:

- a. Develop a comprehensive pedestrian network designed to provide safe bicycle and pedestrian access between the various Proposed Project phases, land uses, parks/open spaces, schools, and the Village Core. Where approved by the appropriate jurisdiction, the pedestrian network would also provide connections to the various recreational trails and multi-modal facilities accessing the Project Area.
- b. Provide bicycle racks along main travel corridors adjacent to commercial developments and at public parks and open spaces within the Project Area.
- c. Coordinate with the San Diego Association of Governments' (SANDAG) iCommute program for carpool, vanpool, and rideshare programs that are specific to the Proposed Project and future employees.
- d. Promote available websites providing transportation options for residents and businesses.
- e. Create and distribute a "new resident" information packet addressing alternative modes of transportation.
- f. Coordinate with San Diego Metropolitan Transit System (MTSMTS) about the future siting of transit stops/stations within the Project Area Village Core.
- g. A school carpool program by coordinating with the local school district and SANDAG. Provide dedicated parking space the school carpool program in the Village Core.
- h. School bus program in coordination with school district.
- i. Require homeowner's associations within Project Area to coordinate with the local school district partner with the on-site elementary school to create a "walking school bus program" for neighborhood students to safely walk to from school. The Proposed Project applicant or its designee would also coordinate with the local school district to encourage the provision of bicycle storage facilities at the on-site elementary school.
- j. To ensure that the TDM Program strategies are implemented and effective, a transportation coordinator (likely as part of a homeowner's association (HOA)) would be established to monitor the TDM Program, and would be responsible for developing, marketing, implementing, and evaluating the TDM

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the required evidence of meeting the Project's TDM programs for the project.

MONITORING: The [PDS, BI] shall make sure that the requirements are identified for the project and/or identified in HOA formation documents, as appropriate. The [PDS, BI] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

13. AQ/GHG#3 - BICYCLE, PEDESTRIAN, AND TRANSIT – PRIOR TO BUILDING PERMIT (M-GCC-1)

INTENT: In order to implement measures that would reduce impacts related to project bicycle, pedestrian, and transit access and Air Quality emissions. **DESCRIPTION OF REQUIREMENT:** The project applicant or its designee shall comply with the following measures:

- a. Implement a School Pool Program to encourage walking or biking to school to minimize potential busing services.
- b. Prior to the issuance of residential building permits, the applicant or its designee shall provide evidence to the County of San Diego that building design plans require that residential structures be equipped with outdoor/exterior electric outlets in the front and rear of the structure to facilitate use of electrical equipment. .
- c. Educational material will be provided to all residents, commercial tenants, and school employees regarding alternative modes of transportation internal and external to the site, bus routes, and other forms of alternative transportation, as described in the Project's TDM Plan.
- d. The project will construct bicycle networks and paths that are connected to existing, off-site bicycle networks.
- e. The project will provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project area. The project will minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, landscaping, and slopes that impede pedestrian circulation will be eliminated.
- f. The project will include pedestrian/bicycle safety and traffic-calming measures in excess of jurisdiction requirements. Roadways will be designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic-calming features. Traffic-calming features may include marked crosswalks, count-down signal timers, median islands, roundabouts, on-street parking, planter strips with street trees and others.

DOCUMENTATION: The applicant or its designee shall comply with the requirements of this condition. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the required evidence of meeting the Project's pedestrian, bicycle and transit programs for the project. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are identified for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition

14. GHG#1–RENEWABLE ENERGY IMPLEMENTATION (DESIGN FEATURE)

INTENT: In order to ensure that renewable energy will achieve ZNE for single family homes, the applicant or its designee shall install rooftop solar to the extent feasible supplemented with mandatory continued enrollment in SDG&E's EcoChoice or equivalent renewables program.

DESCRIPTION OF REQUIREMENT:

- a. Provide a Zero Net Energy Confirmation Report (ZNE Report) prepared by a qualified building energy efficiency and design consultant to San Diego County Planning & Development Services Department for review and approval.
- b. If rooftop solar does not achieve ZNE, in addition to evidence provided by a qualified consultant, the applicant or its designee shall provide evidence that continued enrollment in SDG&E's EcoChoice or equivalent renewables program has been implemented.

Documentation shall include a matrix that identifies each unit/residence and the percentage of electricity provided by rooftop solar and SDG&E's EcoChoice or equivalent renewables program (if required). **DOCUMENTATION:** The applicant's Solar Contractor shall prepare a signed statement and submit it to the [PDS, PPD] for approval. If rooftop solar does not provide 100 percent of the Project's electricity needs, then the applicant or its designee shall also provide evidence that continued enrollment in SDG&E's EcoChoice or equivalent renewables program has been completed and submit it to the [PDS, PPD] for approval. **TIMING:** Prior to any occupancy or use of the premises in reliance of this permit, the required evidence of meeting the Project's electrical needs with renewable energy. **MONITORING:** The [PDS, PPD] shall review the letter report or documentation for compliance this condition.

15. LNDSKP#2–CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that addresses screening and water conservation, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading ordinance, the Design Guidelines within the Otay Ranch Specific Plan, and the requirements of the "D" Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant or its designee shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant or its designee shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed for each development phase. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

16. AQ&GHG#4–CONSTRUCTION ARCHITECTURAL COATINGS (SITE PLAN)

INTENT: In order to reduce emissions of Volatile Organic Compounds (VOC)

DESCRIPTION OF REQUIREMENT: The project shall comply with the following Air Quality measures:

- a. Use of low-VOC coatings in accordance with, or exceeding, SDAPCD Rule 67
- b. Residential interior coatings shall be less than or equal to 50 grams of VOC per liter (g/L)
- c. Residential exterior coatings are to be less than or equal to 100 g/L
- d. Non-residential interior/exterior coatings are to be less than or equal to 100 g/L

DOCUMENTATION: The applicant or its designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of the construction activities involving the application of architectural coatings.

MONITORING: The [PDS, BLDG] shall make sure that the construction contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.

ONGOING: *(The following conditions shall apply during the term of this permit).*

17. PLN#3–ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Site Plan is not required for any building, structure or projection listed in Zoning Ordinance Section 4835 or any use listed in the Accessory Use Regulations, Sections 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks either in the Site Plan or in the Specific Plan and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plans, building plans, and plot plans; should any accessory uses be proposed that do not meet the requirements as detailed in the Specific Plan and referenced in the sections above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The applicant or its designee and permittee shall conform in the Specific Plan requirements for Accessory Uses as detailed in the Specific Plan noted above. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

18. STRMWTR#1–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

INTENT: In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), an operation and maintenance verification form for each Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately-owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately-owned Structural BMP with [DPW, WPP]. **TIMING:** Upon establishment of the use, this condition shall apply for the

duration of the term of this permit. **MONITORING:** The [DPW, WPP] is responsible for compliance of this permit.

19. GHG#2–RENEWABLE ENERGY IMPLEMENTATION (DESIGN FEATURE)

INTENT: In order to ensure that renewable energy will achieve ZNE for single family homes, the Project shall install rooftop solar to the extent feasible supplemented with mandatory continued enrollment in SDG&E’s EcoChoice or equivalent renewables program. **DESCRIPTION OF REQUIREMENT:** If enrollment in SDG&E’s EcoChoice or equivalent renewables program is required to supplement rooftop solar to meet ZNE, continued enrollment shall remain in place during the term of this Vesting Site Plan (PDS2019-STP-19-033) for those units or residences identified as not meeting ZNE through the use of rooftop solar. **DOCUMENTATION:** None. The applicant or its designee and permittee shall ensure the continued enrollment in SDG&E’s EcoChoice or equivalent renewables program. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

.....

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring and Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

Section 21081(b) further states:

A public agency shall provide {that} the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.

As indicated above, a Mitigation Monitoring and Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring and Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

- Intent:** An explanation of why the mitigation measure (MM) was imposed on the project.
- Description:** A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
- Documentation:** A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.
- Timing:** The specific project milestone (point in progress) when the specific required actions are required to implemented.

Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are noted below and constitute the MMRP for this Vesting Site Plan:

Condition(s): 4, 6 thru 12, as noted above

.....

SITE PLAN FINDINGS:

Otay Ranch Resort Village 13 - Alternative H Specific Plan and the Appendix's 1-7 establishes design standards, setbacks, site plan criteria, building mass, materials, heights, signage/lighting and provisions of native landscaping palettes.

- a. That the proposed development meets the intent and specific standards and criteria prescribed in Otay Ranch Resort Village 13 - Alternative H Specific Plan (PDS2004-3810-04-002) project fulfills the intent of the by creating and enhancing areas where permanent family residential uses are permitted. In addition, the project applies the appropriate development designator.
- b. That the proposed development is consistent with the San Diego County General Plan, Otay Subregional Plan and Otay Ranch GDP/SRP in that, considering all aspects of the General Plan and Subregional Plans, the Specific Plan will further the goals, objectives, and policies of all the elements of the plans and not obstruct their attainment.

In addition, the proposed development is in substantial conformance with the Otay Subregional Plan because the Specific Plan provides detailed site design, addresses the existing rural character of the area and encourages clustered development that meets the intent of the Otay Subregional Plan. The project includes a variety housing types with architectural styles and features that are consistent with the community character.
- c. That any applicable standards or criteria waived by the Director pursuant to Section 7158d have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. No standard or criteria has been waived.
- e. The Otay Ranch Resort Village 13 - Alternative H has a Special Area Regulation "D" Designator which requires the submittal and review of Site Plan(s) subject to the development standards contained in the Specific Plan and supporting documents, as well as the standards and criteria contained in the applicable Site Plan Checklist.
- d. The project includes mitigation measures, which details the methods used to report, track, and verify carbon offset credits during implementation of future Site Plans.

.....

ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep the Storm Water Pollution Prevention Plan (SWPPP) onsite and updated as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (RWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below

<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 \(N.S.\)](#), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill pursuant to [Section 87.201 of the County Code](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

NOTICE: This subject property may contain Quino checkerspot butterfly and/or San Diego fairy shrimp. The Federal government has listed both species as *endangered* under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING STATUS OF ONE OR BOTH SPECIES MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES IN QUESTION OR ITS HABITAT IS PRESENT ON THE PROJECT SITE. The applicant is advised to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement.

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 915 Wilshire Blvd., Suite 1101, Los Angeles, CA 90017; (213) 452-3333; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; RB9_DredgeFill@waterboards.ca.gov ;<http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 636-3160; AskR5@wildlife.ca.gov; <http://www.dfg.ca.gov/>

NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

ON MOTION of Supervisor _____, Seconded by Supervisor _____, this Vesting Site Plan Permit is approved by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting held on this ____th day of _____ 2020 by the following vote:

AYES:

ABSENT:

Approved as to Form and Legality
County Counsel

By:

Randall Sjoblom, Senior Deputy
County Counsel

**Attachment M –
OWNERSHIP DISCLOSURE**



County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS 2004 - 3810 - 04 - 002

Assessor's Parcel Number(s) 647-020-14; 647-030-05; 598-130-04; 598-140-04 and -05

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any ownership interest in the property involved.

<u>LAKEVIEW 1, LLC</u>	<u>LAKEVIEW 2, LLC</u>
_____	_____
_____	_____
_____	_____

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

<u>EPC INVESTMENTS, LLC</u>	_____
_____	_____
_____	_____
_____	_____

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

<u>N/A</u>	_____
_____	_____
_____	_____
_____	_____

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."



 Signature of Applicant

NICK LEE

 Print Name

7/23/2019

 Date

----- OFFICIAL USE ONLY -----

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770
<http://www.sdcounty.ca.gov/pds>





County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS 2004 - 3810 - 04 - 002

Assessor's Parcel Number(s) APN's: 598-130-05 & 598-130-06 & 598-140-06

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. NOTE: Attach additional pages if necessary.

A. List the names of all persons having any ownership interest in the property involved.

Moller Otay Lakes Investment LLC

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

[Blank lines for listing individuals]

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

[Blank lines for listing persons]

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant [Handwritten Signature]
Michael Floryan
Print Name
02/19/2020
Date

----- OFFICIAL USE ONLY -----

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770
http://www.sdcountry.ca.gov/pds



**Attachment N –
MITIGATION MONITORING AND
REPORTING PROGRAM**

1-850

MITIGATION MONITORING AND REPORTING PROGRAM
OTAY RANCH RESORT VILLAGE 13 – ALTERNATIVE H

MARCH 2020

PREPARED FOR:

COUNTY OF SAN DIEGO

PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE

SAN DIEGO, CA 92123

California Public Resources Code Section 21081.6 requires that, upon certification of an EIR, “the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.”

This chapter contains the Mitigation Monitoring and Reporting Program (MMRP) for the Otay Ranch Village 13 Alternative H Project (Alternative H). This MMRP has been developed in compliance with Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines. The mitigation measures in the table are coded by alphanumeric identification consistent with the EIR. The following items are identified for each mitigation measure:

- **Mitigation Monitoring.** This section of the MMRP lists the stage of the proposed project during which the mitigation measure would be implemented and indicates who is responsible for implementing the mitigation measure (i.e., the “implementing party”). It also lists the agency that is responsible for ensuring that the mitigation measure is implemented and that it is implemented properly.
- **Reporting.** This section of the MMRP provides a location for the implementing party and/or enforcing agency to make notes and to record their initials and the compliance date for each mitigation measure.

In addition, as required by mitigation measures in the Final EIR, Environmental Design Considerations (EDCs) are required to be implemented. These EDCs are similarly coded by alphanumeric identification consistent with the EIR and list the stage of Alternative H during which the EDC would be implemented, the implementing party and the reporting.

The County of San Diego (County) must adopt this MMRP, or an equally effective program, if it approves the Proposed Project with the mitigation measures that were adopted or made conditions of project approval.

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<i>Aesthetics and Visual Resources</i>						
M-AE-1 All final grading plans, landscape plans, and improvement plans for the proposed Project shall be evaluated for Project compliance with the aesthetic design mitigation measures of this EIR, the Resort Village Specific Plan (Development Regulations), the Resort Village Design Plan, and the Resort Village Preserve Edge Plan. Final grading plans will be created based on the preliminary grading plans and submitted by a certified engineer.	<ol style="list-style-type: none"> 1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development phase a Master Landscape Plan shall be prepared and approved. 2. Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed for each development phase. 	<ol style="list-style-type: none"> 1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. 2. The Applicant or its designee shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The Applicant or its designee shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. 3. The County PDS, LA and DPR, TC, PP shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 4. The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use 	County of San Diego			

1-852

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.				
M-AE-2 Pursuant to Chapter IV, Implementation, of the Otay Ranch Resort Village Specific Plan, Site Plans (“D” Designator) shall be evaluated for Project compliance with the Resort Village Design Plan, the Resort Village Preserve Edge Plan, and the provisions of the Specific Plan related to colors, materials, and other architectural characteristics of adjacent buildings, building massing, siting of buildings and structures including setbacks from tops of slopes, architectural colors adjacent to open space, height, use of non-reflective/non-glare surfaces, and other aesthetic design measures of this EIR.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development phase a Master Landscape Plan shall be prepared and approved.	<ol style="list-style-type: none"> The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. The County PDS, LA and DPR, TC, PP shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 	County of San Diego			
<i>Air Quality</i>						
M-AQ-1a The Project Applicants shall implement all of the following measures during construction of the proposed Project: <ul style="list-style-type: none"> Water actively disturbed surfaces at least three times daily; On-site dirt piles or other stockpiled particulate matter 	1. The Fugitive Dust Plan demonstrating compliance with San Diego Air Pollution Control District Rule 55 and County Code Section 87.428 shall be prepared to the satisfaction of the County of San Diego	<ol style="list-style-type: none"> The project Applicant or its designee shall comply with the Air Quality enumerated above and required by this condition. The County [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The County [DPW, PDCI] shall contact the County 	County of San Diego			

1-853

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>shall be covered, wind breaks installed, and water and/or soil stabilizers employed to reduce wind-blown dust emissions. The use of approved nontoxic soil stabilizers shall be incorporated according to manufacturers' specifications to all inactive construction areas;</p> <ul style="list-style-type: none"> • Water sprayers shall be installed on the rock crushing equipment to control particulate emissions during crushing operations; • Approved chemical soil stabilizers shall be applied according to the manufacturers' specifications to all inactive construction areas (previously graded areas that remain inactive for 96 hours), including unpaved roads and employee/equipment parking areas; • Stabilize the surface soil in areas subject to sub-surface blasting immediately before each blast; • All construction roads with more than 150 daily trips shall be paved; 	<p>prior to approval of any grading permits and shall be implemented throughout the duration of construction for each development phase.</p>	<p>[PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>				

1-854

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> All construction access roads from Otay Lakes Road onto the Project site shall be paved for a minimum of 100 feet onto the site; Approved chemical soil stabilizers shall be applied according to the manufactures' specifications to all active construction areas, both pre- and post-blasting activity. At a minimum, all off-road, diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 3 emission standards for nonroad diesel engines promulgated by the U.S. Environmental Protection Agency, if such equipment is available in the San Diego region. Construction equipment that meets the Tier 4 emission standards will be integrated into the construction fleet during the later stages of the Project's construction period (post 2020), if such equipment becomes available in the San Diego region. Paved streets shall be swept frequently if soil material has been carried onto adjacent paved, public 						

1-855

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
thoroughfares from the Project site; <ul style="list-style-type: none"> Traffic speeds on all unpaved surfaces shall be reduced to 15 mph or less, and unnecessary vehicle traffic shall be reduced by restricting access. Appropriate training to truck and equipment drivers, on-site enforcement, and signage shall be provided; The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained before and for the duration of on-site operation; Termination of grading and/or surface-level blasting activities shall occur if winds exceed 25 mph; Hydroseeding of graded and surface-level blasting areas pads shall occur if development will not occur within 90 days; Minimize simultaneous operation of multiple construction equipment units. During construction vehicles in loading and unloading queues shall turn their engines off when not in 						

1-856

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
use to reduce vehicle emissions; <ul style="list-style-type: none"> • All construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. A copy of each unit’s BACT documentation shall be provided at the time of mobilization of each applicable unit of equipment; • All construction equipment shall be properly tuned and maintained in accordance with manufacturer’s specifications; • All diesel-fueled on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible. To achieve this standard, new vehicles shall be used, or older vehicles shall use post-combustion controls that reduce pollutant emissions to the greatest extent feasible; • The use of electrical construction equipment shall be employed where feasible; • The use of catalytic reduction for gasoline- 						

1-857

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>powered equipment shall be employed where feasible;</p> <ul style="list-style-type: none"> The use of injection timing retard for diesel-powered equipment shall be employed where feasible; and Construction diesel fuel shall be comprised of at least 25 percent biodiesel. 						
<p>M-AQ-1b The applicants or subsequent designee(s) shall prepare a Dust Control Plan, subject to review and approval by the County of San Diego Department of Planning & Development Services, to be implemented during the Project’s construction period. The Dust Control Plan, at a minimum, shall provide the following information:</p> <ul style="list-style-type: none"> Project name and location; Contact information for the property owner(s) and construction contractor(s); Primary project contact responsible for implementation of the plan; Primary agency contact responsible for oversight of the plan; Description of construction activities; Plot plan; 	<ol style="list-style-type: none"> The Fugitive Dust Plan shall be prepared prior to approval of any grading permits and shall be implemented throughout the duration of construction for each development phase. 	<ol style="list-style-type: none"> The project Applicant or its designee shall comply with the Air Quality enumerated above and required by this condition. The County [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 	County of San Diego			

1-858

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> • Information on the amount of area to be disturbed; • Phasing schedule for dust generating activities; • List of dust generating activities; • Fugitive dust control measures to be implemented, including measures to prevent trackout/carryout; • Adaptive management provisions that authorize modifications to dust control measures (e.g., increased watering applications) in response to on-site, real-time conditions; • Requirement to post publicly visible signs with the contact information for the primary project and agency contacts in the event of dust control complaints; • Requirement to take any necessary corrective action in response to dust control complaints within 24 hours; • Recordkeeping requirements to log daily dust control activities; and • Certification by primary agency contact of compliance at quarterly intervals. 						

1-859

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>A sample Dust Control Plan template is provided as an attachment to this mitigation measure.</p> <p>The Fugitive Dust Control Plan will also include a requirement to post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.</p>						
<p>M-AQ-1c Prior to the issuance of grading permits, the applicants or subsequent designee(s) shall develop a construction truck traffic plan for implementation during the Project’s construction period. The plan shall identify the preferred truck routing from freeways and/or major roadways, as applicable, to the Project site; those routes shall avoid areas with substantial numbers of sensitive receptors, such as residential developments and/or schools, while minimizing the travel distance. The plan shall be submitted to the County of San Diego Department of Planning & Development Services for review and approval.</p>	<p>1. The [PDS, LDR] shall review the truck traffic plan for compliance with this condition.</p>	<p>1. The Applicant or its designee shall have the truck traffic plan prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The Applicant or its designee shall also execute a secured agreement for any potential damages caused by heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance].</p> <p>2. The Applicant or its designee shall have the truck traffic plan prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The Applicant or its designee shall</p>	<p>County of San Diego</p>			

1-860

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		also execute a secured agreement for any potential damages caused by heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance].				
M-AQ-1d Prior to the issuance of grading and building permits, the applicants or subsequent designee(s) shall submit verification to the County of San Diego Department of Planning & Development Services that a ridesharing program for the construction crew has been encouraged by the contractor(s). Evidence shall include copies of rideshare materials provided to employees and any incentives offered.	1. Prior to the issuance of grading and building permits	<ol style="list-style-type: none"> The applicants or subsequent designee(s) shall submit verification to the County of San Diego Department of Planning & Development Services. The County of San Diego Department of Planning & Development Services shall make sure the contractor complies with the requirements of this measure. 	County of San Diego			
M-AQ-1e The Project’s architectural coatings shall comply with Rule 1113 of the South Coast Air Quality Management District, as amended in 2013.	1. Prior to issuance of residential building permits.	<ol style="list-style-type: none"> The applicant or its designee shall comply with the requirements of this condition. The [DPW, PDCI] shall make sure the contractor complies with the requirements of this measure and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure. 	County of San Diego			
M-AQ-2a Project permittees shall implement the following mitigation measures to reduce the air pollutant emissions associated mobile sources and	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404),	County of San Diego			

1-861

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>on-site gas combustion (CAPCOA 2010):</p> <ul style="list-style-type: none"> Plant low-maintenance, drought-resistant plant species that reduce gas-powered landscape maintenance equipment usage and water consumption. Equip residential structures with electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment. All single-family residences shall be constructed with connections for solar water heaters and solar and/or wind renewable energy systems. Use regulated low-VOC coatings for all architectural coating activities. Incorporate pedestrian trails, paths and sidewalks, and bicycle trails to encourage reduction in vehicle usage and trips. 	<p>phase a Master Landscape Plan shall be prepared and approved.</p> <p>2. Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be identified on the building plans.</p>	<p>submit them to the [PDS, PCC], and pay all applicable review fees.</p> <p>2. The Applicant or its designee shall comply with the requirements of this condition.</p> <p>3. The County PDS, LA and DPR, TC, PP shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.</p> <p>4. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>				
<p>M-AQ-2b The Project’s HOA shall require that all open space areas under its control be landscaped and maintained with electrical equipment, to the extent feasible.</p>	<p>Prior to the issuance of Building Permits</p>	<p>Project Applicant shall submit Building Plans to the County of San Diego for review and approval that show that building design plans require that residential structures be equipped with outdoor/exterior electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden</p>	<p>County of San Diego</p>			

1-862

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		equipment.				
<i>Biological Resources</i>						
<p>M-BI-1a Conveyance On or before the recordation of the first Final Map for the project, the Project applicant shall coordinate with the County of San Diego to establish and annex the project area into a County-administered Community Facilities District to fund the ongoing management and maintenance of the Otay Ranch RMP Preserve. Prior to the recordation of each Final Map within each Tentative Map, the Project applicant shall convey land within the Otay Ranch RMP Preserve to the Otay Ranch RMP POM or its designee at a ratio of 1.188 acre for each “Developable Acre” impacted per the Final Map as defined by the Otay Ranch RMP. Based on analysis in this document, the total required conveyance for this project is approximately 790.3 acres with the final acreage determined based on the Final Map for the project. The conveyance may be, but is not required to be, located within Village 13 per the Otay Ranch RMP.</p>	<ol style="list-style-type: none"> 1. Prior to the approval of the first Final Map associated with any development phase of the project. 2. Prior to recordation of each Final Map, the Applicant or its designee shall convey fee title to land within the Otay Ranch Preserve to the Otay Ranch POM or its designee at a ratio of 1.188 acres for each acre of development area, as defined in the Otay Ranch Resource Management Plan. Access to the conveyed property for maintenance purposes shall also be provided to the satisfaction of the POM. The approved associated funding or funding mechanism shall be established prior to first grading permit. 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall request that the County initiate formation proceedings to establish a CFD or similar financing mechanism and enter into a funding agreement for such formation. The district shall have the capacity to generate revenues required for annual operation and maintenance of the POM. 2. The project Applicant or its designee shall prepare the draft plats and legal descriptions, then submit them for preparation and recordation with the County [DGS, RP], and pay all applicable fees associated with preparation of the documents. The Applicant or its designee shall provide documentation showing the PAR and demonstrating implementation of the funding mechanism for approval. 3. The County DPR, PDS shall review the financing documentation for conformance with this condition. Upon recordation of each Final Map, and submittal of the required Otay Ranch RMP Preserve conveyance documents, the County DPR, PDS shall forward 	County of San Diego			

1-863

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>a copy of the recorded documents to the County PDS, DPR, and PCC for satisfaction of the condition.</p> <p>4. For recordation on the map, the County [PDS, LDR] shall route each Final Map to the County [PDS, PCC] for approval prior to map recordation. The county [PDS, PCC] and POM/DPR of the RMP Preserve shall preapprove the estimated location, and funding of the Otay Ranch RMP Preserve prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve conveyance, the County [DGS, RP] shall forward a copy of the recorded documents to the County [PDS, PCC] for satisfaction of the condition.</p>				
<p>M-BI-1b Biological Monitoring Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits for any areas adjacent to the Preserve and the off-site facilities located within the Preserve, the Project applicant shall provide written confirmation that a County-approved biological monitor has been retained and will be on-site during clearing, grubbing, and/or</p>	<p>1. Prior to approval or issuance of any grading permit for each phase, and prior to any grading, clearing, or other disturbance, the requirement shall be completed for phase under construction.</p> <p>2. Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances</p>	<p>1. The project Applicant or its designee shall provide a copy of the biological monitoring contract, cost estimate, and MOU to the County [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.</p> <p>2. The Biological Monitor shall prepare written documentation that certifies that the temporary fencing has been installed and that all construction staff has</p>	County of San Diego			

1-864

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>grading activities. The biological monitor shall attend all pre-construction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas, and protective fencing. The biological monitor shall also be responsible for implementing the monitoring as required and specified in the restoration plans. The biological monitor shall be authorized to halt all associated project activities that may be in violation of the County’s MSCP Subarea Plan and/or permits issued by any other agencies having jurisdictional authority over the project.</p> <p>Before construction activities occur in areas adjacent to Preserve areas containing sensitive biological resources, all workers shall be educated by a County-approved biologist to recognize and avoid those areas that have been marked as sensitive biological resources.</p>	<p>this condition shall be completed for the phase under construction.</p> <p>3. The following actions shall occur throughout the duration of the grading construction; if this project includes more than one Final Map, each shall have separate monitoring contracts and documentation. Upon completion of all grading activities, and prior to Rough Grading Final Inspection, (Grading Ordinance SEC 87.421.a.2), the final report shall be completed.</p> <p>4. Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the final report shall be completed for each grading phase.</p>	<p>been trained on the site sensitive biological resources that are to be avoided.</p> <p>3. The Project Biologist shall prepare and submit to the satisfaction the County [PDS, PCC] monitoring reports, cost estimate, and MOU which indicate that the monitoring has occurred as indicated above. The Applicant or its designee shall provide verification that the cost of the monitoring has been added to the grading bond.</p> <p>4. The project Applicant or its designee shall submit the final biological monitoring report to the County [PDS, PCC] for review and approval.</p> <p>5. The County [PDS, PCC] shall review the contract, MOU and cost estimate or separate bonds for are in compliance with this condition. The cost estimate should be forwarded to County [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds.</p> <p>6. The County [DPW, PDCI] shall invite the County [PDS, PCC] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The County [PDS, PCC] shall attend the preconstruction conference and</p>				

1-865

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>verify the installation of the temporary fencing and approve the training documentation prepared by the biologist.</p> <p>7. The County PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The County [DPW, PDCI] shall assure that the Project Biologist is on-site performing the Monitoring duties of this condition during all applicable grading activities as determined by the Biologist. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Project Biologist or Applicant or its designee fails to comply with this condition. The County [PDS, PCC] shall review and approve the monitoring reports for compliance with this measure.</p> <p>8. The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed and</p>				

1-866

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		accepted by PDS. Upon approval of the report, the PDS shall inform the Department of Public Works (DPW) that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then PDS shall inform DPW to release the bond back to the Applicant or its designee.				
<p>M-BI-1c Temporary Fencing Prior to issuance of land development permits, including clearing, grubbing, grading and/or construction permits, the Project Applicant shall install prominently colored, fencing and signage wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to the Preserve and for all off-site facilities constructed within the preserve. Prior to release of grading and/or improvement bonds, a qualified biologist shall provide evidence to the satisfaction of the Director of Planning and Development</p>	<p>1. Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing for the phase under construction.</p>	<p>1. The project Applicant or its designee shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on or such that it shall protect the boundary of the open space easement(s). The Applicant or its designee shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. 2. The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the Applicant or its designee.</p>	County of San Diego			

1-867

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
Services (or her/his designee)) and the Director of Parks and Recreation, that work was conducted as authorized under the approved land development permit and associated plans.						
<p>M-BI-1d Upland Restoration. Restoration areas include those areas within the Preserve that will be impacted as allowable uses for infrastructure. These areas include the temporary graded slopes for the road to the water tank, for slopes along Otay Lakes Road, and for the natural drainage bypass facility areas. These restoration areas may incorporate salvaged materials, such as seed collection and translocation of plant materials as determined appropriate. The project biologist shall review the plant materials prior to grading and will determine if salvage is warranted. If salvage is not appropriate due to site conditions, plant conditions, or reproductive stage of the plants, a letter indicating that will be prepared and submitted for approval to the Director of Planning & Development Services and the Director of Parks and Recreation. Prior to grading the project, a Conceptual Upland Restoration Plan will be</p>	<ol style="list-style-type: none"> 1. Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 45: Conceptual Phasing Plan of the Otay Ranch Resort Village Alternative H Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the biological open space easements to the County, or habitat conveyance to the Otay Ranch Preserve Owner Manager (POM) or City of San Diego shall be executed and recorded by phase based on the allocated acreages. 2. The project Applicant or its designee shall prepare the RMP, demonstrate that the RMP has been fully funded, (funding by 	<ol style="list-style-type: none"> 1. If the Conserved Open Space (all or in part) is to be managed by the County of San Diego through the County biological open space easement to satisfy the additional mitigation requirements then the following documentation is required. The Applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. If the Conserved Open Space is conveyed in fee title to the Preserve Owner Manager (POM) of the Otay Ranch RMP2 Preserve with funding to pay for review by the POM and associated fees, then the Applicant or its designee shall provide a copy of the grant deed to the County showing the dedication. If portions of the Conserved Open Space are used for mitigation of impacts on Cornerstone Lands, then the Applicant or its designee shall 	County of San Diego			

1-868

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>submitted to and receive approval from the Director of Planning & Development Services (or her/his designee), the Director of Parks and Recreation, and the POM (see Appendix D of the Biological Resources Technical Report Supplemental Analysis, Appendix D-3).</p> <p>The plan shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, and any relevant contingency measures. The Conceptual Upland Restoration Plan shall include, but not be limited to, the following to ensure the establishment of the restoration objectives: a 24- by 36-inch map showing the restoration areas, site preparation information, type of planting materials (species ratios, source, size of container, etc.), planting program, 80% success criteria, 5-year monitoring plan, and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, monitoring, and report preparation. The report shall be prepared by a County of</p>	<p>phase is acceptable), to the satisfaction of the Director of PDS, and submit it to the County [PDS, ZONING] and pay all applicable review fees</p> <p>3. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.</p> <p>4. Prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance, and after the approval of the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan the agreement shall be executed and the</p>	<p>provide the agreement between the City of San Diego and the Applicant or its designee as documentation for this condition.</p> <p>2. The project Applicant or its designee shall prepare the RMP, demonstrate that the RMP has been fully funded (funding by phase is acceptable), to the satisfaction of the Director of PDS, and submit it to the [PDS, ZONING] and pay all applicable review fees.</p> <p>3. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the County [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits.</p> <p>4. The project Applicant or its designee shall execute a Secured Agreement provided with the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan Final Decision and provide the approved</p>				

1-869

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
San Diego-approved biologist and a state of California-licensed landscape architect.	<p>securities provided for the revegetation implementation.</p> <p>5. Prior to the approval or issuance of any grading permit associated with the Phases as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, the Biological Resource Salvage Plan shall be approved and fully funded.</p>	<p>securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the County [PDS, LA] for final review and approval.</p> <p>5. The project Applicant or its designee shall prepare a Biological Resource Salvage and Restoration Plan(s), submit it to the County [PDS, ZONING] and pay all the applicable review fees and deposits.</p> <p>6. For recordation on the map, [PDS, LDR] shall route the applicable Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.</p> <p>7. The County [PDS, PPD] shall review the RMP for compliance with the latest version of the County of San Diego Report Format and Content Requirements, Otay Ranch RMP, and this condition.</p>				

1-870

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>8. The [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.</p> <p>9. The County [PDS, LA] shall review the Agreement cash deposit and securities provided for compliance with this condition, and the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan. The County [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by the County [PDS, FISCAL]. Upon acceptance of the Agreement,</p>				

1-871

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>securities and cash deposit, the County [PDS, LA], shall provide a confirmation letter acknowledging acceptance of securities.</p> <p>10. The County [PDS, LA] shall review the Biological Resource Salvage Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#15– SECURED AGREEMENT (BMO BIOLOGICAL RESOURCE SALVAGE PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan.</p>				
<p>M-BI-1e Limited Building Zone (LBZ) Easement. To protect sensitive biological resources in the adjacent Preserve and Conserved Open Space, a Limited Building Zone (LBZ) easement will be granted to the County on HOA manufactured open space along the perimeter of the development footprint, as well as the Conserved Open Space, to be confirmed at the time of the</p>	<ol style="list-style-type: none"> Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded for each phase in which the LBZ is located. The Lighting Plan(s) shall be approved concurrent with any improvement plans 	<ol style="list-style-type: none"> The project Applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, Real Property Division], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the Applicant or its designee shall provide copies of the 	County of San Diego			

1-872

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Final Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the Preserve, restrict unauthorized access, prohibit landscaping with exotic pest plants that may invade the Preserve, and prohibit artificial lighting and focal use areas that would alter wildlife behavior in the Preserve. This easement requires the landowner to maintain permanent fencing and signage. The easement precludes (1) placement, installation, or construction of habitable structures, including garages or accessory structures designed or intended for occupancy by humans or animals; (2) landscaping with exotic pest plants; (3) artificial lighting except low-pressure sodium fixtures shielded and directed away from the Preserve; and (4) focal use areas including arenas, pools, and patios.</p>	<p>adjacent to the Otay Ranch RMP Preserve Edge.</p>	<p>recorded easement documents to [PDS, PCC] for approval.</p> <ol style="list-style-type: none"> 2. The project Applicant or its designee shall prepare the Lighting Plans and submit it to the [PDS, ZONING] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the Lighting Plans and this condition for the life of this permit. 3. The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre-approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the Applicant or its designee for signature and subsequent recordation. Upon Recordation of the easements [DGS, Real Property Division] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition. 4. The County inspector shall review the Lighting Plan for compliance with this measure. The [PDS Code Compliance Division] is responsible for enforcement of this permit. 				

1-873

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>M-BI-1f Fencing and Signage. To protect the Preserve from entry upon completion of construction, an open space fence or wall will be installed along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the Otay Ranch Resort Village Alternative H Preserve Edge Plan, Proposed Fencing, Preserve Signage, and Fuel Modification Zones (see map pocket). The barrier must be a minimum construction of vertical metal fencing, but may be other suitable construction material, as approved by the Director of Planning & Development Services and the Director of Parks and Recreation. To protect the Preserve from entry, informational signs will be installed, where appropriate, along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the Otay Ranch Resort Village Alternative H Preserve Edge Plan. The signs must be corrosion resistant, a minimum of 6 inches by 9 inches in size, on posts not less than 3 feet in</p>	<ol style="list-style-type: none"> Prior to the approval of each Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, the Applicant or its designee shall demonstrate that the fencing/wall requirement has been appropriately shown and noted on all plans and maps. Prior to the approval of each Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, the Applicant or its designee shall demonstrate that the signage requirement has been appropriately shown and noted on all plans and maps. Prior to the occupancy of any structure or use of the premises in reliance of PDS2004-3810-04-002(SP); PDS2004-3800-04-003(GPA); PDS2004-3600-04-009(REZ); PDS2004-3100- 	<ol style="list-style-type: none"> The project Applicant or its designee shall include fencing/wall requirement in conformance with this condition in the notes and clearly show all fencing/wall locations on all plans and maps. Fencing/wall specifications shall be provided on plans, as applicable. The project Applicant or its designee shall demonstrate that the signage requirement is included in the notes and shown on all plans and maps. Signage specifications and approved language shall be provided on all applicable plans. The project Applicant or its designee shall install the fencing and signage and provide the documentation site photos and certification statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed to the [PDS, PCC]. The County [PDS, PCC] shall review each Final Map, grading plans, other plans and maps (as applicable), statement for are in compliance with this condition, the Preserve Edge Plan and Specific Plan. The County [PDS, PCC] shall review each Final Map, grading plans, other plans and maps (as 	County of San Diego			

1-874

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>height from the ground surface, and state the following (or similar if approved by the Otay Ranch RMP POM/DPR):</p> <p>Sensitive Environmental Resources Area Restricted by Easement Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services Reference: (ER-04-19-005)</p>	<p>5361(TM); PDS2004-3910-04-19-005, and prior to Final Grading Release of each Grading Permit (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed and approved by the Director of PDS. The final grading release requirement may be waived, wholly or in part, at the discretion of the Director of PDS if the Applicant or its designee demonstrates that cash or security has been provided for the entire associated installation of fencing and signage.</p>	<p>applicable), statement for are in compliance with this condition, and Preserve Edge Plan and Specific Plan.</p> <p>6. The [PDS, PCC] shall review the photos and statement for compliance with this condition.</p>				
<p>M-BI-2 Prior to widening Otay Lakes Road, the Project applicant shall mitigate for the impact to Cornerstone Lands and complete an MHPA Boundary Adjustment to the satisfaction of the City of San Diego Director of Planning & Development Services (or her/his designee). Replacement of MHPA lands within Cornerstone Lands is proposed at a 4:1 ratio for lands replaced inside the MSCP Preserve. For replacement lands</p>	<p>1. Prior to widening Otay Lakes Road.</p>	<p>2. The City of San Diego will review and approve the MHPA Boundary Adjustment to the satisfaction of the City of San Diego Development Services Director (or their designee).</p>	<p>City of San Diego and County of San Diego</p>			

1-875

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
that are located outside of the MSCP Preserve, the mitigation is at a 1:1 ratio. Mitigation for impacts to the various vegetation communities shall be based on the tier of the impacted lands in accordance with the mitigation ratios provided by the MSCP. The mitigation and MHPA Boundary Adjustment may be implemented within the Otay Ranch Preserve on property surrounding the existing Cornerstone Lands, north of Otay Lakes Road, or may be off-site at a location determined acceptable by the City of San Diego.						
M-BI-3 Prior to issuance of any land development permits, including clearing or grubbing and grading and/or construction permits, the project will be required to obtain a Habitat Loss and Incidental Take (HLIT) Permit pursuant to Section 17.35 of the Chula Vista Municipal Code for impacts to Chula Vista MSCP Tier I, II, and III vegetation communities in accordance with Table 5-3 of the Chula Vista MSCP Subarea Plan. Mitigation for offsite impacts outside of Otay Ranch will be	1. Prior to issuance of any land development permits, including clearing or grubbing and grading and/or construction permits.	1. The City of Chula Vista shall make sure that the applicant complies with this measure. Prior to issuance of any land development permit for the widening or Otay Lakes Road, Applicant shall present the mitigation strategy (chosen from the measure as applicable) to the satisfaction and oversight of the City of Chula Vista’s Development Services Director (or their designee). 2. The Project applicant shall secure mitigation credits within a City- and wildlife agency-approved Conservation Bank or other approved location offering	City of Chula Vista and County of San Diego			

1-876

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>in accordance with the Chula Vista MSCP Subarea Plan and the Chula Vista HLIT Ordinance.</p> <p>Prior to issuance of any land development permits, the Project applicant shall mitigate for direct impacts pursuant to Section 5.2.2 of the City of Chula Vista MSCP Subarea Plan. In compliance with the Subarea Plan, the Project Applicant shall secure mitigation credits within a City- and wildlife agency-approved Conservation Bank or other approved location offering mitigation credits consistent with the ratios specified by MSCP.</p> <p>The Project applicant shall be required to provide verification of purchase to the City prior to issuance of any land development permits.</p> <p>In the event that a Project Applicant is unable to secure mitigation through an established mitigation bank approved by the City of Chula Vista and wildlife</p>		<p>mitigation credits consistent with the ratios specified by MSCP.</p> <p>3. The Project applicant shall be required to provide verification of purchase to the City prior to issuance of any land development permits.</p>				

1-877

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>agencies, the Project Applicant shall secure the required mitigation through the conservation of an area containing in-kind habitat within the City’s MSCP Subarea Plan or MSCP Planning Area in accordance with the mitigation ratios contained in Table 5-3 of the City of Chula Vista MSCP Subarea Plan and subject to wildlife agency concurrence.</p> <p>Prior to issuance of any land development permit for the widening of Otay Lakes Road, and to the satisfaction and oversight of the City’s Development Services Director (or her/his designee), the Project Applicant shall secure the parcel(s) that will be permanently preserved for in-kind habitat impact mitigation. If a mitigation bank purchase is unavailable, the Project Applicant shall prepare a long-term management and monitoring plan for the mitigation area, secure an appropriate management entity to ensure that long-term biological resource management and monitoring of the mitigation area is implemented in perpetuity, and establish a long-</p>						

1-878

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>term funding mechanism for the management and monitoring of the mitigation area in perpetuity.</p> <p>The long-term management and monitoring plan shall provide management measures to be implemented to sustain the viability of the preserved habitat and identify timing for implementing the measures prescribed in the management and monitoring plan. The mitigation parcel shall be restricted from future development and permanently preserved through the recordation of a biological open space easement or other mechanism approved by the wildlife agencies as being sufficient to ensure that the lands are protected in perpetuity. The biological open space easement or other mechanism approved by the wildlife agencies shall be recorded prior to issuance of any land development permits.</p>						
<p>M-BI-4 Prior to impacts occurring to waters and wetlands under the jurisdiction of ACOE, CDFW, and RWQCB, the Project Applicants shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and a</p>	<p>1. Consultation and permits must be obtained prior to the approval or issuance of the first grading permit, and prior to any grading, clearing, or other disturbance which may</p>	<p>1. The project Applicant or its designee shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy of the permit(s)/agreement(s), or</p>	<p>The County of San Diego</p>			

1-879

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>CDFW Code 1600 Streambed Alteration Agreement. Impacts shall be mitigated at a minimum 1:1 ratio by creation or purchase of credits for the creation of jurisdictional habitat of similar functions and values. A suitable mitigation site shall be selected and approved by the resource agencies during the permitting process. The ratio of wetland mitigation shall be determined by the permitting agencies varying from 2:1 to 5:1 overall. Mitigation for impacts to wetlands and non-wetland waters could occur offsite within the Otay River Valley as a part of or adjacent to the Otay River Restoration Project or other appropriate mitigation site as approved by the County and Wildlife Agencies. Mitigation would be provided to meet the mitigation ratios outlined in the wetland permit applications. The wetland creation should include at least a 1:1 ratio of each of the wetland vegetation communities impacted. The remainder of the creation/enhancement obligation may be fulfilled with any wetlands type as defined by the wetland permitting agencies.</p>	<p>impact jurisdictional resources. Phasing of wetland permits may be permissible at the discretion of the respective resource agencies (i.e. ACOE, RWQCB, and CDFW) with written consent.</p> <p>2. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.</p> <p>3. Prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance, and after the approval of the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan the</p>	<p>evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance.</p> <p>2. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the County [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits.</p> <p>3. The project Applicant or its designee shall execute a Secured Agreement provided with the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the County [PDS, LA] for final review and approval.</p> <p>4. The [PDS, PCC] shall review the permits/agreement for compliance with this condition.</p>				

1-880

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
	agreement shall be executed and the securities provided for the revegetation implementation.	<p>Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans. The County [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.</p> <p>5. The County [PDS, LA] shall review the Agreement cash deposit and securities provided for compliance with this condition, and the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan. The County [PDS, LA] shall sign the Agreement for the</p>				

1-881

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		Director of PDS and ensure the cash deposit is collected by the County [PDS, FISCAL]. Upon acceptance of the Agreement, securities and cash deposit, the County [PDS, LA], shall provide a confirmation letter acknowledging acceptance of securities.				
M-BI-5 Prior to impacts occurring to waters and wetlands within the City of San Diego Cornerstone Lands, under the jurisdiction of ACOE, CDFW, and RWQCB, the Project Applicants shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and a CDFW Code 1600 Streambed Alteration Agreement. Impacts shall be mitigated at a 1:1 ratio by creation or purchase of credits for the creation of jurisdictional habitat of similar functions and values in order to account for no net loss of wetlands. A suitable mitigation site shall be selected and approved by the resource agencies during the permitting process. The ratio of wetland mitigation shall be 3:1 overall with 1:1 of creation (establishment) and 2:1 proposed to be enhancement. Mitigation for impacts to wetlands and non-	1. Prior to impacts occurring to waters and wetlands within the City of San Diego Cornerstone Lands.	1. The Project applicants shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and a CDFW Code 1600 Streambed Alteration Agreement. 2. The [PDS, PCC] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.	County of San Diego, USACOE, RWQCOB, and CDFW			

1-882

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>wetland waters would occur within the Otay River Valley as a part of or adjacent to the Otay River Restoration Project. The Project applicant is currently discussing the exact location of the mitigation parcel; however, mitigation would be provided to meet the mitigation ratios outlined in the wetland permit applications. The wetland creation shall include at least a 1:1 ratio of each of the wetland vegetation communities impacted. The remainder of the creation/enhancement obligation may be fulfilled with any wetlands type.</p> <p>The temporary impacts to ephemeral and intermittent waters shall be mitigated by restoring them to original conditions immediately upon completion of the Project, and shall be subject to all of the success criteria and monitoring as the permanent impacted wetlands.</p>						
<p>M-BI-6 Prior to any project-related impact to waters within the City of Chula Vista under the jurisdiction of ACOE, CDFW, and RWQCB, the Project Applicants shall obtain the following permits: ACOE 404</p>	<p>1. Consultation and permits must be obtained prior to the approval or issuance of the first grading permit, and prior to any grading, clearing, or other</p>	<p>1. The project Applicant or its designee shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy</p>	<p>City of San Diego, USACOE, RWQCOB, and CDFW</p>			

1-883

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>permit, RWQCB 401 Water Quality Certification, and a CDFW Code 1600 Streambed Alteration Agreement. Such impacts shall be mitigated at a 1:1 ratio by creation or purchase of credits for the creation of jurisdictional habitat of similar functions and values. A suitable mitigation site shall be selected and approved by the resource agencies during the permitting process. Mitigation for impacts to wetlands and non-wetland waters would occur within the Otay River Valley as a part of or adjacent to the Otay River Restoration Project. The Project Applicant are currently discussing the exact location of the mitigation parcel; however, mitigation would be provided to meet the mitigation ratios outlined in the wetland permit applications. The ratio of wetlands mitigation shall be 3:1 overall with 1:1 to be creation (establishment) and 2:1 to be enhancement. The wetland creation shall include at least a 1:1 ratio of each of the wetland vegetation communities impacted. The remainder of the creation/enhancement obligation may be fulfilled with any wetlands type.</p>	<p>disturbance which may impact jurisdictional resources. Phasing of wetland permits may be permissible at the discretion of the respective resource agencies (i.e. ACOE, RWQCB, and CDFW) with written consent.</p> <p>2. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.</p> <p>3. Prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance, and after the approval of the Upland Restoration Plan and Wetlands Mitigation</p>	<p>of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance.</p> <p>2. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the County [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits.</p> <p>3. The project Applicant or its designee shall execute a Secured Agreement provided with the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the County [PDS, LA] for final review and approval.</p> <p>4. The [PDS, PCC] shall review the permits/agreement for</p>				

1-884

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>The temporary impacts to ephemeral and intermittent waters shall be mitigated by restoring them to their original conditions immediately upon completion of the Project, and shall be subject to all of the success criteria and monitoring as the permanently impacted wetlands. The mitigation will include planting of San Diego marsh-elder at a 2:1 ratio within areas that are temporarily impacted and will include additional planting of this species to comply with the 2:1 ratio required by the RMP2.</p>	<p>and Monitoring Plan the agreement shall be executed and the securities provided for the revegetation implementation.</p>	<p>compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.</p> <p>5. The County [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.</p> <p>6. The County [PDS, LA] shall review the Agreement cash deposit and securities provided for compliance with this condition, and the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan.</p>				

1-885

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		The County [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by the County [PDS, FISCAL]. Upon acceptance of the Agreement, securities and cash deposit, the County [PDS, LA], shall provide a confirmation letter acknowledging acceptance of securities.				
<p>M-BI-7 This mitigation measure identifies two options for addressing the proposed Project’s potential impacts on vernal pools.</p> <p>Option No. 1: Under this option, the Project Applicants shall restore and reconfigure the K8 vernal pool group and provide a 100-foot minimum buffer around the pools and their watershed. No activities, including fuel modification, would be permitted within the buffer. The required restoration and reconfiguration shall involve reconstruction of the mima mounds and basins, removal of weedy vegetation, revegetation of the mounds with upland sage scrub species, and inoculation of the pools with vernal pool species. A Conceptual Vernal Pool Mitigation Plan shall be</p>	<p>1. Prior to the approval or issuance of the first grading permit required for impacts within the County’s jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained or evidence provided that it is not required.</p>	<p>1. The project Applicant or its designee shall consult the respective agencies to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the County PDS, PCC for compliance.</p> <p>2. Applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The County PDS, PCC shall review the permits/agreement for compliance with this condition. Copies of these</p>	County of San Diego			

1-886

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>prepared that outlines the location and activities of the restoration (Appendix B of the Biological Resources Technical Report Supplemental Analysis, Appendix D-3). The plan will be submitted to, and be to the satisfaction of, the Director of Planning & Development Services, Director of Parks and Recreation, and USFWS. The plan will include performance measures that may include but are not limited to target functions and values that are guidelines to assess the success of the restored vernal pool and mima mound habitat. The mitigation program intends to restore habitat with appropriate topography and vernal pool hydrology to support the intended vernal pool target species including San Diego fairy shrimp. A ratio of at least 1:1 restoration shall include the establishment of new vernal pool basins within the K8 vernal pool group. The balance of the mitigation ratio shall include enhancement of the existing pools. A total of 0.26 acre is available for enhancement within the existing pools. The additional restoration mitigation requirement (a total of 0.112</p>		<p>permits should be transmitted to the County DPW, ESU, for implementation on the grading plans.</p>				

1-887

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>acre) shall be directed toward establishing new basins within the K8 vernal pool group.</p> <p>Based on the inundation records, fairy shrimp surveys, and floral inventory, the following potential vernal pools meet the previously applied ACOE jurisdictional criteria: Assuming all of K6 (approximately 0.11 acre of vernal pool basin) is impacted and the mitigation requirement is a combination of 2:1 (pools not occupied by San Diego fairy shrimp – 0.107 acre) and 5:1 (for one pool occupied by San Diego fairy shrimp – 0.005-acre), as outlined above, a total mitigation of 0.239 acre shall be required. This is typically satisfied by providing at least 1:1 as restoration and the balance as enhancement. Enhancement within the K8 pools will likely be restricted by the resource agencies to those pools not containing fairy shrimp. Table 2.3-12 of the Draft EIR (2015) summarizes the existing conditions of the pools within the K8 mesa.</p> <p>The Conceptual Vernal Pool Mitigation Plan provides for the short-term management and</p>						

1-888

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>monitoring of the restoration area. Long-term management will be provided by the POM or included with the requirements of the Conserved Open Space (see M-BI-17).</p> <p>Option No. 2: Under this option, the Project applicant would mitigate the Project’s vernal pool impacts by purchasing vernal pool mitigation bank credits for a total of 0.239 acre at a combined 2:1 (for pools not occupied by San Diego fairy shrimp) and 5:1 mitigation ratio (for pools that are occupied by San Diego fairy shrimp).</p>						
<p>M-BI-8 Prior to the issuance of land development permits, including clearing or grubbing and grading permits, for areas with salvageable California adolphia and plant species identified as requiring salvage in the RMP2 (San Diego thornmint, San Diego goldenstar, variegated dudleya, San Diego barrel cactus, and San Diego marsh-elder), the Project Applicants shall prepare a Resource Salvage and Restoration Plan to address the requirements of the RMP2. Impacted individuals of these species shall be translocated per the RMP2 requirements. The</p>	<ol style="list-style-type: none"> 1. Prior to the approval or issuance of any grading permit associated with the Phases as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, the Biological Resource Salvage Plan shall be approved and fully funded. 2. Prior to the approval or issuance of any grading permit associated with the Phases as shown on 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall prepare a Biological Resource Salvage and Restoration Plan(s), submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits. 2. The project Applicant or its designee shall execute a Secured Agreement provided with the Biological Resource Salvage Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to 	County of San Diego			

1-889

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Resource Salvage and Restoration Plan shall be prepared by a County-approved biologist to the satisfaction of the Director of Planning & Development Services (or her/his designee) and in conjunction with the POM.</p> <p>The Resource Salvage and Restoration Plan will also include compliance with the mitigation standards set forth in the RMP2, including those related to restoration and translocation for San Diego thornmint, San Diego goldenstar, variegated dudleya, San Diego barrel cactus, and San Diego marsh-elder in drainages.</p> <p>The Resource Salvage and Restoration Plan shall, at a minimum, evaluate options for seed collection and plant salvage and relocation, including individual plant salvage, native plant mulching, selective soil salvaging, application of plant materials on manufactured slopes, and application/relocation of resources within the Otay Ranch Resource Management Plan Preserve. The Resource Salvage and</p>	<p>Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, and after the approval of the Biological Resource Salvage Plan, the agreement shall be executed and the securities provided for the Biological Resource Salvage Plan implementation.</p>	<p>the [PDS, LA] for final review and approval.</p> <p>3. The [PDS, LA] shall review the Biological Resource Salvage Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#15– SECURED AGREEMENT (BMO BIOLOGICAL RESOURCE SALVAGE PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan.</p> <p>4. The [PDS, LA] shall review the Agreement cash deposit and securities provided for are in compliance with this condition, and the Biological Resource Salvage Plan Final Decision. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected. Upon acceptance of the Agreement, securities and cash deposit, the [PDS, LA], shall provide a confirmation letter acknowledging acceptance of securities.</p>				

1-890

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Restoration Plan shall include incorporation of relocation and restoration efforts for San Diego goldenstar, San Diego thornmint, variegated dudleya, and San Diego barrel cactus, and include San Diego marsh-elder (within this plan or as part of the wetland mitigation) and California adolphia. Relocation efforts may include seed collection and/or transplantation to a suitable receptor site and shall be based on the most reliable methods of successful relocation. The plan shall also include a recommendation for method of salvage and relocation/application based on feasibility of implementation and likelihood of success. The plan shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, success criteria, and any relevant contingency measures to ensure that no-net-loss is achieved. The plan shall also be subject to the oversight of the Director of Planning & Development Services (or her/his designee).</p> <p>As required per RMP Policy 3.2, the Project Applicants will</p>						

1-891

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
coordinate with the POM to meet the RMP2’s restoration requirements for habitat restoration including Munz’s sage and San Diego viguiera-dominated coastal sage scrub and native grassland. This restoration will be incorporated into the Biological Resource Salvage and Restoration Plan.						
M-BI-9a Quino Take Authorization: On or before the recordation of the first Final Map that affects Quino checkerspot butterfly or its habitat, the Project applicant shall demonstrate to the satisfaction of the Director of Planning & Development Services (or her/his designee) that it has secured the necessary take authorization for Quino checkerspot butterfly through one of the following: (a) Section 7 Consultation, (b) Section 10 incidental take permit, or (c) the County’s MSCP Subarea Plan Quino checkerspot butterfly Addition, if and when approved. If the project receives take authorization through the County’s Quino checkerspot butterfly Addition, the project will thereby satisfy any and all Quino checkerspot butterfly mitigation requirements of the	1. Prior to the approval or issuance of the first grading permit required for impacts within the County’s jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained from the respective resource agencies, evidence provided that it is not required, or documentation provided that the project is in compliance with the MSCP County Subarea Plan Quino Addition.	1. The project Applicant or its designee shall consult the respective resource agencies (i.e. USFWS) to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance. 2. Applicant or its designee shall demonstrate, to the satisfaction of the County Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The County PDS, PCC shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the County DPW,	County of San Diego			

1-892

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>County. If the project receives take authorization through the federal Endangered Species Act (FESA) Section 7 or Section 10 processes, the Project Applicants will comply with any and all conditions, including preconstruction surveys that the USFWS may require for take of Quino checkerspot butterfly pursuant to FESA. The Project shall conserve a total of 1,176.5 acres (69.3 acres of open space and 1107.2 acres of preserve land) through a biological open space easement for the Quino checkerspot butterfly habitat, which may also be required by the USFWS in the relevant Biological Opinion (Section 7) or Habitat Conservation Plan (Section 10).</p> <p>This biological open space easement shall be for the protection of biological resources, and all of the following shall be prohibited on any portion of the land subject to said easement: grading; excavating; placing soil, sand, rock, gravel, or other material; clearing vegetation; constructing, erecting, or placing any building or structure; vehicular activities; dumping trash; or using the area</p>		<p>ESU, for implementation on the grading plans.</p>				

1-893

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>for any purpose other than as open space. The only exceptions to this prohibition are for activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning & Development Services. This biological open space easement shall authorize the County and its agents to periodically access the land to perform management and monitoring activities for species and habitat conservation.</p> <p>The Project Applicants shall show the on-site biological open space easement on the Final Map and biological open space easement exhibit with the appropriate granting language on the title sheet concurrent with Final Map Review. The Project Applicants then shall submit these documents for preparation and recordation with the Department of General Services, and pay all applicable fees associated with preparation of the documents.</p>						
<p>M-BI-9b Quino Management/ Enhancement Plan: Prior to the issuance of the first grading permit that impacts Quino checkerspot butterfly, the Project applicant shall prepare a long-</p>	<p>1. Prior to the approval or issuance of any grading permit as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior</p>	<p>1. The project Applicant or its designee shall prepare the Quino Checkerspot Butterfly Revegetation/Enhancement Plan, submit it to the County [PDS, PPD], USFWS (if applicable),</p>	<p>County of San Diego</p>			

1-894

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>term Quino Checkerspot Butterfly Management/ Enhancement Plan that shall, at a minimum, include a survey methodology for on-site Preserve areas pre- and post-construction to monitor effects on Quino checkerspot butterfly population health (see Appendix C – Quino Checkerspot Butterfly Management/Enhancement Plan Appendix D-3 - Biological Resources Technical Report Supplemental Analysis – Alternative H). This plan will be submitted to, and be to the satisfaction of, the Director of Planning & Development Services, Director of Parks and the POM. The Quino Checkerspot Butterfly Management/Enhancement Plan may be superseded or unnecessary upon completion and adoption of the County of San Diego Quino Checkerspot Butterfly MSCP Addition. The plan will include performance measures that may include but are not limited to: Annual restoration and enhancement of 15 acres per year with quantitative and qualitative requirements that outline the percent native cover, percent survival, and percent nonnative</p>	<p>to any grading clearing, or other disturbance, the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be approved by the County [PDS, PPD], the USFWS (if applicable) and the POM/DPR of the RMP Preserve. The Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be implemented and funded with perpetual monitoring and management of habitat areas of potential Quino checkerspot butterfly habitat restoration and enhancement in association with each Final Map.</p> <p>2. Prior to the approval or issuance of any grading permit, prior to any grading clearing, or other disturbance, and after the approval of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan, the agreement shall be executed and the securities obligation provided for the</p>	<p>and Preserve Owner/Manager (POM) of the RMP Preserve for approval, demonstrate perpetual funding in place for monitoring and management of suitable Quino checkerspot butterfly habitat based on an approved Property Analysis Record (PAR) for activities on Conserved Open Space, or similar, and pay all the applicable review fees and deposits.</p> <p>2. The project Applicant or its designee shall execute a Secured Agreement provided with the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the [PDS, LA] for final review and approval.</p> <p>3. The County [PDS, PPD] shall review the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director’s Decision of approval shall be issued to the Applicant or its</p>				

1-895

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>cover as well as reviewing the health and vigor of the host plants; Quantifiable adaptive management triggers that rely on yearly as needed population monitoring and statistical changes in the population size to then require restoration as noted above; Reintroduction of the species and continued restoration of unoccupied areas when population declines are not noted; Establishment of a permanent funding mechanism to work in concert with the funding requirements of Preserve lands conveyed to the POM.. The project will comply with all mitigation requirements associated with the Quino Checkerspot Butterfly MSCP Addition. Adaptive management techniques shall be developed within the plan with contingency methods for changed circumstances. These measures shall ensure that the potential loss of individuals and the loss of habitat for the species related to the proposed development are adequately offset by measures that will enhance the existing preserved population, and shall provide data that will help the species recover throughout its range.</p>	<p>revegetation implementation associated with each grading phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan</p>	<p>designee, and a request for compliance with condition BIO#8–SECURED AGREEMENT (QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan.</p> <p>4. The [PDS, LA] shall review the Agreement cash deposit and securities provided for compliance with this condition, and the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan Final Decision. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by [PDS, FISCAL]. Upon acceptance of the Agreement, securities and cash deposit, the [PDS, LA], shall provide a confirmation letter-acknowledging acceptance of securities.</p>				

1-896

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>M-BI-10 Prior to the issuance of the first grading permit that impacts the K6 vernal pool complex, the Project applicant shall demonstrate to the satisfaction of the Director of Planning and Development Services (or his/her designee) that the Project has secured take authorization of San Diego fairy shrimp through Section 7 Consultation or a Section 10 incidental take permit. If the project receives take authorization through the federal Endangered Species Act (FESA) Section 7 or Section 10 processes, the Project Applicants will comply with any and all conditions, including preconstruction surveys that the USFWS may require for take of Fairy shrimp pursuant to FESA.</p>	<p>1. Prior to the approval or issuance of the first grading permit required for impacts within the County’s jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained or evidence provided that it is not required.</p>	<p>1. The project Applicant or its designee shall consult the respective agencies to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the County [PDS, PCC] for compliance.</p> <p>2. Applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The County [PDS, PCC] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the County [DPW, ESU], for implementation on the grading plans.</p>	<p>County of San Diego</p>			
<p>M-BI-11 To avoid any direct impacts to raptors and/or any migratory birds protected under the MBTA, removal of habitat that supports active nests on the proposed area of disturbance shall occur outside of the breeding season</p>	<p>1. Prior to any grading, clearing, or land disturbance during the nesting season (January 15 through August 15), concurrence from the County and the Wildlife Agencies must be</p>	<p>1. The project Applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the Applicant or its</p>	<p>County of San Diego</p>			

1-897

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>for these species (January 15 through August 15, annually). If removal of habitat on the proposed area of disturbance must occur during the breeding season, the Project applicants shall retain a County-of-San-Diego-approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 3 calendar days prior to the start of construction, and the results shall be submitted to the County of San Diego for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan, as deemed appropriate by the County of San Diego, shall be prepared and include proposed measures to be implemented to ensure that disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the County of San Diego for review and approval, and implemented to the satisfaction of the Director of Planning & Development Services (or her/his designee). The County of San Diego's</p>	<p>obtained. If a nest is identified, a Preconstruction Survey Report shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction for the phase under construction.</p>	<p>designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA or within 300 feet of suitable avian nesting habitat (500 feet for raptors) until concurrence is received from the County and the Wildlife Agencies (i.e. USFWS and CDFW).</p> <p>2. The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the "concurrence letter."</p>				

1-898

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
mitigation monitor shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.						
<p>M-BI-12 One wildlife culvert shall be constructed to provide and improve habitat linkages and movement corridors. In general, the design of the wildlife culvert has been developed to be consistent with the MSCP Subarea Plan, where feasible. The wildlife culverts shall have fencing to funnel wildlife movement, shall have a natural bottom with native vegetation at either end, and shall be of size and height of opening so there is direct line of sight from one end to the other. Because there is natural light within the culverts, low-level illumination is not included. The detail of the wildlife culvert or crossing that shall be provided is presented below.</p> <ul style="list-style-type: none"> Otay Lakes Road Wildlife Crossing (Identified as No. 1) (58 feet long × 20.75 feet wide × 12.08 feet tall = openness ratio of 1.12) <p>This structure shall be located under Otay Lakes Road. This crossing is also located below</p>	1. Final design shall address and adhere to the requirements prior to construction start.	1. Final design shall be submitted to the County for approval.	County of San Diego			

1-899

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
the grade of Otay Lakes Road to prevent wildlife from gaining access to the surface of the roadway. There is also a 6-foot wildlife path with a soft surface along this crossing to allow for wildlife movement.						
<p>M-BI-13 Prior to issuance of grading permits for development areas adjacent to the Preserve, the Project applicants shall develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be developed, approved, and implemented during construction to control storm water runoff such that erosion, sedimentation, pollution, and other adverse effects are minimized. The following performance measures contained in the Project’s Preserve Edge Plan (Appendix D-23) shall be implemented to avoid the release of toxic substances associated with urban runoff:</p> <ul style="list-style-type: none"> • Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures. • Where deemed necessary, storm drains shall be equipped with silt and oil traps to remove oils, debris, and other pollutants. Storm 	<ol style="list-style-type: none"> 1. Prior to recordation of each Final Map, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed for any development phase. 2. Prior to the approval or issuance of any grading permit, and prior to any grading clearing, or other disturbance, the SWPPP shall be approved for each grading phase. Upon establishment of the use, the conditions of the SWPPP shall be complied with during construction activities and for the term of this permit. 3. The following actions shall occur throughout the duration of the grading construction. Each grading phase shall have separate 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall provide the letter of agreement and any additional security and/or cash deposit to the County [<i>PDS, LDR</i>]. 2. The project Applicant or its designee shall prepare the SWPPP and submit it to the County [PDS, LDR] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. 3. The SWPPP Monitor with input, as appropriate, from the Project Biologist shall prepare and submit to the satisfaction the County [PDS, PCC] monitoring reports, cost estimate, and MOU which indicate that the erosion and runoff control monitoring has occurred as indicated above. The Applicant or its designee shall provide verification that the cost of the monitoring has 	County of San Diego			

1-900

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>drain inlets shall be labeled “No Dumping–Drains to Ocean.” Storm drains shall be regularly maintained to ensure their effectiveness.</p> <ul style="list-style-type: none"> • Parking lots shall be designed to allow storm water runoff to be directed to vegetative filter strips and/or oil-water separators to control sediment, oil, and other contaminants. • Permanent energy dissipaters shall be included for drainage outlets. • The BMPs contained in the SWPPP shall include silt fences, fiber rolls, gravel bags, and soil stabilization measures such as erosion control mats and hydro-seeding. 	<p>monitoring contracts and documentation.</p>	<p>been added to the grading bond.</p> <ol style="list-style-type: none"> 4. The County PDS, LDR shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. The County [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site. 5. The County [PDS, LDR] shall review the final SWPPP for compliance with the most recent version of the California Stormwater Quality Association’s Stormwater BMP Handbook and this condition. During construction, the Project Biologist shall review SWPPP measures for compliance with this measure as part of the construction monitoring requirement. 6. The County PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. 				

1-901

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The Project Biologist shall assure that a licensed SWPPP Monitor is on-site performing the Monitoring duties of this condition during all applicable grading activities and notify the County [DPW, PDCI] of absence or breaches in the requirements as needed. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Project Biologist or Applicant or its designee fails to comply with this condition. The County [PDS, PCC] shall review and approve the monitoring reports for compliance with this condition.				
M-BI-14 During construction, material stockpiles shall be covered when not in use. This will prevent fly-off that could damage nearby sensitive plant communities. During grading and construction, graded areas shall be periodically watered to minimize dust affecting adjacent vegetation.	<ol style="list-style-type: none"> 1. Prior to the recordation of a Final Map, execution of the agreements and securities shall be completed for any development phase or unit. 2. Prior to the approval of any grading permit, and prior to any grading clearing, or other 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. 2. The Applicant or its designee shall comply with the requirements of the approved Preserve Edge Plan and this condition for the life of the permit. 	County of San Diego			

1-902

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>During Project operation, all recreational areas that use chemicals or animal by-products, such as manure, that are potentially toxic or impactful to sensitive habitats or plants shall incorporate methods on-site to reduce impacts caused by the application and/or drainage of such materials into Preserve areas.</p> <p>No invasive nonnative plant species shall be introduced into areas immediately adjacent to the Preserve. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat.</p> <p>During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This will protect sensitive vegetation from being inundated with sediment-laden runoff.</p> <p>Dewatering shall be conducted in accordance with standard regulations of RWQCB. A National Pollutant Discharge Elimination System (NPDES) permit, issued by RWQCB to</p>	<p>disturbance, associated Landscape Plans shall be approved for each grading phase</p> <p>3. Upon establishment of the use, the conditions of the Otay Ranch Resort Village Alternative H - Preserve Edge Plan shall be complied with for the term of this permit.</p>	<p>3. The project Applicant or its designee shall comply with the requirements of the Otay Ranch Resort Village Alternative H – Preserve Edge Plan and this condition for the life of this permit. Any change to the project will require resubmittal and County approval of the revised Preserve Edge Plan.</p> <p>4. The County [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.</p> <p>5. The [PDS, LA] and the Preserve Owner Manager (POM) of the RMP Preserve shall review the invasive species management for compliance with California Invasive Plant Council, all state and federal laws and regulations under the prescription of a pest control advisor, and this condition.</p> <p>6. The [PDS, PCC] shall verify that measures have been implemented pursuant to the approved Otay Ranch Resort Village Alternative H -Preserve Edge Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. During construction, the Project Biologist shall review the Otay Ranch Resort Village</p>				

1-903

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>discharge water from dewatering activities, shall be required prior to start of construction. This will minimize erosion, siltation, and pollution within sensitive communities.</p> <p>Design of drainage facilities shall incorporate long-term control of pollutants and storm water flow to minimize pollution and hydrologic changes. An Urban Runoff Plan and operational BMPs shall be approved by the San Diego County Department of Planning and Development Services prior to construction.</p> <p>Grading and/or improvement plans shall include the requirement that a fencing and signage plan be prepared and that permanent fences or walls be placed along the open space boundaries. Placement of permanent fencing or walls is required at the conclusion of the grading activity and prior to Record Plan approval.</p> <p>A hydroseed mix that incorporates native species, is appropriate to the area, and is without invasive shall be used</p>		<p>Alternative H - Preserve Edge Plan for compliance with this measure as part of the construction monitoring requirement.</p>				

1-904

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>for slope stabilization in transitional areas.</p> <p>Peruvian pepper trees and other invasive vegetation would not be planted in streetscapes, or within 50 feet of the Preserve, where they could impact native habitat.</p>						
<p>M-BI-15 No clearing, grading, or grubbing activities may occur within occupied gnatcatcher habitat during the breeding season for coastal California gnatcatcher (February 15 to August 15, annually). If construction occurs during the breeding season, a nesting survey for California gnatcatcher shall be conducted prior to the onset of construction and construction may occur if active nests can be avoided and provided an adequate buffer or noise levels are documented to be below 60 dBA L_{eq} at the nest site.</p> <p>When clearing, grading, or grubbing activities occur during the breeding season for raptors (January 15 to July 31, annually), nesting bird surveys shall be conducted by a qualified biologist for the San Diego County Department of Planning & Development Services to</p>	<ol style="list-style-type: none"> 1. Prior to any grading, clearing, or land disturbance during the nesting season (January 15 through August 15), concurrence from the County and the Wildlife Agencies must be obtained. If a nest is identified, a Preconstruction Survey Report shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction for the phase under construction. 2. The Nest Monitoring Logs shall be submitted to the County and the 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the Applicant or its designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA or within 300 feet of suitable avian nesting habitat (500 feet for raptors) until concurrence is received from the County and the Wildlife Agencies (i.e. USFWS and CDFW). 	County of San Diego			

1-905

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>identify active nest locations. Construction activities shall be restricted or modified such that noise levels related to those activities are below 60 dBA L_{eq}, or other Wildlife Agency approved restrictions, in the vicinity of the active nest site.</p> <p>Lighting of all developed areas adjacent to the preserve shall be directed away from the preserve, wherever feasible and consistent with public safety. Where necessary, development shall provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the preserve and sensitive species from night lighting.</p> <p>Uses in or adjacent to the preserve shall be designed to minimize noise impacts. Berms or walls shall be constructed adjacent to commercial areas and any other use that may introduce noises that could impact or interfere with wildlife utilization of the preserve. Excessively noisy uses or activities adjacent to breeding areas must incorporate noise-reduction measures or be curtailed during</p>	<p>Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction. Prior to approval of the each Final Map and preconstruction conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. If sound walls or barriers are required, the barrier shall be installed prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and shall remain for the</p>	<p>2. The project Applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the Applicant or its designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. If temporary or permanent sound walls or barriers are required, the Applicant or its designee shall provide evidence that the sound barrier has been installed and have a California licensed surveyor certify that the sound barrier is located on the boundary of the open space easement(s). The Applicant or its designee shall submit photos of the sound barrier along with</p>				

1-906

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>the breeding season of sensitive bird species.</p> <p>Grading and/or improvement plans shall include the requirement that a fencing and signage plan be prepared and that permanent fences or walls be placed along the open space boundaries. Placement of permanent fencing or walls is required at the conclusion of the grading activity and prior to Record Plan approval.</p>	<p>duration of the potential noise impact.</p> <p>3. The following actions shall occur throughout the duration of construction for any development phase.</p> <p>4. The Lighting Plan(s) shall be approved concurrent with any improvement plans adjacent to the Otay Ranch RMP Preserve Edge.</p>	<p>the certification letter to the [PDS, PCC] for approval.</p> <p>3. The project Applicant or its designee shall comply with the Air Quality and GHG Mitigation Measures of this condition.</p> <p>4. The project Applicant or its designee shall prepare the Lighting Plans and submit it to the [PDS, ZONING] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the Lighting Plans and this condition for the life of this permit.</p> <p>5. The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.”</p> <p>6. The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter. If a sound wall or barrier is required, the [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures</p>				

1-907

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>provided by the Applicant or its designee.</p> <p>7. The [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p> <p>8. The County inspector shall review the Lighting Plan for compliance with this measure. The [PDS Code Compliance Division] is responsible for enforcement of this permit.</p>				
<p>M-BI-16 Burrowing Owl Preconstruction Survey for Alternative H. Prior to issuance of any land development permits, including clearing, grubbing, and grading permits, the Project applicant or its designee shall retain a County of San Diego-approved biologist to conduct focused preconstruction surveys for burrowing owl during breeding or non-breeding season. The surveys shall be performed no earlier than 7 days prior to the commencement of any clearing, grubbing, or</p>	<p>1. Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed and approved for the phase under construction.</p>	<p>1. If occupied burrows are detected, the County-approved biologist shall prepare a plan that is consistent with the County of San Diego Strategy for Mitigating Impacts to Burrowing Owls in the Unincorporated County.</p> <p>2. The [DPW, PDCI] shall not allow any grading, unless a concurrence from the wildlife agencies is received. The [PDS, PCC] shall review the concurrence letter.</p>	<p>County of San Diego</p>			

1-908

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
grading activities and will be repeated if there is a lapse of construction activity longer than 7 days. If occupied burrows are detected, the County-approved biologist shall prepare a plan that is consistent with the County of San Diego <i>Strategy for Mitigating Impacts to Burrowing Owls in the Unincorporated County</i> . This strategy states that burrowing owls must be relocated out of the impact area using passive or active methodologies subject to review and approval by the wildlife agencies (i.e., California Department of Fish and Wildlife and U.S. Fish and Wildlife Service) and the County. The plan includes burrowing owl relocation plans to avoid impacts from construction related activities and may include construction of artificial burrows.						
M-BI-17 Biological Open Space Easement for Conserved Open Space. On or before the recordation of the first Final Map that affects the lots listed below, the Project applicant will protect the Conserved Open Space areas: Lots E, F, G, H, and I. Specifically, these five lots shall be preserved on-site and shall be	1. Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 45: Conceptual Phasing Plan of the Otay Ranch Resort Village Alternative H Specific Plan and/or prior to approval or issuance of	1. If the Conserved Open Space (all or in part) is to be managed by the County of San Diego through the County biological open space easement to satisfy the additional mitigation requirements then the following documentation is required. The Applicant or its designee shall prepare the draft plats and legal descriptions of	County of San Diego			

1-909

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>(a) added to the Otay Ranch RMP Preserve, and conveyed to the Otay Ranch RMP POM, or (b) managed under a County of San Diego (County) approved site-specific Resource Management Plan (RMP) through a County biological open space easement (see Appendix E of the Biological Resources Technical Report Supplemental Analysis, Appendix D-3). If the Project applicant pursues option (b) and secures a biological open space easement, the Conserved Open Space may be transferred to the Otay Ranch RMP at a later date in accordance with requirements of the County. This biological open space easement shall be for the protection of biological resources, and all of the following shall be prohibited on any portion of the land subject to said biological open space easement: grading; excavating; placing soil, sand, rock, gravel, or other material; clearing vegetation; constructing, erecting, or placing any building or structure; vehicular activities; dumping trash; or using the area for any purpose other than as open space. The only exceptions to this prohibition are for</p>	<p>any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the biological open space easements to the County, or habitat conveyance to the Otay Ranch Preserve Owner Manager (POM) or City of San Diego shall be executed and recorded by phase based on the allocated acreages in the table above.</p> <p>2. Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 45: Conceptual Phasing Plan of the Otay Ranch Resort Village – Alternative H Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the RMP shall be approved by the County and funding established or evidence provided that it is not required.</p>	<p>the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. If the Conserved Open Space is conveyed in fee title to the Preserve Owner Manager (POM) of the Otay Ranch RMP2 Preserve with funding to pay for review by the POM and associated fees, then the Applicant or its designee shall provide a copy of the grant deed to the County showing the dedication. If portions of the Conserved Open Space are used for mitigation of impacts on Cornerstone Lands, then the Applicant or its designee shall provide the agreement between the City of San Diego and the Applicant or its designee as documentation for this condition.</p> <p>2. The [PDS, PCC] shall verify that measures have been implemented pursuant to the approved Preserve Edge Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. During construction, the Project Biologist shall review the Preserve Edge Plan for compliance with this measure as</p>				

1-910

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning & Development Services. This biological open space easement shall authorize the County and its agents to periodically access the land to perform management and monitoring activities for species and habitat conservation.</p> <p>The Project Applicants shall show the on-site biological open space easement on the Final Map and biological open space easement exhibit with the appropriate granting language on the title sheet concurrent with Final Map Review. The Project Applicants then shall submit these documents for preparation and recordation with the Department of General Services, and pay all applicable fees associated with preparation of the documents.</p> <p>If areas of Conserved Open Space are managed through the biological open space easement, the Project Applicants shall prepare and implement a site-specific RMP prior to the approval of the first Final Map. The site-specific</p>		<p>part of the construction monitoring requirement.</p> <p>3. For recordation on the map, [PDS, LDR] shall route the applicable Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.</p> <p>4. The [PDS, PPD] shall review the RMP for compliance with the latest version of the County of San Diego Report Format and Content Requirements, Otay Ranch RMP, and this condition.</p>				

1-911

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>RMP shall be submitted to the County and agencies for approval as required.</p> <p>In addition, the County-approved site-specific RMP funding costs shall be identified and fully funded to ensure that the funding source remains adequate in perpetuity. One site-specific RMP should be developed to cumulatively manage all Conserved Open Space lands managed under this condition. If more than one biological open space easement is recorded, the site-specific RMPs may be phased to incorporate lands as they are dedicated to the County. This condition may be waived with written approval by the Director of Planning & Development Services to the extent that any of the areas of Conserved Open Space (69.3 acres) described are added to the Otay Ranch RMP Preserve for active monitoring and management by the POM.</p>						
<p>M-BI-18 No clearing, grading, or grubbing activities may occur within occupied least Bell’s vireo habitat during the breeding season (March 15 to September</p>	<p>1. If construction is proposed to occur within least Bell’s vireo habitat during the breeding season of least</p>	<p>1. The qualified biologist for the Director of Planning and Development shall conduct nesting bird surveys.</p>	<p>County of San Diego</p>			

1-912

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>15, annually). If construction is proposed to occur during the breeding season, a nesting survey for least Bell’s vireo shall be conducted prior to the onset of construction. The nesting bird surveys, if required due to construction timing, shall be conducted by a qualified biologist for the Director of Planning and Development Services to identify active nest locations. Construction may occur if active nests can be avoided and construction can be modified by methods such as construction of berms or walls to provide an adequate buffer, or to maintain noise levels below 60 dBA L_{eq}, or other Wildlife Agency approved restrictions at the nest site.</p> <p>Lighting of preserve lands including areas occupied by least Bell’s vireo shall be avoided or directed away from the preserve, wherever feasible and consistent with public safety. Where necessary, construction activities shall provide adequate shielding with native plants, berming, and/or other methods to protect the preserve and sensitive species from night lighting.</p>	<p>Bell’s vireo (March 15 to September 15, annually), prior to any clearing, grading, construction, or grubbing activities.</p>					

1-913

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
Grading and/or improvement plans shall include the requirement that protective fencing be placed along the open space boundaries and construction areas to prevent human access to occupied habitat. For areas temporarily impacted for construction of Otay Lakes Road, landscaping shall be limited to native vegetation and use of invasive plant species within the preserve area shall be prohibited. Temporary impacts shall be restored to suitable habitat for least Bell’s vireo and/or suitable native successional habitat.						
<i>Cultural Resources</i>						
<p>M-CR-1 Prior to the issuance of grading permits, the Project applicant shall implement or cause the implementation of a data recovery program, as described below, for the following five sites located within the proposed grading and brushing envelope: SDI-11,406 SDI-11,409 SDI-12,371 SDI-16,332 SDI-16,309</p> <p>Data Recovery Program The data recovery program is contingent upon extracting a sample that will exhaust the data</p>	<ol style="list-style-type: none"> 1. Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase. 2. Prior to the approval of any plan, issuance of any permit, and prior to approval of any map, associated with development Phase 1 and/or Phase 3, the data recovery program shall be completed. 3. Prior to the approval of any plan, issuance of 	<ol style="list-style-type: none"> 1. The Applicant or its designee shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. 2. Upon completion of the Phase I and Phase II data recovery referenced above, the Applicant shall submit the final report to the [PDS, PPD] for review and approval. The final report shall include a letter from the curation facility identifying that historic 	County of San Diego			

1-914

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>potential of each site. The County has not adopted a policy that identifies the specific level of excavation required to achieve mitigation of impacts by data recovery. In most cases, the level of sampling is dictated by the information potential of the site. Data recovery is commonly discussed in terms of sampling percentages, referring to the percent of the area of the significant subsurface deposit to be excavated. The general approach for achieving the mitigation of impacts through data recovery would begin with an indexing of the site. The site index shall include a sufficient sample of the subsurface deposit, ranging from 2.5 to 4.0 percent of each deposit, to effectively stratify the deposits into areas of differing artifact content, densities, and activity areas. The small percentage value proposed for site indexing is reflective of the basic characterization of each of the significant sites as quarry locations with minimal evidence of occupation activities. The indexing process shall use a static grid to cover each site, with a sample unit placed in each grid cell. Using a grid will produce a very</p>	<p>any permit and prior to approval of any map associated with development Phase 2 and/or Phase 3, the data recovery program shall be completed.</p>	<p>archaeological materials have been received and that all fees have been paid and evidence that prehistoric resources have been curated or repatriated. A copy of the report shall be provided to any culturally-affiliated tribe that requests a copy.</p> <p>3. The final report shall include a letter from the curation facility identifying that historic archaeological materials have been received and that all fees have been paid and evidence that prehistoric resources have been curated or repatriated.</p> <p>4. The final report shall include a letter from the curation facility identifying that historic archaeological materials have been received and that all fees have been paid and evidence that prehistoric resources have been curated or repatriated.</p> <p>5. The County PDS, PPD shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to the County PDS, PPD for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be</p>				

1-915

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>structured, nonrandom, and uniform index of the content of each cultural deposit. Within the portion(s) of each site that retains the greatest research potential, an additional 2 percent of that area shall be excavated. For most sites in the data recovery program, the area excavated shall be between 2.5 and 3 percent of the significant subsurface deposit (area of greater research potential). This volume of recovery would be sufficient to successfully pursue the research objectives of the research design and to provide other researchers with a large information resource. At the sites considered to retain the greatest research potential, a third level of stratified sampling may be implemented to focus block excavations on areas that demonstrate intense artifact recovery, features, or multi-cultural depositional patterns.</p> <p>The excavation of the subsurface deposits shall be accomplished with standard 1-meter-square test units excavated by hand in 10-centimeter levels. All units shall be screened, mapped, measured, and photographed through standard stratigraphic</p>		<p>made a condition of the issuance of the grading or construction permit.</p> <p>6. The [PDS, PPD] shall review the final data recovery program report for compliance with this condition.</p>				

1-916

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>control measures. A more detailed description of the field methods to be used is provided in Section 10.5 of the Archaeological/Historical Study provided in this EIR, Appendix D-4.</p> <p>For the phases of work at each site, the first phase shall be the site indexing and the second phase shall be the focused investigation. A third phase, if warranted, would be extremely focused on high-potential elements of any significant site. Each phase has specific goals: the site index is a nonrandom representative sample of the entire site, while the second and third phases are focused, biased, and intuitive studies of the area within the deposit that has the greatest potential.</p> <p>The grid for each site shall be determined by the number of sample units needed to accomplish the sample level of 2.5 percent. For most sites, the grid shall be set at 15-meter or 25-meter intervals. To calculate the grid size, the number of test units that represent the Phase 1 sample was divided into the calculated area of the deposit.</p>						

1-917

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>The resulting quotient represents the area within each grid cell, and the square root of this value provides the dimension of the grid cell. For example, assuming a site contained 2,000 square meters of a cultural deposit, a 2.5 percent sample would be 50 square meters. The grid size would be determined by dividing the deposit size (2,000 square meters) by the number of units (50), which equals 40 square meters. The square root of 40 square meters is 6.3 meters; thus, the intersection of each grid line is spaced at 6.3 meters. Within each 6.3-meter by 6.3-meter grid cell, one test unit would be excavated to complete the site index.</p> <p>For consistency, all of the sites shall be treated similarly, with an index phase followed by a focused, intuitive phase in the area of greatest importance. The phases of the sampling procedure to be used at the sites included in the data recovery program are as follows.</p> <p><u>Data Recovery Program Phase 1</u></p> <p>The first phase of excavation at any particular site shall typically</p>						

1-918

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>involve a 2.5 percent sample used to index the site content and document intra-site variation. Test units shall be uniformly distributed within each site using a grid system. For most sites, the presence of multiple rock outcroppings would constitute voids in the sample grid. These areas would be deleted from the calculations of site deposits when the data recovery programs are initiated; however, the areas represented by the outcrops cannot be calculated at this time.</p> <p><u>Data Recovery Program Phase 2</u></p> <p>The second phase of excavation shall consist of a 2 to 4 percent sample of each site area identified as representing the greatest research potential. The stratification of the site following the Phase 1 work would typically identify an area of approximately 10 percent of the sample area identified as retaining additional research potential. For this sampling phase, the test units must not be randomly placed but shall be intuitively located at the discretion of the archaeologist.</p> <p><u>Data Recovery Program Phase 3</u></p>						

1-919

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>The last phase of excavation shall be conducted at any sites that are found to contain particularly important deposits worthy of extended excavation. The sample size of any such area is dependent on the nature of the deposit and research potential.</p> <p>The procedures noted above shall be applied to each of the sites listed below in addition to any site-specific mitigation measures. The actual number of square meters to be excavated in any particular site would depend on the site size, importance, and research potential. The projected size of the sample for each of the sites listed below is a minimum of 2.5 percent, but the actual size of the sample needed to satisfy the data needs of the research objectives will ultimately be determined by the assessment of the recovery from the sample. The possibility exists that previously unidentified subsurface deposits would be identified during data recovery, increasing the research potential of a significant site. In this case, the sample size of the Phase 1 or Phase 2 excavation may be readjusted. If the recovery from</p>						

1-920

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>any site is evaluated as redundant even before the minimum Phase 1 sample level of 2.5 percent is achieved, the consulting archaeologist shall request a variance from the County of San Diego to reduce the sample size to reflect the redundancy of the sample. This request would need to be supported by data and analysis from the excavations in progress at the site(s) in question. At each site, a backhoe may be employed following the completed sampling program to search for any anomalies within the site. Trenches would be used to expose portions of the sites; however, the number of trenches used in this type of investigation would be discussed and approved by the County before initiation.</p> <p>Backhoe Trenching</p> <p>All sites that are subject to data recovery and test unit excavations shall be subject to backhoe trenching following the test unit excavations to search for any unusual features or</p>						

1-921

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>anomalies that would need to be examined further. The number and locations of the trenches to be excavated at each site shall be determined by the archaeologist on the basis of the size of the site and the recovery from the test units. If the trenches reveal the presence of deposits or features within a site that were not previously detected, then additional test units shall be excavated to expose the features and permit further investigation and recordation. For the significant site (SDI 16,332) that lies partially within the development envelope and partially within the Preserve (open space), the data recovery mitigation program would include portions of this site within the development envelope as well as an area 10-feet-wide extending into the open space portion of the site. This extension of the data recovery program into the open space portions of the sites is intended to provide mitigation for indirect impacts in the buffer area of the open space that directly affects the development envelope.</p> <p>Data Recovery Procedures</p>						

1-922

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>For all sites that are subject to data recovery, the program to carry out the necessary data recovery procedures, including the applicable field methodologies, laboratory analyses, and special studies for these sites, shall be provided as described below.</p> <p>The data recovery program must be consistent with the policies and guidelines of the County and with the California Office of Historic Preservation (OHP) publication, Guidelines for Archaeological Research Design Preservation Planning Bulletin No. 5 (1991).</p> <p><u>Field Methods</u></p> <p>The data recovery program shall focus on the excavation of test units measuring 1-meter-square to a minimum depth of 30 centimeters or until bedrock is encountered. If cultural materials are present beyond this depth, the excavation shall continue until one sterile level is exposed. The units shall be excavated in controlled, 10-centimeter levels. All removed soils shall be sifted through 1/8-inch mesh hardware cloth. All artifacts recovered</p>						

1-923

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>during the screening process shall be properly labeled with provenience information in the field and subsequently subjected to standard laboratory procedures of washing (if appropriate) and cataloging. The excavation of the units shall be documented with field notes, illustrations, and photographs.</p> <p>At the conclusion of the test unit excavations, backhoe trenches may be excavated to investigate the site(s) further and search for any unusual features or artifact concentrations. When a backhoe is used, the methodology to be followed is outlined below:</p> <ul style="list-style-type: none"> • All trenches must be excavated under the supervision of the Project archaeologist. • All trenches must be mapped, measured, photographed, and sketched. • Periodic screening of the excavated material from the trenches shall be conducted. • Provenience data for all screened soil shall be recorded. <p>Based on data from the backhoe trenches, the data recovery program could be expanded to</p>						

1-924

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>focus on features or unique deposits that differ from the materials already studied.</p> <p>Any features discovered during the archaeological excavations shall be exposed through careful hand excavation. Additional test units may be needed to fully expose the features, which shall then be recorded by sketching and photography. Any datable materials found in association with discovered features shall be collected for radiocarbon dating. If obvious datable samples cannot be found at the sites in the data recovery program, then several bulk soil samples may be collected and processed in an attempt to date the deposits.</p> <p>At each site, column samples shall be taken to permit microanalysis of midden contents. The columns shall measure 10 centimeters square and shall conform to the walls of selected completed test units to the bottom of the deposit. All of the soil from the column shall be collected and not screened in the field. The samples shall be</p>						

1-925

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>returned to the laboratory for analysis. In addition, during hand excavation, special attention shall be given to the identification of lithic tools found in situ and their potential for residue analysis. When possible, such tools shall be bagged separately, thereby excluding them from the wet-screening process. A sample of the surrounding soil shall be collected to serve as a control sample, should the artifact be chosen for pollen, phytolith, or blood residue analyses.</p> <p>Throughout the field operations, standard archaeological procedures shall be implemented. All test units and features shall be mapped using the established datums.</p> <p><u>Laboratory Analysis</u></p> <p>All of the materials recovered from the field excavations shall be subjected to standard laboratory analysis. Artifacts may be washed, if necessary, to permit proper identification. The artifacts shall be sorted and cataloged, including counts, materials, condition, weight, provenience, and unique artifact</p>						

1-926

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>identification numbers.</p> <p>The lithic artifacts recovered from the Project site shall be subjected to analysis, which shall include recordation of critical measurements and weight, and inspection for evidence of use/wear, retouch, patination, or stains. The recovered flakes (or a representative sample) shall be subject to an analysis of attributes such as size, condition, type, termination, and material. The attribute analysis shall include the flake collections recovered during the testing program.</p> <p>Nonlithic materials, such as ecofacts (shell and bone), shall be subject to specialized analyses. The shell shall be cataloged by species and weight of recovery per level. The bone material shall be weighed and subsequently submitted for specialized faunal analysis. The laboratory analysis of the column samples may include flotation procedures to remove seeds and other microfaunal remains from the soil, followed by the screening of the remainder through a 1/16-inch</p>						

1-927

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>mesh sieve, if the potential for nonlithic materials is noted in the deposit.</p> <p>Other specialized studies that shall be conducted if the appropriate materials are encountered during the data recovery program include marine shell species identification, faunal analysis, otolith analysis (for seasonality), oxygen isotopic analysis (also for seasonality), radiocarbon dating, obsidian sourcing and hydration, and blood residue and phytolith studies. These specialized studies are briefly described below.</p> <p>Shell Analysis</p> <p>Analysis of any shell recovery would include the speciation of all shell fragments collected. The shell shall be recorded by weight and shall include a count of hinges to determine the minimum number of individuals represented by the recovery.</p> <p>Faunal Analysis</p> <p>Any bone material recovered during the data recovery program shall be analyzed by a faunal</p>						

1-928

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>expert to identify species, types, age, and evidence of burning or butchering. The prehistoric bone recovery shall provide information concerning diet, activity areas within the sites, the habitats exploited, and methods of processing.</p> <p>Radiocarbon Dating</p> <p>This dating technique shall be attempted whenever possible. The investigations conducted thus far have not recovered any dateable material, although bulk soil dating was not attempted to determine if the deposits contained sufficient carbon for dating. The radiocarbon dating would be useful in conjunction with the stratigraphic recovery of cultural materials to establish the chronology of the sites. Therefore, the collection of samples for dating should be based on the presence of diagnostic artifacts, features, or geological strata delineations. In conjunction with the research topics, any possible opportunities to delineate parts of sites into Late Prehistoric and Archaic periods shall be advanced through the use of dating methods.</p>						

1-929

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Blood Residue Studies</p> <p>Organic residue on lithic artifacts may be useful in the determination of the species of animals represented by the residue. However, the use of blood residue studies is necessarily dependent upon the identification of such residues on artifacts. The detection of blood residue shall be made prior to any washing of artifacts so that the residue samples will not be lost.</p> <p>Isotopic Profiles</p> <p>The analysis of Oxygen-18 isotopic profiles from shells may be used to determine the season during which the shells were collected. This process measures the ratio of isotopes of oxygen, which is determined by water temperature. A minimum of five shells shall be used in this analysis, particularly if no other means of determining seasonality can be used. Use of his type of analysis is not likely due to the paucity of shell at the site.</p> <p>Obsidian Hydration and</p>						

1-930

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Sourcing</p> <p>Any recovered obsidian artifacts shall be submitted to a specialist to determine the source of the lithic material. The obsidian shall also be analyzed to produce hydration readings, which may then be used to provide relative dates for the use of the artifacts.</p> <p><u>Monitoring</u></p> <p>All brushing and grading activities within the Project site shall be monitored on a full-time basis by one or more archaeologists, as dictated by the size of the grading operation. All utility excavations, road grading, or brush removal must be coordinated with the archaeological monitor. Any known resources that are graded must be intensively monitored during grading to ensure that any important features, isolates, or deposits are either recorded and collected, or excavated. Should any resources be encountered during the monitoring of the brushing and grading that were not previously recorded, the action shall be temporarily halted or redirected to another area while the nature of the</p>						

1-931

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>discovery is evaluated. Any resources that may be encountered shall require testing to determine their significance. If the testing demonstrates that a resource is significant, then a data recovery program shall be implemented consistent with these mitigation measures.</p> <p><u>Cultural Material Curation</u></p> <p>Cultural materials recovered from the Project site shall be permanently curated at a facility that meets federal standards per 36 Code of Federal Regulations (CFR) Part 79, and therefore would be professionally curated and made available to other archaeologists/ researchers for further study. No other collections from previous studies could be located at the time of this study. Should any additional collections be discovered from previous studies, these will be curated with the collections generated from the site evaluations.</p> <p><u>Site-Specific Data Recovery Programs</u></p> <p>As part of the data recovery program and other actions</p>						

1-932

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
described above under mitigation measure M-CR-1, the Project Applicants shall also cause a Data Recovery program to be implemented for each of the nine CEQA significant prehistoric sites that would be impacted by implementation of the proposed Project as described below.						
M-CR-1a Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-11,406, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall consist of a 2.5 percent sample of the 858-square-meter deposit. This represents a sample of 21 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 10 percent of the 858 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.	1. Prior to the issuance of a grading permit.	1. Refer to M-CR-1 above.	County of San Diego			
M-CR-1b Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be	1. Prior to the issuance of a grading permit.	1. Refer to M-CR-1 above.	County of San Diego			

1-933

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
implemented for Site SDI-11,409, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall consist of a 2.5 percent sample of the 10,637-square-meter subsurface deposit. This represents a sample of 266 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 5 percent of the 10,637 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.						
M-CR-1d Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-12,371, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall consist of a 2.5 percent sample of the 781-square-meter deposit. This represents a sample of 20 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be	1. Prior to the issuance of a grading permit.	1. Refer to M-CR-1 above.	County of San Diego			

1-934

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
approximately 10 percent of the 781 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.						
M-CR-1f Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-16,309, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall consist of a 2.5 percent sample of the 5,496-square-meter deposit. This represents a sample of 137 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 10 percent of the 5,496 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.	1. Prior to the issuance of a grading permit.	1. Refer to M-CR-1 above.	County of San Diego			
M-CR-1i Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-16,332, which shall focus on a uniform indexing of the subsurface deposit. The total	1. Prior to the issuance of a grading permit.	1. Refer to M-CR-1 above.	County of San Diego			

1-935

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>area of the subsurface deposits is approximately 1,731 square meters. The development will impact approximately one-third of SDI-16,332, including 924 square meters of the significant subsurface deposits. This first level of index sampling shall consist of a 2.5 percent sample of the 924-square-meter deposit. This represents a sample of 23 square meters for the Phase 1 index. The County of San Diego has also required that a 10-foot-wide buffer strip within the open space portion of SDI-16,332 be subjected to data recovery. This will add seven test units to the sample. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 10 percent of the 924 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.</p>						
<p>M-CR-1j All cultural materials recovered from the Project, either during the mitigation program or during the past archaeological testing programs, shall be professionally prepared for permanent curation at a local facility meeting the criteria for such curation centers as listed in</p>	<p>1. At the time cultural materials are recovered from the project.</p>	<p>1. Refer to M-CR-1 above.</p>	<p>County of San Diego</p>			

1-936

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
36CFR79. The cost to curate collections shall be the responsibility of the applicant. Copies of field notes, reports, maps and catalog data shall be included with the curated collection.						
M-CR-2a All sites, regardless of significance status, that are located outside of the development area shall be placed in open space easements. The sites may be included in general Project-wide open space preserves, in which case, site-specific easements would not be necessary. For sites that would be preserved within the development envelope, easements shall be dedicated for individual sites unless incorporated within larger biological or other open space designation. The open space designation shall include language that prohibits any type of surface modification to the sites or intrusions into the site by grading, trenching, or other development-related improvements. For any sites located within open space, a park area, or the Preserve, specific requirements for individual sites are necessary to ensure that the sites are not	1. (For Easement(s)) Prior to recordation of each Final Map which a site has been identified and located. (For Conveyance (POM)) Prior to recordation of each Final Map, the Applicant or its designee shall convey fee title to land within the Otay Ranch Preserve to the Otay Ranch POM or its designee at a ratio of 1.188 acres for each acre of development area, as defined in the Otay Ranch Resource Management Plan. Access to the conveyed property for maintenance purposes shall also be provided to the satisfaction of the POM. The approved associated funding or funding mechanism shall be established prior to first grading permit.	1. (For Easement(s) and Conveyance (POM)) The Applicant or its designee shall show the easement or proof of compliance with the required conveyance condition for each Final Map, per the requirements of Bio#20 HABITAT CONVEYANCE AND PRESERVATION with priority given to the protect identified cultural sites as acreage is conveyed within the Open Space Lots. In addition, to avoid islands of conveyed lands, the Applicant or its designee shall where possible convey lands adjacent to existing POM lands for access and operational efficiencies. Appropriate granting language shall be shown on the title sheet concurrent with each of the Final Map Reviews, or the Applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the	County of San Diego			

1-937

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>impacted by maintenance or landscaping. Open space areas shall be transferred to County Department of Parks and Recreation (County Parks) and maintained as part of the Preserve. County Parks shall assume responsibility for the protection of the sites in the open space areas as part of the management of the Preserve. Aside from temporary fencing during grading and construction to ensure preservation during this period, no individual site preservation measures are deemed necessary during development activities. Subsequently, the long-term protection of the sites will be achieved through management of the Preserve by County Parks. During grading or brushing, the monitoring archaeologist shall determine the need for temporary fences and direct their installation to provide a physical barrier between the grading machinery and adjacent significant cultural resources that are designated for preservation or eventual data recovery. Once the open space areas are transferred to the Preserve, it will become the responsibility of the POM to</p>		<p>documents, or the Applicant shall provide evidence that the land has been conveyed into a Otay Ranch Preserve.</p> <p>2. (For Easement(s)) For recordation on the map, the [PDS, LDR] shall route each Final Map to [PDS, PPD] for approval prior to map recordation. For recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PPD] and [DPR GPM] for preapproval. The [PDS, PPD] shall preapprove the language and estimated location of the easements prior to recordation. Upon recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PPD] for satisfaction of the condition, or if recorded on the map, the [PDS LDR] shall satisfy the condition after map recordation. (For Conveyance (POM)) For recordation on the map, [PDS, LDR] shall route each Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] and POM/DPR of the RMP Preserve shall preapprove the estimated location (with cultural site considerations), and funding of the Otay Ranch RMP Preserve</p>				

1-938

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
maintain the easements for the archaeological sites.		prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve conveyance, [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.				
M-CR-2b Prior to any improvements to existing trails or development of new trails, improvement plans shall be reviewed by the Project archaeologist under the direction of the County to determine the potential for impacts to cultural resources, and the need for additional field research, testing, mitigation for potential impacts during construction and use, and monitoring of construction. The requirements of mitigation measure M-CR-1 for data recovery and analysis, including Native American monitoring, shall be applied during all subsequent surveys if new cultural resources are identified.	1. Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase.	<ol style="list-style-type: none"> The Applicant or its designee shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. The County PDS, PPD shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to the County PDS, PPD for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit. 	County of San Diego			
M-CR-3 In the event that human burials are encountered, standard procedures for such discoveries shall be implemented, including notification of the County Coroner’s Office, the County, the Native American Heritage	1. Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase.	1. The Applicant or its designee shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring	County of San Diego			

1-939

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Commission and local Native American representatives. Fieldwork shall cease in the area of any such discovery. The Native American representative and the County shall be consulted to determine a preferred course of action, and the burial shall be treated according to the requirements of Public Resources Code §5097.98.</p>	<ol style="list-style-type: none"> 2. Prior to any clearing, grubbing, trenching, grading, or any land disturbances associated with development Phase 1, this condition shall be completed. 3. Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. 4. These actions shall occur throughout the duration of the earth disturbing activities. 5. Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. 6. Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared for each development phase. 	<ol style="list-style-type: none"> work shall be added to the grading bond cost estimate. 2. Submit to the Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), CA-SDI-12368. 3. The Applicant or its designee shall have the contracted Project Archeologist and Kumeyaay Native American Monitor attend the preconstruction meeting to explain the monitoring requirements. 4. The project Applicant or its designee shall implement the Cultural Resource Grading Monitoring Program pursuant to this condition. 5. The project Applicant or its designee shall submit the Archaeological Monitoring Report to [PDS, PPD] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally- 				

1-940

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		affiliated Tribe who requests a copy. 6. Provide a copy of the study to the City of San Diego when work is conducted within City of San Diego jurisdiction properties. 7. The County PDS, PPD shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to the County PDS, PPD for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit. 8. The [PDS, PPD] shall review the signed and stamped statement for compliance this condition. 9. The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist. 10. The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project				

1-941

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>Archeologist or Applicant fails to comply with this condition.</p> <p>11. The project Applicant or its designee shall submit the Archaeological Monitoring Report to [PDS, PPD] for review and approval. Once approved, a final copy FGC of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who requests a copy.</p> <p>12. [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is completed and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the Applicant or its designee</p>				
<i>Paleontological Resources</i>						
M-CR-4 Paleontological monitoring shall be conducted during all mass grading and excavation activities in surface exposures of the Otay Formation to mitigate any adverse impacts (i.e., loss or destruction) to	<ol style="list-style-type: none"> Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. Upon completion of all grading activities, and 	<ol style="list-style-type: none"> The Applicant shall provide a copy of the Grading Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PPD]. Additionally, the cost amount of the monitoring 	County of San Diego			

1-942

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>potential nonrenewable paleontological resources. A mitigation monitoring and reporting program consistent with County and CEQA guidelines and requirements shall be developed and implemented prior to any mass grading and/or excavation-related activities, including utility trenching, within the Otay Formation. The mitigation monitoring and reporting program shall be conducted in accordance with the following procedures:</p> <p>A. A Qualified Paleontologist or Paleontological Resources Monitor (under the supervision of the Qualified Paleontologist) shall be on-site during all excavation operations within geologic formations that may contain paleontological resources (i.e., the Otay Formation). The Qualified Project Paleontologist is a person with a Ph.D. or master’s degree in paleontology or related field, and who has knowledge of San Diego County paleontology, and documented experience in professional paleontological procedures and techniques. A</p>	<p>prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed for each development phase.</p> <p>3. Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed.</p> <p>4. The following actions shall occur throughout the duration of the grading construction.</p> <p>5. Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for Tentative Map, PDS2004-3100-5361, the final report shall be completed.</p>	<p>work shall be added to the grading bond cost estimate.</p> <p>2. The project Applicant or its designee shall submit the letter report to the [PDS, PPD] for review and approval. Provide a copy of the study to the City of San Diego when work is conducted within City of San Diego jurisdiction properties.</p> <p>3. The Applicant or its designee shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements for each development phase.</p> <p>4. The project Applicant or its designee shall implement the grading monitoring program pursuant to this condition.</p> <p>5. The project Applicant or its designee shall submit the letter report to the [PDS, PPD] for review and approval. TIMING: Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for Tentative Map, PDS2004-3100-5361, the final report shall be completed.</p> <p>6. The County PDS, PPD shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for</p>				

1-943

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Paleontological Monitor is defined as an individual with at least 1 year of experience in field identification and collection of fossil materials. The Paleontological Monitor shall work under the direct supervision of the Qualified Paleontologist. The Project Applicants shall authorize the Qualified Paleontologist and/or Paleontological Monitor to direct, divert, or halt any grading activity, and to perform all other acts required by the provisions listed below.</p> <p>B. The Qualified Paleontologist and/or Paleontological Monitor shall monitor all grading and excavation activities of undisturbed formations of sedimentary rock;</p> <p>C. If paleontological resources are unearthened, the Qualified Paleontologist or Paleontological Monitor shall do the following:</p> <p>1. Direct, divert, or halt any grading or excavation activity until such time that the sensitivity of the resource can be determined and the</p>		<p>compliance with this condition. The cost estimate should be forwarded to the County PDS, LDR, for inclusion in the grading bond cost estimate and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.</p> <p>7. The [PDS, PPD] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.</p> <p>8. The [DPW, PDCI] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist.</p> <p>9. The [DPW, PDCI] shall make sure that the Project Paleontologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Paleontologist or Applicant fails to comply with this condition.</p> <p>10. The [PDS, PPD] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.</p>				

1-944

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>appropriate recovery implemented.</p> <p>2. Salvage unearthened fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits.</p> <p>3. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the Project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting.</p> <p>4. Prepare collected fossil remains for curation to include cleaning the fossils by removing the enclosing rock material; stabilizing fragile specimens using glues and other hardeners, if</p>						

1-945

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>necessary; and repairing broken specimens.</p> <p>5. Curate, catalog, and identify all fossil remains to the lowest taxon possible; inventory specimens; assign catalog numbers; and enter the appropriate specimen and locality data into a collection database.</p> <p>6. Transfer the cataloged fossil remains to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display. The transfer shall include copies of relevant field notes, maps, stratigraphic sections, and photographs.</p> <p>D. The Qualified Paleontologist shall prepare a final Paleontological Resources Mitigation Report summarizing the field and laboratory methods used, the stratigraphic units inspected, the types of fossils recovered, and the significance of the curated collection.</p>						

1-946

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
E. Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of DPLU for final approval of the mitigation, and submit an electronic copy of the report according to the County Department of Planning & Development’s Electronic Submittal Format Guidelines.						
<i>Geology and Soils</i>						
M-GE-1a Otay Lakes Road, Widening (Appendix C-8 of the Draft EIR [2015]): Excavations of cut slopes shall be observed during grading by an engineering geologist to evaluate whether the soil and geologic conditions differ significantly from those expected. Cut slopes that expose shared claystone bedding may require slope stabilization consisting of stability fills. These stabilization measures shall be implemented if determined necessary by the engineering geologist.	<ol style="list-style-type: none"> 1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements. 2. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project. 	<ol style="list-style-type: none"> 1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. The project Applicant or its designee shall prepare a certified summary of their findings on the removal and recompaction measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 3. [PDS] shall review the geotechnical findings for compliance with this condition. 	County of San Diego			

1-947

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>M-GE-1b Area A and B, Tentative Map (Appendices C-6 and 7 of the Draft EIR [2015]): Because of the potential presence of adverse geologic structures, the geologic structure of permanent cut slopes composed of Otay Formation, Fanglomerate materials, or metavolcanic rock shall be analyzed in detail by an engineering geologist during grading operations. Grading of cut and fill slopes and intermediate terrace benching shall be designed in accordance with the requirements of the local building codes and the 2010 California Building Code (CBC). Additional recommendations for slope stabilization may be necessary if adverse geologic structure is encountered. Mitigation of unstable cut slopes can be achieved by the use of drained stability fills. In addition, cut slopes exposing cohesionless surficial deposits or rock slopes with unfavorable geologic structure may require stability fills. In general, the Typical Stability Fill Detail presented on Figure 10 (Appendices C-6 and 7) should be used for design and construction of stability fills,</p>	<p>1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements.</p>	<p>1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.</p>	<p>County of San Diego</p>			

1-948

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
where required. The backcut for stability fills should commence at least 10 feet from the top of the proposed finished-graded slope and should extend at least 3 feet into formational materials. For slopes that exceed 30 feet in height, the inclination of the backcut may be flattened as determined by the engineering geologist during grading operations.						
M-GE-1c Area A and B Tentative Map (Appendix C-6 and C-7 of the Draft EIR [2015]): Because of the potential presence of adverse geologic structures, the geologic structure of permanent cut slopes composed of Metavolcanic Rock should be analyzed in detail by an engineering geologist during the grading operations. The use of drained stability fills and rock slope stabilization measures such as rock bolting, or rockfall protection systems shall be implemented if adverse geologic structure is encountered.	1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements.	1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			
M-GE-2a Otay Lakes Road, Widening & Realignment (Appendix C-8 Draft EIR [2015]): Mitigation measures will be required along the eastern portion of the roadway due to the steepness of the natural slopes	1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all	1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County	County of San Diego			

1-949

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
and boulder outcrops above the proposed cut slope. The areas of proposed rock fall mitigation are shown on Figures 2.5-2A and B . The mitigation shall consist of the construction of a rock fall debris fence or other acceptable catchment device at the toe of the proposed cut slope. The hard rock slopes should be evaluated by an engineering geologist during site development and final locations of the debris fence or alternative method shall be provided at that time.	applicable laws, regulations, and requirements.	Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.				
M-GE-2b Area A and Area B, Tentative Map (Appendices C-6 and 7 Draft EIR [2015]): Mitigation shall consist of the construction of rock fall debris fences or other acceptable catchment devices at the toe of proposed slopes or at the edge of daylight cut or fill areas. The area of proposed rock fall mitigation for Area A is shown on Figure 2.5-2A and Area B on Figure 2.5-2B . Area A consists of the northern-most section of proposed residential development, east of Upper Otay Reservoir and the northern section of Lower Otay Reservoir. Area B encompasses the eastern-most section of proposed residential	1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements.	1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			

1-950

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
development and resort. The hard rock slopes shall be evaluated by an engineering geologist during site development and final locations of the debris fences or alternative method shall be provided at that time.						
M-GE-2c Area A and Area B, Tentative Map (Appendices C-6 and 7 Draft EIR [2015]): Hard rock slopes shall be analyzed in detail by an engineering geologist during the grading operations. In areas where loose or potentially hazardous rock is encountered during grading, the loose material shall be scaled off the slope face to mitigate the hazard. If adverse geologic structures are encountered during grading, rock slope stabilization measures such as rock bolting, or rockfall protection systems may be necessary.	1. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.	1. A geotechnical consultant shall prepare a certified report on stabilization measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			
M-GE-2d At the time of final design the geotechnical engineer shall certify that all mitigation measures provided reduce the level of significance of rock fall hazards have been implemented.	1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements.	1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee.	County of San Diego			

1-951

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		2. [PDS] shall review the geotechnical findings for compliance with this condition.				
<i>Hazards and Hazardous Materials</i>						
M-HZ-1a Project grading and improvements plans shall be reviewed by the Director of Public Works to determine that water quality basins are designed to drain within 72 hours and include a mechanism to open a flap gate or similar manual device if the drain time becomes too long. Manual drainage shall be conducted if water is held beyond 72 hours. Routine and semi-annual inspections shall include modification of orifice drain holes, if needed, to provide for optimum performance and suitable drain time.	1. Prior to grading and improvement plan finalization.	1. Project grading and improvements plans shall be submitted to the Director of Public Works. 2. The Director of Public Works will review the plans to determine that water quality basins meet the criteria.	County of San Diego			
M-HZ-1b The Director of Public Works shall determine the design of the water quality basins include rip-rap fields at inlet scour-protection points to be self-draining concurrent with the processing of grading and improvement plans.	1. Prior to grading and improvement plan finalization.	1. Project grading and improvements plans shall be submitted to the Director of Public Works. 2. The Director of Public Works will review the plans to determine that water quality basins meet the criteria.	County of San Diego			
M-HZ-1c Routine and semi-annual water quality basin inspections to the satisfaction of the Director of Public Works shall include removal of accumulated trash and debris that may capture and hold	1. After completion of construction (annually).	1. The project Applicant or its designee shall complete routine and semi-annual water quality basin inspections. 2. The Director of Public Works shall determine that inspections are satisfactory according to the	County of San Diego			

1-952

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
rainwater or runoff, or that accumulates around the outlet riser pipe or discharge orifice; repair of erosion or low-lying areas where ponding of water develops; identification and elimination of possible vector harborage or burrowing rodent activity; inspection for sufficient vegetation coverage for basin side slopes and floor; reduction of vegetation height to minimize insect harborage, with the height of ground cover grasses reduced to a maximum height of 6 inches; investigation and elimination or minimization of upstream dry season flow sources if dry season flows are persistent and lead to constant ponding; and notification of San Diego County Vector Control if sources are from off-site properties.		inspection criteria noted in this measure.				
<i>Noise</i>						
M-N-1a The Project Applicants shall prepare a noise protection easement encircled on Figures 2-1 and 2-2 of the noise study addendum (Appendix D-11). The noise protection easement language shall contain a restriction stating that the structure and the outdoor activity area will be placed such that a noise barrier will	1. Prior to the approval of the map, the requirements of this condition shall be completed.	1. The project Applicant or its designee shall show the easement on each Final map of the effected lots with the appropriate granting language on the title sheet concurrent with Final Map Review. 2. The County [PDS, LDR] shall verify that the easement is indicated on the map as specified and recorded	County of San Diego			

1-953

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
complement the residence’s architecture, will reduce noise levels at outdoor activity areas to within acceptable standards, and will not incorporate a solid (opaque) wall in excess of 10 feet in height.						
M-N-1b Concurrent with approval of the Final Map, the Project Applicants proponent shall dedicate to the County a noise protection easement on each of the lots encircled on Figures 2-1 and 2-2 of the noise study addendum (Appendix D-11). These easements are for the protection of noise-sensitive locations from excessive traffic noise. The noise protection easements shall be shown on the Final Map(s).	1. Prior to the approval of the map, the requirements of this condition shall be completed.	1. The project Applicant or its designee shall show the easement on each Final map of the effected lots with the appropriate granting language on the title sheet concurrent with Final Map Review. 2. The County [PDS, LDR] shall verify that the easement is indicated on the map as specified and recorded	County of San Diego			
M-N-1c For all lots encircled on Figures 2-1 and 2-2 of the noise study addendum (Appendix D-11), the noise protection easement shall require that, prior to approval of the building permit or other development approval, an acoustical study be prepared based on proposed noise barrier placement and housing construction to demonstrate and ensure that interior noise levels are below 45 dBA CNEL.	1. Prior to the approval of the map, the requirements of this condition shall be completed.	1. The project Applicant or its designee shall show the easement on each Final map of the effected lots with the appropriate granting language on the title sheet concurrent with Final Map Review. 2. The County [PDS, LDR] shall verify that the easement is indicated on the map as specified and recorded	County of San Diego			

1-954

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>M-N-1d The Project Applicants proponent shall construct a noise barrier at the top of the slope and at the back of yards for any Noise Sensitive Land Use that is exposed to a CNEL greater than 60 dBA as listed in Table 2 of the noise study addendum. The barrier shall be constructed to the height specified in Table 2 and generally follow applicable alignments shown on Figures 2-1 and 2-2 in the noise study addendum (Appendix D-11). Barriers may be constructed of masonry, wood, and/or transparent materials, such as glass or Lucite. Earthen berms or a combination of berms and walls could also be used to provide noise attenuation.</p>	<p>1. Prior to final design.</p>	<p>1. The project Applicant or its designee shall construct a noise barrier at the top of slope and back of yards for any NSLU that is exposed to a CNEL greater than 60 dB. 2. The County shall verify that the is constructed with the allowed materials and the required height.</p>	<p>County of San Diego</p>			
<p>M-N-1e Noise barriers, as described in M-N-1d, would not reduce noise levels to second-story elevations due to their lesser barrier heights relative to two-story structures. Where two-story homes are to be located where traffic noise levels would meet or exceed 60 dBA CNEL without abatement (see Table 2 of the noise study addendum) and where two-story homes are planned to be constructed within 300 feet of the Otay Lakes Road edge of pavement, the noise</p>	<p>1. Prior to approval of the building permit or other development approval.</p>	<p>1. The Project Applicant or its designee must demonstrate that interior noise levels due to exterior noise sources would not exceed 45 dBA CNEL prior to approval of the building permit or other development approval.</p>	<p>County of San Diego</p>			

1-955

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>protection easement required by mitigation measure M-N-1 shall specify that the Project Applicants must demonstrate that interior noise levels due to exterior noise sources would not exceed 45 dBA CNEL prior to approval of the building permit or other development approval. In these cases, it is anticipated that the typical method of compliance would be to provide the homes with air conditioning or equivalent forced air circulation to allow occupancy with closed windows, which, for most residential construction, would provide sufficient exterior-to-interior noise reduction.</p>						
<p>M-N-2 Prior to Site Plan approval of proposed land uses within the mixed-use, resort, public safety, or single family residential sites, the Project Applicants or designee(s) shall prepare acoustical studies of proposed mechanical equipment, which shall identify all noise-generating equipment (including emergency generators and generators associated with the proposed sewer pump stations), predict property line noise levels from all identified equipment, and recommend mitigation to be implemented (e.g., enclosures,</p>	<p>1. Prior to Site Plan approval.</p>	<p>1. The project Applicant or designee(s) shall prepare acoustical studies of proposed mechanical equipment, which shall identify all noise-generating equipment (including emergency generators and generators associated with the proposed sewer pump stations), predict property line noise levels from all identified equipment, and recommend mitigation to be implemented (e.g., enclosures, barriers, site orientation) as necessary to comply with the County Noise Ordinance, Section 36.404.</p>	<p>County of San Diego</p>			

1-956

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
barriers, site orientation) as necessary to comply with the County Noise Ordinance, Section 36.404.		2. The County shall review and approve acoustical studies to ensure they comply with the County Noise Ordinance, Section 36.404.				
M-N-3 Prior to the issuance of a building permit for commercial land uses containing loading docks, delivery areas, and parking lots, the Project applicant, or its designee, will prepare an acoustical study(s) of proposed commercial land use site plans, which will identify all noise-generating areas and associated equipment, predict noise levels at property lines from all identified areas, and recommend mitigation to be implemented (e.g., enclosures, barriers, site orientation, reduction of parking stalls), as necessary, to comply with the County Noise Ordinance Section 36.404.	1. Prior to the issuance of a building permit for commercial land uses containing loading docks, delivery areas, and parking lots, the applicant, or its designee.	1. The applicant, or its designee, will prepare an acoustical study(s) of proposed commercial land use site plans, which will identify all noise-generating areas and associated equipment, predict noise levels at property lines from all identified areas, and recommend mitigation to be implemented (e.g., enclosures, barriers, site orientation, reduction of parking stalls), as necessary, to comply with the County Noise Ordinance Section 36.404. 2. The County shall review and approve acoustical studies to ensure they comply with the County Noise Ordinance, Section 36.404.	County of San Diego			
M-N-4 To reduce impacts associated with air blast over-pressure and rock drilling and crushing generated by Project-related grading activities, Project applicant(s) of all phases of Project development shall conform to the following requirements, which shall be prominently noted on grading plans:	1. Prior to approval of any plan or issuance of any permit, and/or prior to use of the premises in reliance of this permit the Plan shall be approved and implemented throughout the duration of construction for each development phase.	1. The project Applicant or its designee shall prepare the Blasting Plan and submit it to the County [PDS, ZONING] and pay all applicable review fees. 2. The project Applicant or its designee shall comply with the Air Quality and GHG Mitigation Measures of this condition. 3. The project Applicant or its designee shall maintain the rock	County of San Diego			

1-957

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> • All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in San Diego County. <ul style="list-style-type: none"> ○ Each blast shall be monitored and recorded with an air blast over-pressure monitor and groundborne vibration accelerometer approved by the County that is located outside the closest residence to the blast. ○ A blasting plan, including estimates of the air blast over-pressure level and groundborne vibration at the residence closest to the blast, shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the blast plan. • Blasting shall not exceed 0.1 in/sec peak particle velocity (PPV) at the nearest occupied residence in accordance with the County’s Noise Guidelines. 	<ol style="list-style-type: none"> 2. The following actions shall occur throughout the duration of construction for any development phase. 3. The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase. 	<p>crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed for each development phase.</p> <ol style="list-style-type: none"> 4. The County [PDS, PPD] shall review the Blasting Plan for compliance with the content guidelines, the Blasting Plan, County Noise Ordinance, and this condition. 5. The County [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The County [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 6. The County [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 				

1-958

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> • Blasting shall not be conducted within 1,000 feet of on- or off-site sensitive receptors unless the blasting study concludes that a distance less than 1,000 feet is within an acceptable noise level. <ul style="list-style-type: none"> ○ All rock drilling and crushing activities shall be located a minimum distance of 800 feet from the nearest property line where an occupied structure is located and shall comply with County noise standards pursuant to County Code Noise Ordinance Section 36.404. The 800-foot setback distance may be reduced if a noise study is conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances as determined by the noise study. ○ All rock crushing activities shall be located a minimum distance of 350 feet from the nearest property line where an 						

1-959

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
occupied structure is located and shall comply with County noise standards pursuant to County Code Noise Ordinance Section 36.404. The 350-foot setback distance may be reduced if a noise study is conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances as determined by the noise study.						
<p>M-N-5 To reduce impulse noise impacts associated with air blast over-pressure and rock drilling and crushing noise generated by Project-related grading activities, Project Applicants of all phases of Project development shall conform to the following requirements, which shall be prominently noted on grading plans:</p> <ul style="list-style-type: none"> • All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in San Diego County. <ul style="list-style-type: none"> ○ Each blast shall be monitored and recorded 	<ol style="list-style-type: none"> 1. Prior to approval of any plan or issuance of any permit, and/or prior to use of the premises in reliance of this permit the Plan shall be approved and implemented throughout the duration of construction for each development phase. 2. The following actions shall occur throughout the duration of construction for any development phase. 3. The following actions shall occur throughout 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall prepare the Blasting Plan and submit it to the County [PDS, ZONING] and pay all applicable review fees. 2. The project Applicant or its designee shall comply with the Air Quality and GHG Mitigation Measures of this condition. 3. The project Applicant or its designee shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed for each development phase. 	County of San Diego			

1-960

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>with an air blast over-pressure monitor and groundborne vibration accelerometer approved by the County that is located outside the closest residence to the blast.</p> <ul style="list-style-type: none"> ○ A blasting plan, including estimates of the air blast over-pressure level and groundborne vibration at the residence closest to the blast, shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the blast plan. ● Blasting shall not exceed 0.1 in/sec peak particle velocity (PPV) at the nearest occupied residence in accordance with the County’s Noise Guidelines. ● Blasting shall not be conducted within 1,000 feet of on- or off-site sensitive receptors unless the blasting study concludes that a distance less than 1,000 feet is within an acceptable noise level. 	<p>the duration of the rock crushing and drilling activities for each development phase.</p>	<ol style="list-style-type: none"> 4. The County [PDS, PPD] shall review the Blasting Plan for compliance with the content guidelines, the Blasting Plan, County Noise Ordinance, and this condition. 5. The County [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The County [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 6. The County [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 				

1-961

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> ○ All rock drilling activities shall be located a minimum distance of 800 feet from the nearest property line where an occupied structure is located and shall comply with County noise standards pursuant to County Code Noise Ordinance Section 36.404. The 800-foot setback distance may be reduced if a noise study is conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances as determined by the noise study. ○ All rock crushing activities shall be located a minimum distance of 350 feet from the nearest property line where an occupied structure is located and shall comply with County noise standards pursuant to County Code Noise Ordinance Section 36.404. The 350-foot setback distance may be reduced if a noise study is 						

1-962

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances as determined by the noise study.						
<p>M-N-6 To reduce impacts associated with groundborne vibration generated by Project-related construction activities, the applicant(s) of all Project phases shall conform to the following requirements, which shall be prominently noted on grading plans:</p> <ul style="list-style-type: none"> • Heavy construction equipment shall not be operated within 200 feet of any residential structure. • Rock blasting shall not be performed within 1,000 feet of a residential structure. • Blasting shall not exceed 0.1 in/sec peak particle velocity (PPV) at the nearest occupied residence in accordance with the County’s Noise Guidelines. • A vibration analysis assessing the proposed blasting and materials handling associated with proposed project shall be 	<p>1. The following actions shall occur throughout the duration of the grading construction for each development phase.</p>	<p>1. The [DPW, PDCI] shall make sure that the grading contractor complies with the vibration control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>	County of San Diego			

1-963

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the plan.						
<i>Transportation and Traffic</i>						
M-TR-1 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane Major with Raised Median), such that the improvements are operational prior to construction of the 728 th EDU.	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. City of Chula Vista must review and accept the agreement.	City of Chula Vista and County of San Diego			
M-TR-2 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the County of San Diego to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between the City/County Boundary and Project Driveway #1/Intersection #42 from two lanes to four lanes (4.2A Boulevard with Raised Median). Due to phasing of construction, the Project Applicants shall prepare a supplemental traffic study prior	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			

1-964

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
to recordation of the first final map to determine the existing traffic plus EDU timing threshold, satisfactory to the County Engineer, such that the improvements are operational prior to the determination of the supplemental traffic study or construction of the 896 th EDU, whichever is sooner.						
M-TR-3 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the County of San Diego to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Project Driveway #1/Intersection #42 and Driveway #2 from two lanes to four lanes (4.2A Boulevard with Raised Median). Due to phasing of construction, the Project applicant shall prepare a supplemental traffic study prior to recordation of the first final map to determine the existing traffic plus EDU timing threshold, satisfactory to the County Engineer, such that the improvements are operational prior to the determination of the supplemental traffic study or construction of the 896 th EDU, whichever is sooner.	1. Prior to recordation of the first final map.	1. The [<i>PDS, LDR</i>] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [<i>PDS, LDR</i>] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			

1-965

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
M-TR-4 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, a traffic signal at the intersection of Otay Lakes Road and Wueste Road such that the improvements are operational prior to the construction of the 1,500 th EDU.	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. City of Chula Vista must review and accept the agreement.	City of Chula Vista and County of San Diego			
M-TR-5 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Lake Crest Drive and Wueste Road from two lanes to four lanes (4-Lane Major with Raised Median) such that the improvements are operational prior to construction of the 910 th EDU.	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. City of Chula Vista must review and accept the agreement.	City of Chula Vista and County of San Diego			
M-TR-6 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	City of Chula Vista and County of San Diego			

1-966

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
Major with Raised Median) such that the improvements are operational prior to construction of the 728 th EDU.		2. City of Chula Vista must review and accept the agreement.				
M-TR-7 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, a traffic signal at the intersection of Otay Lakes Road and Wueste Road such that the improvements are operational prior to construction of the 1,234 th EDU.	Prior to recordation of the first final map.	<ol style="list-style-type: none"> The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. City of Chula Vista must review and accept the agreement. 	City of Chula Vista and County of San Diego			
M-TR-8 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with Caltrans to install, cause to be installed, or make a fair-share payment towards an approved plan or program for the signalization of the intersection of Otay Lakes Road and SR-94 such that the traffic signal is operational consistent with Caltrans requirements.	1. Prior to recordation of the first final map.	<ol style="list-style-type: none"> The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. Caltrans must review and accept the agreement. 	Caltrans and County of San Diego			
M-TR-9 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The	City of Chula Vista and County of San Diego			

1-967

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
between Lake Crest Drive and Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane Major with Raised Median), such that the improvements are operational prior to construction of the 384 th EDU.		securities and improvement agreements shall be approved by the Director of PDS. 2. Caltrans must review and accept the agreement.				
M-TR-10 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Lake Crest Drive and Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane Major with Raised Median), such that the improvements are operational prior to construction of the 384 th EDU.	1. Prior to recordation of the first final map.	1. The [<i>PDS, LDR</i>] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [<i>PDS, LDR</i>] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. Caltrans must review and accept the agreement.	City of Chula Vista and County of San Diego			
M-TR-11 Otay Lakes Road, between City/County Boundary and Project Driveway #1/Intersection #42 (County) - this roadway segment is included in the list of facilities included in the County's TIF Program and is classified as a Major Road (4.1B) in the County of San Diego General Plan Mobility Element. The Project Applicants proposes to change this roadway segment classification to a	1. Prior to recordation of the first final map.	1. The [<i>PDS, LDR</i>] shall review the County's TIF Program and update it to allow the use of a TIF payment to mitigate cumulative traffic impacts. The County's TIF Program update shall be approved by the Board of Supervisors.	County of San Diego			

1-968

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
Boulevard (4.2A). Accordingly, the project applicant would be responsible for participating in an update to the TIF Program to reflect the change in classification. Subsequently, the project applicant would be responsible for complying with the updated TIF Program to mitigate for cumulative impacts.						
M-TR-12 Otay Lakes Road, between Project Driveway #1/Intersection #42 and Project Driveway #2/Intersection #43 (County) - this roadway segment is included in the list of facilities included in the County's TIF Program and is classified as a Major Road (4.1B) in the County of San Diego General Plan Mobility Element. The project applicant proposes to change this roadway segment classification to a Boulevard (4.2A). Accordingly, the project applicant would be responsible for participating in an update to the TIF Program to reflect the change in classification. Subsequently, the Project Applicants would be responsible for complying with the updated TIF Program to mitigate for cumulative impacts.	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the County's TIF Program and update it to allow the use of a TIF payment to mitigate cumulative traffic impacts. The County's TIF Program update shall be approved by the Board of Supervisors.	County of San Diego			
M-TR-13 Prior to recordation of the first final map, the Project	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the	County of San Diego			

1-969

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
Applicants shall enter into an agreement with the County of San Diego to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between the City/County Boundary and Driveway #2. Due to phasing of construction, the Project applicant shall prepare a supplemental traffic study prior to recordation of the first final map to determine the existing traffic plus EDU timing threshold, satisfactory to the County Engineer, such that the improvements are operational prior to the determination of the supplemental traffic study or construction of the 896 th EDU, whichever is sooner.		condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. The County Engineer will review the supplemental traffic study.				
<i>Global Climate Change</i>						
M-GCC-1 Prior to the issuance of any grading permits, the Project applicant (or its designee) shall, to the satisfaction of San Diego County Planning & Development Services Department, demonstrate that the Project shall: (i) provide a comprehensive trails network designed to provide safe bicycle and pedestrian access between the various development areas within the site and various	1. Prior to approval of any building plan or the issuance of any building permit, these design measures shall be identified on the building plans and/or identified in HOA formation documents, as appropriate. 2. Upon establishment of the use, these conditions shall be complied with	1. The project Applicant or its designee shall comply with the sustainable design features included in the Transportation Demand Management Plan and this condition. 2. The [PDS, BPPR] shall make sure that the requirements are identified on all building plans for the project and/or identified in HOA formation documents, as appropriate. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its	County of San Diego			

1-970

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>recreational trails and multi-modal facilities accessing the site; (ii) provide bicycle racks along main travel corridors, adjacent to commercial development areas, and at public parks and open spaces; and, (iii) implement traffic calming features throughout the roadway network on the Project site to reduce motor vehicle speed and encourage walking and biking.</p> <p>Prior to the issuance of any residential building permits, the Project Applicants (or their designee) shall, to the satisfaction of San Diego County Planning & Development Services Department, demonstrate that the Project shall: (i) provide to residents information for residents regarding transit options on a quarterly basis in HOA newsletters, and as part of a “new resident” information packet; (ii) provide and promote information regarding SANDAG’s iCommute program for residents; and, (iii) encourage formal/informal networks among residents that arrange carpools for ongoing or occasional trips for commute or non-commute purposes.</p>	for the term of this permit.	<p>designee fails to comply with this condition.</p> <p>3. The [PDS, PCC] shall verify that the design features have been implemented pursuant to the approved Transportation Demand Management Plan.</p>				

1-971

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Prior to the issuance of any residential building permits, the Project Applicants (or their designee) shall demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project shall establish provide a School Pool match program to help parents to transport students to off-site public or private schools, and shall implement a walking school bus program for elementary school students traveling to the on-site elementary school.</p> <p>Prior to the issuance of any residential and non-residential building permits, the Project applicant (or its designee) shall demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project shall provide and promote information regarding SANDAG’s iCommute program for commuters and on-site businesses.</p> <p>Prior to issuance of any resort-related building permits, the Project applicant (or its</p>						

1-972

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
designee) shall demonstrate, to the satisfaction of the San Diego County Planning & Development Services Department, that the Project’s resort operator shall implement a bike-sharing program for resort guests.						
M-GCC-2 Prior to the issuance of building permits for multi-family residences and non-residential buildings, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project shall utilize high-efficiency (light emitting diode [LED] or equivalent) interior lighting in the multi-family residences and non-residential buildings that utilizes 15 percent less energy than otherwise permitted by the 2016 Building Energy Efficiency Standards.	1. Prior to the approval of any building plan or issuance of any building permit, these design measures shall be implemented on the building plans.	1. The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.	County of San Diego			
M-GCC-3 Prior to the issuance of building permits for multi-family residences and non-residential buildings, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the	1. Prior to the approval of any building plan or issuance of any building permit, these design measures shall be implemented on the building plans	1. The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.	County of San Diego			

1-973

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
satisfaction of San Diego County Planning & Development Services Department, that the Project shall install EnergyStar appliances in the multi-family residences and non-residential buildings. The required EnergyStar appliances include clothes washers, dishwashers, fans, and refrigerators.						
M-GCC-4 Prior to the issuance of building permits for single-family residences, the Project Applicants (or their designee) shall submit a Zero Net Energy Confirmation Report (ZNE Report) prepared by a qualified building energy efficiency and design consultant to San Diego County Planning & Development Services Department for review and approval. The ZNE Report shall demonstrate that the single-family residential development within the Project site subject to application of Title 24, Part 6, of the California Code of Regulations has been designed and shall be constructed to achieve ZNE, as defined by the California Energy Commission, or otherwise achieve an equivalent level of energy efficiency, renewable energy	1. Prior to the approval of any building plan or issuance of any building permit, the project will submit the ZNE Report to the [PDS, PPD].	1. The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.	3. County of San Diego			

1-974

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>generation or greenhouse gas emissions savings.</p> <p>A ZNE Report may, but is not required to:</p> <ul style="list-style-type: none"> • Evaluate multiple single-family residences. • Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, shortfalls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings, or off-site renewable energy generation. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-based strategies even if the building on its own may not be designed to achieve ZNE. • Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings. 						
<p>M-GCC-5 Prior to the issuance of building permits for multi-family residences and non-</p>	<p>1. Prior to approval of any building plan or the issuance of any building</p>	<p>1. The Applicant or its designee shall comply with the requirements of this condition.</p>	<p>County of San Diego</p>			

1-975

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
residential buildings, the Project applicant (or its designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project’s multi-family residences and non-residential buildings are designed to improve building energy efficiency by 10 percent over the 2016 Building Energy Efficiency Standards. As part of this demonstration, the building plans and related application materials shall confirm that attached multi-family residences will be designed and constructed without wood-burning or natural gas-burning fireplaces.	permit, these Site Design measures shall be identified on the building plans.	2. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
M-GCC-6 Prior to the issuance of residential building permits, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, the installation of : (a) dedicated 208/240 branch circuits in each garage of every residential unit, and (b) one Level 2 electric vehicle (EV)	1. Prior to the approval of any building plan or issuance of any building permit, these design measures shall be implemented on the building plans.	1. Project Applicant shall submit building plans to the County for review and approval. 2. The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.	County of San Diego			

1-976

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>charging station in the garage in half of all residential units.</p> <p>Prior to the issuance of non-residential building permits, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, the installation of an additional ten (10) Level 2 EV charging stations within the non-residential parking areas located on the Project site, as well as an addition ten (10) Level 2 EV charging stations for vehicles utilizing public street parking spaces on street blocks located adjacent to non-residential development areas.</p>						
<p>M-GCC-7 As to construction emissions, the Project Applicants (or their designee) shall provide carbon offsets in a quantity sufficient to offset 100 percent of the Project’s construction emissions (including sequestration loss from vegetation removal) consistent with the performance standards and requirements set forth below.</p>	<p>1. Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for any development phase.</p>	<p>1. The [DPW, PDCI] shall make sure that the construction contractor complies with this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>	<p>County of San Diego</p>			

1-977

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>First, “carbon offset” shall mean an instrument, credit or other certification verifying the reduction of GHG emissions issued by any of the following: (i) the Climate Action Reserve, the American Carbon Registry, and Verra (previously, the Verified Carbon Standard); or, (ii) any registry approved by the California Air Resources Board to act as a registry under the State’s cap-and-trade program.</p> <p>Second, any carbon offset utilized to reduce the Project’s GHG emissions shall be a carbon offset that represents the past or forecasted reduction or sequestration of 1 MT CO₂e that is “not otherwise required” (CEQA Guidelines §15126.4(c)(3)). By requiring that the offset is “not otherwise required,” the offset shall represent GHG reduction or sequestration additional to any GHG emission reduction otherwise required by law or regulation, and any other GHG emission reduction that otherwise would occur (Health & Saf. Code, §38562(d)(2)).</p>						

1-978

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Third, as to construction and vegetation removal GHG emissions, prior to the County’s issuance of the Project’s first grading permit, the Project Applicants (or their designee) shall provide evidence to the satisfaction of the Director of Planning & Development Services that the Project applicant (or its designee) has retired carbon offsets in a quantity sufficient to offset 100 percent of the construction and vegetation removal GHG emissions (an estimated total of 38,476 MT CO₂e) generated by the Project, as identified in the Project’s certified EIR. In making such a determination, the Director of the Planning & Development Services Department shall require the Project Applicants (or their designee) to provide documentation from the selected registry(ies) that a sufficient quantity of carbon offsets meeting the standards set forth in this measure have been retired, thereby demonstrating that the necessary emission reductions are realized. The documentation shall identify the registry-assigned serial number associated with each retired</p>						

1-979

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>carbon offset; the referenced serial numbers are used by registries to ensure that each metric ton of reduction meets the requirements identified in the applicable protocol and is counted and retired only once. The documentation also shall identify the locational attributes of the carbon offsets in order to allow San Diego County Planning & Development Services Department to track and monitor the implementation of the geographic priority provision set forth below.</p> <p>Fourth, the carbon offsets used to reduce construction and vegetation removal GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (Health & Saf. Code, §38562(d)(1)).</p> <p>Fifth, all carbon offsets required to reduce the Project’s construction and vegetation removal emissions shall be associated with reduction activities that are geographically prioritized according to the following locational attributes: (1) off-site, unincorporated areas of the County of San Diego;</p>						

1-980

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>(2) off-site, incorporated areas of the County of San Diego; (3) off-site areas within the State of California; (4) off-site areas within the United States; and, (5) off-site, international areas. As listed, geographic priorities would focus first on local reduction options (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over, co-benefits to other environmental resource areas.</p> <p>The Director of the Planning & Development Services shall issue a written determination that offsets are fail to meet the feasibility definition and factors set forth in CEQA Guidelines Section 15364 in a higher priority geographic category before allowing the Project applicant or its designee to use offsets from the next lower priority category. In making such a determination, the Director of the shall consider information available at the time each Project-related grading permit request is submitted, including but not limited to:</p> <ul style="list-style-type: none"> • The availability of in-County and in-State 						

1-981

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>emission reduction opportunities, including funding and partnership opportunities with the County, other public agencies, or environmental initiatives with demonstrated integrity, where such reduction opportunities use methodologies and protocols approved by a specified registry (see “First” paragraph above for the definition of such registries);</p> <ul style="list-style-type: none"> • The geographic attributes of carbon offsets that are listed for purchase and retirement; • The temporal attributes of carbon offsets that are listed for purchase and retirement; • The pricing attributes of carbon offsets that are listed for purchase and retirement; and/or, • Any other information deemed relevant to the evaluation, such as periodicals and reports addressing the availability of carbon offsets. <p>Sixth, over the course of the construction period, the Project applicant (or its designee) shall submit annual reports to the San</p>						

1-982

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Diego County Planning & Development Services Department that identify the quantity of emission reductions required by this mitigation measure, as well as the carbon offsets retired to achieve compliance with this measure. The annual reports shall identify the locational attributes of the carbon offsets in order to allow the San Diego County Planning & Development Services Department to track and monitor the implementation of the geographic priority provision. Such tabulation and tracking shall be to the satisfaction of the Director of Planning & Development Services.</p>						
<p>M-GCC-8 As to operational emissions, the Project applicant (or its designee) shall provide carbon offsets sufficient to offset, for a 30-year period, the operational GHG emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements set forth below.</p> <p>First, “carbon offset” shall have the same meaning as set forth in M-GCC-7.</p>	<p>1. Prior to issuance of the building permits for each implementing Site Plan.</p>	<p>1. The [DPW, PDCI] shall make sure that the Applicant or its designee complies with this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the project Applicant or its designee fails to comply with this condition.</p>	<p>County of San Diego</p>			

1-983

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Second, any carbon offset utilized to reduce the Project’s GHG emissions shall be a carbon offset that represents the past or forecasted reduction or sequestration of 1 MT CO₂e equivalent that is “not otherwise required” (CEQA Guidelines §15126.4(c)(3)). By requiring that the offset is “not otherwise required,” the offset shall represent GHG reduction or sequestration additional to any GHG emission reduction otherwise required by law or regulation, and any other GHG emission reduction that otherwise would occur (Health & Saf. Code, §38562(d)(2)).</p> <p>Third, because the Project will be built in phases over approximately eleven years, which influences both the quantity of operational GHG emissions and the level of reduction required to achieve net zero GHG emissions, the Project applicant (or its designee) shall utilize one of the two following compliance options to secure the necessary carbon offsets, as allowed in CEQA Guidelines Section 15126.4(c)(3):</p>						

1-984

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>(1) Prior to the issuance of the first building permit, the Project applicant (or its designee) shall provide evidence to the San Diego County Planning & Development Services Department that it has obtained carbon offsets in the amount of 28,625 MT CO₂e per year multiplied by 30 years.</p> <p>(2) Prior to the issuance of each increment of building permits for the phased development of the Project, the Project Applicants (or their designee) shall provide evidence to San Diego County Planning & Development Services Department that it has obtained the amount of carbon offsets required for the increment of development being permitted for a 30-year period. The amount of carbon offsets required shall be based on and include operational GHG emissions as identified in the certified EIR. The application(s) for permit issuance shall include, as attachments, emissions calculation</p>						

1-985

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>worksheets that identify the emissions reduction obligation of the increment of development being permitted and tracking tables that identify any previous carbon offsets purchased, as well as the amount of carbon offsets anticipated to be associated with the unbuilt, unpermitted portion(s) of the Project. Such application materials shall be to the satisfaction of the Director of Planning & Development Services.</p> <p>The Director of Planning & Development Services shall require the Project applicant (or its designee) to provide documentation from the selected registry(ies) that a sufficient quantity of carbon offsets under option (1) or (2) meeting the standards set forth in this measure have been retired, thereby demonstrating that the necessary emission reductions are realized. The documentation shall identify the registry-assigned serial number associated with each retired carbon offset; the referenced serial numbers are used by</p>						

1-986

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>registries to ensure that each metric ton of reduction meets the requirements identified in the applicable protocol and is counted and retired only once. The documentation also shall identify the locational attributes of the carbon offsets in order to allow San Diego County Planning & Development Services Department to track and monitor the implementation of the geographic priority provision set forth below.</p> <p>Fourth, the carbon offsets used to reduce operational GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (Health & Saf. Code, §38562(d)(1)).</p> <p>Fifth, as new federal, state and local regulations are adopted or technological advancements occur, the quantity of emission reductions needed to demonstrate achievement of the net zero emissions level may decrease. Therefore, the amount of carbon offsets needed may be reduced if the Project Applicants (or their designee) can demonstrate, with substantial evidence, that changes in</p>						

1-987

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>regulation or law, or other increased technological efficiencies have reduced the total MT CO₂e emitted by the Project. As described further in the following paragraph, any modification to the emissions reduction value stated herein shall require approval from the County’s Board of Supervisors, as considered pursuant to a noticed public hearing process that accords with applicable legal requirements, including those set forth in CEQA for the post-approval modification of mitigation implementation parameters.</p> <p>Specifically, if the Project applicant elects to process a “true-up” exercise subsequent to the County’s certification of the Final EIR and approval of the Project, the Project applicant shall provide an operational GHG emissions inventory of the Proposed Project’s operational emissions for the “true up” operational conditions, including emissions from mobile sources, energy, area sources, water consumption, and solid waste. Subject to the satisfaction of the Board of Supervisors, these calculations shall be conducted</p>						

1-988

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>using a County-approved model and/or methodology and must validate the continuing adequacy of modeling inputs used in the EIR that are not proposed to be altered as part of the “true-up” exercise. The inclusion of the validation requirement ensures that any updated operational GHG emissions inventories for the Project fully account for then-existing information that is relevant to the emissions modeling.</p> <p>The “true up” operational GHG emissions inventory, if conducted, will be provided in the form of a Project-specific Updated Emissions Inventory and Offset Report to the County’s Board of Supervisors prior to the issuance of building permits for the next build-out phase. The subject technical documentation shall be prepared by a County-approved, qualified air quality and greenhouse gas technical specialist.</p> <p>In all instances, substantial evidence must confirm that any reduction to the total carbon offsets value as identified in the certified Final EIR for the Project is consistent with the Project</p>						

1-989

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>commitment to achieve and maintain carbon neutrality (i.e., net zero emissions) for the 30-year life of the Project.</p> <p>Sixth, all carbon offsets required to reduce the Project’s operational emissions shall be associated with reduction activities that are geographically prioritized according to the following locational attributes: (1) off-site, unincorporated areas of the County of San Diego; (2) off-site, incorporated areas of the County of San Diego; (3) off-site areas within the State of California; (4) off-site areas within the United States; and, (5) off-site, international areas. As listed, geographic priorities would focus first on local reduction options (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over, co-benefits to other environmental resource areas.</p> <p>The Director of the Planning & Development Services shall issue a written determination that offsets fail to meet the feasibility definition and factors set forth in CEQA Guidelines</p>						

1-990

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>Section 15364 in a higher priority geographic category before allowing the Project applicant or its designee to use offsets from the next lower priority category. In making such a determination, the Director of the Planning & Development Services shall consider information available at the time each Project-related building permit request is submitted, including but not limited to:</p> <ul style="list-style-type: none"> • The availability of in-County and in-State emission reduction opportunities, including funding and partnership opportunities with the County, other public agencies, or environmental initiatives with demonstrated integrity, where such reduction opportunities use methodologies and protocols approved by a specified registry (see “First” paragraph above for the definition of such registries); • The geographic attributes of carbon offsets that are listed for purchase and retirement; • The temporal attributes of carbon offsets that are listed for purchase and retirement; 						

1-991

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> The pricing attributes of carbon offsets that are listed for purchase and retirement; and/or, Any other information deemed relevant to the evaluation, such as periodicals and reports addressing the availability of carbon offsets. 						

Environmental Design Considerations

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<i>Aesthetics and Visual Resources</i>						
AE-ED-1 The Project shall incorporate enhanced parkways throughout the Project sited to provide pleasant streetscapes and an overall enjoyable atmosphere.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. 2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.	County of San Diego			
AE-ED-2 The Resort Village Design Plan directs the Project architecture and landscaping to create cohesive community based on the Italian “Hill Town” theme.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase.	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC],	County of San Diego			

1-992

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		and pay all applicable review fees. 2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.				
AE-ED-3 Dark roofs of varying shades shall be used rather than lighter colors.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
AE-ED-4 Architecture and siting of buildings on lots shall be varied to provide visual interest and variation, regardless of the viewer’s location.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
AE-ED-5 Residential, resort, recreational, and public buildings, while unified through a common style and theme, shall be varied in massing, elevation, and density.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
AE-ED-6 Landscaping shall be installed within each constructed phase as it is finished.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase 2. Prior to any occupancy, final grading release, or	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC],	County of San Diego			

1-993

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
	use of the premises in reliance of this permit	and pay all applicable review fees. 2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 3. The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.				
AE-ED-7 Project lighting shall adhere to County codes and requirements.	1. Prior to the approval of any building plan or issuance of any building permit	1. The [PDS, LDR], [DPR, TC] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
<i>Air Quality</i>						
AQ-ED-1 The Project shall incorporate pedestrian trails, paths and sidewalks, and bicycle trails, to encourage reduction in vehicle usage and trips.	1. Prior to site plan approval.	1. The Applicant or its designee shall prepare the site plans which incorporate measures to encourage reduction in vehicle trips. 2. The Project Applicant shall submit Site Plans to the County of San Diego for review and approval.	County of San Diego			
AQ-ED-2 Grading shall entail multiple applications of water	1. Prior to issuance of any grading permits and ongoing for the duration	1. The [DPW, PDCI] shall make sure the contractor complies with the requirements of this measure	County of San Diego			

1-994

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
between dozer/scrapper passes to limit dust.	of grading activities.	and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure.				
AQ-ED-3 Paving, chip sealing, or chemical stabilization of internal roadways shall occur after completion of grading.	1. Prior to issuance of any grading permits and ongoing for the duration of grading activities.	1. The [DPW, PDCI] shall make sure the contractor complies with the requirements of this measure and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure.	County of San Diego			
AQ-ED-4 Sweepers or water trucks shall remove “track-out” at any point of public street access.	1. Throughout the duration of construction for each development phase.	1. The [DPW, PDCI] shall make sure the contractor complies with the requirements of this measure and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure.	County of San Diego			
AQ-ED-5 Chemical binders, tarps, fencing, or other erosion control and suppression measures shall stabilize dirt storage piles.	1. Throughout the duration of construction for each development phase.	1. The [DPW, PDCI] shall make sure the contractor complies with the requirements of this measure and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure.	County of San Diego			
<i>Biological Resources</i>						
BI-ED-1 The Project has been designed around an extensive open space system in close coordination with USFWS. Development areas have been moved specifically to preserve important wildlife corridors, species, and habitat.	1. Prior to the occupancy of any structure or use of the premises in reliance of PDS2004-3810-04-002(SP); PDS2004-3800-04-003(GPA); PDS2004-3600-04-009(REZ); PDS2004-3100-5361(TM); PDS2004-3910-04-19-005, and prior to Final Grading Release of each Grading	1. The project Applicant or its designee shall install the fencing and signage and provide the documentation site photos and certification statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed to the [PDS, PCC]. 2. The [PDS, PCC] shall review the photos and statement for compliance with this condition.	County of San Diego			

1-995

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
	Permit (Grading Ordinance Sec. 87.421.a.3).					
BI-ED-2 The Project includes 141 acres of internal open space.	1. Prior to Final Grading Release for each grading phase	1. The project Applicant or its designee shall provide a letter statement to the [PDS, PCC] stating that all Otay Ranch RMP Preserve (BIO#20–HABITAT CONVEYANCE AND PRESERVATION) and biological open space easements (BIO#4–CONSERVED OPEN SPACE) were avoided during the grading construction or encroachment into the open space occurred, other than the impacts resulting from County approved infrastructure facilities in the Otay Ranch RMP Preserve, such as approved roads and other improvements including the associated grading as shown on the Tentative Map. 2. The [DPW, PDCI] shall not allow any grading, clearing or encroachment into Otay Ranch RMP Preserve or open space easement areas.	County of San Diego			
BI-ED-3 The Project includes a modification of Otay Lakes Road to accommodate wildlife under-crossings toward the eastern end of Lower Otay Reservoir. The under-crossings are designed to provide sufficient light to encourage use.	1. Prior to the approval of each Final Map	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and	County of San Diego			

1-996

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		improvement agreements shall be approved by the Director of PDS.				
BI-ED-4 Programs for coastal sage scrub and vernal pool restoration shall be implemented as part of Project development.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase	<ol style="list-style-type: none"> The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 	County of San Diego			
BI-ED-5 A total of 1,091.46 acres of land shall be designated for Preserve uses, including 10.71 acres of thorn mint preserve.	1. Prior to Final Grading Release for each grading phase	1. The project Applicant or its designee shall provide a letter statement to the [PDS, PCC] stating that all Otay Ranch RMP Preserve (BIO#20–HABITAT CONVEYANCE AND PRESERVATION) and biological open space easements (BIO#4–CONSERVED OPEN SPACE) were avoided during the grading construction or encroachment into the open space occurred, other than the impacts resulting from County approved infrastructure facilities in the Otay Ranch RMP Preserve, such as approved roads and other improvements including the associated grading as shown on the Tentative Map.	County of San Diego			

1-997

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		2. The [DPW, PDCI] shall not allow any grading, clearing or encroachment into Otay Ranch RMP Preserve or open space easement areas.				
BI-ED-6 Restoration areas will incorporate salvaged materials, such as individual cactus, native plant mulching, selective soil salvaging, seed collection, and translocation of plant materials as determined to be appropriate. Prior to grading the project, a Conceptual Upland Restoration Plan (Appendix H) will be submitted to and receive approval from the director of the Department of Planning and Development Services. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat. No invasive and/or non-native plant species shall be introduced.	1. Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 45: Conceptual Phasing Plan of the Otay Ranch Resort Village Alternative H Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase	1. If the Conserved Open Space (all or in part) is to be managed by the County of San Diego through the County biological open space easement to satisfy the additional mitigation requirements then the following documentation is required. The Applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. If the Conserved Open Space is conveyed in fee title to the Preserve Owner Manager (POM) of the Otay Ranch RMP2 Preserve with funding to pay for review by the POM and associated fees, then the Applicant or its designee shall provide a copy of the grant deed to the County showing the dedication. If portions of the Conserved Open Space are used for mitigation of impacts on Cornerstone Lands, then the Applicant or its designee shall provide the agreement between	County of San Diego			

1-998

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>the City of San Diego and the Applicant or its designee as documentation for this condition.</p> <p>2. For recordation on the map, [PDS, LDR] shall route the applicable Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.</p>				
<p>BI-ED-7 A hydroseed mix that incorporates native species, is appropriate to the area, and is without invasive species shall be used for slope stabilization in transitional areas.</p>	<p>1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase</p>	<p>1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees.</p> <p>2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.</p>	<p>County of San Diego</p>			
<p>BI-ED-8 Peruvian pepper trees and other invasive vegetation would not be planted in streetscapes, or within 50 feet of the Preserve, where they could impact native habitat.</p>	<p>1. The following actions shall occur throughout the duration of the grading construction; if this project includes more than one Final Map, each shall have separate</p>	<p>1. The Project Biologist shall prepare and submit to the satisfaction the [PDS, PCC] monitoring reports, cost estimate, and MOU which indicate that the monitoring has occurred as indicated above. The Applicant or</p>	<p>County of San Diego</p>			

1-999

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
	monitoring contracts and documentation. Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2),	<p>its designee shall provide verification that the cost of the monitoring has been added to the grading bond.</p> <p>2. The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The [DPW, PDCI] shall assure that the Project Biologist is on-site performing the Monitoring duties of this condition during all applicable grading activities as determined by the Biologist. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Biologist or Applicant or its designee fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this measure.</p>				
BI-ED-9 Concurrent with recording each final map, pursuant to the RMP and the MSCP requirement, the property owner(s) shall convey land within the Otay Ranch RMP Preserve at a ratio of 1.188 acres for each acre of development	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees.	County of San Diego			

1-1000

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
area (no conveyance for certain common land uses including school, parks, or Circulation Element roads).		2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.				
BI-ED-10 Restoration areas will incorporate salvaged materials, such as individual cactus, native plant mulching, selective soil salvaging, seed collection, and translocation of plant materials as determined to be appropriate. Prior to grading the project, a Conceptual Upland Restoration Plan (Appendix H) will be submitted to and receive approval from the director of the Department of Planning and Development Services. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat. No invasive and/or non-native plant species shall be introduced.	1. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.	1. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits. 2. The [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND	County of San Diego			

1-1001

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		WETLANDS RESTORATION PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.				
<p>BI-ED-11 The Conceptual Upland Restoration Plan shall include, but not be limited to, the following to ensure the establishment of the restoration objectives: a 24- by 36-inch map showing the restoration areas, site preparation information, type of planting materials (species ratios, source, size of container, etc.), planting program, 80% success criteria, 5-year monitoring plan, and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, monitoring, and report preparation. The report shall be prepared by a County approved biologist and a state of California licensed landscape architect. The habitat created pursuant to the Conceptual Upland Restoration Plan must be placed within an open space easement dedicated to the County prior to or immediately following the approval of the Conceptual Upland Restoration Plan.</p>	<p>1. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.</p>	<p>1. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits.</p> <p>2. The [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION</p>	County of San Diego			

1-1002

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.				
BI-ED-12 Temporary impact areas are proposed to be restored to native habitat appropriate for the location and the previous condition of the area. Restoration plans for temporary impact areas will be prepared that include: a 24- by 36-inch map showing the restoration areas, site preparation information, type of planting materials (species ratios, source, size of container, etc.), planting program, 80% success criteria, 5-year monitoring plan, and detailed cost estimate.	1. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.	<p>1. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits.</p> <p>2. The [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLANS) shall be made to enter</p>	County of San Diego			

1-1003

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		into a Secured Agreement for the implementation of the Plans.				
BI-ED-13 Prominently colored, sturdy fencing shall be in place wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist for the San Diego County Department of Planning and Development Services. Fencing shall remain in place during all construction activities.	1. Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing for the phase under construction.	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on or such that it shall protect the boundary of the open space easement(s). The Applicant or its designee shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. 2. The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the Applicant or its designee. 	County of San Diego			
BI-ED-14 During construction, material stockpiles shall be covered when not in use. This will prevent fly-off that could damage nearby sensitive plant communities. Implementation of this measure shall be documented by a qualified monitoring biologist for the San Diego County Department of Planning and Development Services. During grading and construction, graded areas shall be periodically	1. During all phases of construction.	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall cover material stockpiles. 2. Implementation of this measure shall be documented by a qualified monitoring biologist for the San Diego County Department of Planning and Development Services. 	County of San Diego			

1-1004

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
watered to minimize dust affecting adjacent vegetation. Implementation of this measure shall be documented by a qualified monitoring biologist for the San Diego County Department of Planning and Development Services.						
BI-ED-15 A Storm Water Pollution Prevention Plan (SWPPP) shall be developed, approved, and implemented during construction to control storm water runoff such that erosion, sedimentation, pollution, etc., are minimized. Measures that may be incorporated into the plan include use of silt fencing, haybales, and straw wattles. The SWPPP shall be approved by the San Diego County Department of Planning and Development Services.	1. Prior to the approval or issuance of any grading permit, and prior to any grading clearing, or other disturbance, the SWPPP shall be approved for each grading phase. Upon establishment of the use, the conditions of the SWPPP shall be complied with during construction activities and for the term of this permit.	1. The project Applicant or its designee shall prepare the SWPPP and submit it to the [PDS, LDR] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. 2. The [PDS, LDR] shall review the final SWPPP for compliance with the most recent version of the California Stormwater Quality Association’s Stormwater BMP Handbook and this condition. During construction, the Project Biologist shall review SWPPP measures for compliance with this measure as part of the construction monitoring requirement.	County of San Diego			
BI-ED-16 During Project operation, all recreational areas that use chemicals or animal by-products, such as manure, that are potentially toxic or impactful to sensitive habitats or plants	1. Throughout project operations	1. The [PDS, PCC] shall verify that measures have been implemented pursuant to the approved Otay Ranch Resort Village Alternative H - Preserve Edge Plan. The [PDS Code Compliance Division]	County of San Diego			

1-1005

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
shall incorporate methods on-site to reduce impacts caused by the application and/or drainage of such materials into Preserve areas.		is responsible for enforcement of this permit. During construction, the Project Biologist shall review the Otay Ranch Resort Village Alternative H - Preserve Edge Plan for compliance with this measure as part of the construction monitoring requirement.				
BI-ED-17 No invasive nonnative plant species shall be introduced into areas immediately adjacent to the Preserve. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat. Landscape plans shall be approved by the Project biologist and submitted to the San Diego County Department of Planning and Development Services prior to installation for review and approval.	1. Prior to the approval of any grading permit, and prior to any grading clearing, or other disturbance for each grading phase.	<ol style="list-style-type: none"> The Applicant or its designee shall comply with the requirements of the approved Preserve Edge Plan and this condition for the life of the permit. The [PDS, LA] and the Preserve Owner Manager (POM) of the RMP Preserve shall review the invasive species management for compliance with California Invasive Plant Council, all state and federal laws and regulations under the prescription of a pest control advisor, and this condition. 	County of San Diego			
BI-ED-18 During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This will protect sensitive vegetation from being inundated with sediment-laden runoff.	1. Prior to recordation of the recordation of a Final Map for each development phase or Unit	<ol style="list-style-type: none"> The project Applicant or its designee shall provide evidence of completion of above-mentioned requirements. The [PDS, LDR], [DPR, TC] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and 	County of San Diego			

1-1006

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		improvement agreements shall be approved by the Director of PDS.				
BI-ED-19 No clearing, grading, or grubbing activities may occur within occupied gnatcatcher habitat during the breeding season for California gnatcatcher (February 15 to August 15, annually).	<ol style="list-style-type: none"> 1. Prior to any grading, clearing, or land disturbance during the nesting season (January 15 through August 15). 2. If a nest is identified, a Preconstruction Survey Report shall be submitted to the County and the Wildlife Agencies prior to the preconstruction and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction for the phase under construction. 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the Applicant or its designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a preconstruction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA or within 300 feet of suitable avian nesting habitat (500 feet for raptors) until concurrence is received from the County and the Wildlife Agencies (i.e. USFWS and CDFW). 2. The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter. 	County of San Diego			
BI-ED-20 When clearing, grading, or grubbing activities occur during the breeding season	<ol style="list-style-type: none"> 1. Throughout the duration of construction for any development phase. 	<ol style="list-style-type: none"> 1. The project shall comply with the mitigation measures and blasting assumptions. . Rock crushing 	County of San Diego			

1-1007

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
for raptors (January 15 to July 31, annually), nesting bird surveys shall be conducted by a qualified biologist for the San Diego County Department of Planning and Development Services to identify active nest locations. Construction activities shall be restricted or modified such that noise levels related to those activities are below 60 dBA L _{eq} , or other Wildlife Agency approved restrictions, in the vicinity of the active nest site.		<p>activities will be limited to a total of 4,000 tons of rock per day. Blasting activities will amount to a maximum of 48,000 lbs. of explosives per day.</p> <p>2. The [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>				
BI-ED-21 Uses in or adjacent to the Preserve shall be designed to minimize noise impacts. Berms or walls shall be constructed adjacent to commercial areas and any other use that may introduce noises that could impact or interfere with wildlife utilization of the Preserve. Excessively noisy uses or activities adjacent to breeding areas shall incorporate noise-reduction measures or be curtailed during the breeding season of sensitive bird species.	1. Throughout the duration of construction for any development phase.	<p>1. The project shall comply with the mitigation measures and blasting assumptions provided within the attached MMRP. Rock crushing activities will be limited to a total of 4,000 tons of rock per day. Blasting activities will amount to a maximum of 48,000 lbs. of explosives per day.</p> <p>2. The [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the</p>	County of San Diego			

1-1008

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		Applicant or its designee fails to comply with this condition.				
BI-ED-22 Lighting of all developed areas adjacent to the Preserve shall be directed away from the Preserve, wherever feasible and consistent with public safety. Where necessary, development shall provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the Preserve and sensitive species from night lighting. Consideration shall be given to the use of low-pressure sodium lighting. All lighting, landscaping, and berming/grading plans shall be submitted to the San Diego County Department of Planning and Development Services for review and approval prior to construction.	1. The Lighting Plan(s) shall be approved concurrent with any improvement plans adjacent to the Otay Ranch RMP Preserve Edge.	<ol style="list-style-type: none"> The project Applicant or its designee shall prepare the Lighting Plans and submit it to the [PDS, ZONING] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the Lighting Plans and this condition for the life of this permit. The County inspector shall review the Lighting Plan for compliance with this measure. The [PDS Code Compliance Division] is responsible for enforcement of this permit. 	County of San Diego			
BI-ED-23 Dewatering shall be conducted in accordance with standard regulations of RWQCB. An NPDES permit, issued by RWQCB, to discharge water from dewatering activities shall be required prior to start of construction. This will minimize erosion, siltation, and pollution within sensitive communities.	<ol style="list-style-type: none"> Prior to recordation of the Final Map, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed for any development phase. The following actions shall occur throughout the duration of the grading 	<ol style="list-style-type: none"> The project Applicant or its designee shall submit the contract, MOU, and cost estimate or separate bonds to the [PDS]. The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all 	County of San Diego			

1-1009

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>construction. Each grading phase shall have separate monitoring contracts and documentation.</p>	<p>construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.</p> <p>3. The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The Project Biologist shall assure that a licensed SWPPP Monitor is on-site performing the Monitoring duties of this condition during all applicable grading activities and notify [DPW, PDCI] of absence or breaches in the requirements as needed. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Biologist or applicant or its designee fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this condition.</p>				

1-1010

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
BI-ED-24 Design of drainage facilities shall incorporate long-term control of pollutants and storm water flow to minimize pollution and hydrologic changes. An Urban Runoff Plan and operational BMPs shall be approved by the San Diego County Department of Planning and Development Services prior to construction.	1. Prior to recordation of a Final Map for any development phase or Unit	1. The project Applicant or its designee shall provide evidence of completion of above-mentioned requirements. 2. The [PDS, LDR], [DPR, TC] shall review the plans for consistency with the condition and County Standards.	County of San Diego			
BI-ED-25 Grading and/or improvement plans shall include the requirement that a fencing and signage plan be prepared and that permanent fences or walls be placed along the open space boundaries. Placement of permanent fencing or walls is required at the conclusion of the grading activity and prior to Record Plan approval.	1. Prior to the approval of each Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance	1. The project Applicant or its designee shall include fencing/wall requirement in conformance with this condition in the notes and clearly show all fencing/wall locations on all plans and maps. Fencing/wall specifications shall be provided on plans, as applicable. 2. The [PDS, PCC] shall review each Final Map, grading plans, other plans and maps (as applicable), statement for are in compliance with this condition, the Preserve Edge Plan and Specific Plan.	County of San Diego			
BI-ED-26 Submit to the director of the Department of Planning and Development Services evidence that permanent signs have been placed to protect all open space easements in accordance with the open space signage exhibit that will be placed on file with the Department of Planning and	1. Prior to the occupancy of any structure or use of the premises in reliance of PDS2004-3810-04-002(SP); PDS2004-3800-04-003(GPA); PDS2004-3600-04-009(REZ); PDS2004-3100-5361(TM); PDS2004-3910-04-19-005, and	1. The project applicant will submit to the director of the Department of Planning and Development Services evidence that permanent signs have been placed to protect all open space easements 2. The director of the Department of Planning and Development Services will determine that the	County of San Diego			

1-1011

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
Development Services as Environmental Review Number 04-19-05.	prior to Final Grading Release of each Grading Permit (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed and approved by the Director of PDS.	signs meet the criteria in this measure. 3. The final grading release requirement may be waived, wholly or in part, at the discretion of the Director of PDS if the Applicant or its designee demonstrates that cash or security has been provided for the entire associated installation of fencing and signage.				
<i>Cultural Resources</i>						
CR-ED-1 Grading operations shall be conducted in accordance with a monitoring and recovery program for potential paleontological and/or cultural artifacts.	1. Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase.	1. The Applicant or its designee shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. 2. [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, PPD] for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.	County of San Diego			
<i>Geology and Soils</i>						

1-1012

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
GE-ED-1a All site-specific requirements outlined in the Geotechnical Report for the Project shall be implemented. Specifically, seismic design coefficients have been developed based on the largest probable earthquake in the Project site. Structures developed as part of the proposed Project are required to adhere to these coefficients and criteria and be consistent with the Uniform Building Code (UBC).	1. Prior to the issuance of grading or construction permits for any phase of the project	1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			
GE-ED-1b Unsuitable bearing materials encountered on-site, including soil, alluvium, colluvium, weathered bedrock, and uncompacted artificial fill, shall be removed prior to the placement of compacted fill. The actual removal depths shall be evaluated by the geotechnical engineer during grading operations. These materials may be reused as compacted fill provided they are moisture conditioned and properly compacted per all specifications in the Project’s Geotechnical Report. The bottom of the excavations shall be scarified to a depth of at least 8 inches, moisture conditioned as necessary, and properly compacted. Excavated soils with	1. Prior to the placement of compacted fill.	1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			

1-1013

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
an expansion index greater than 50 shall be kept at least 3 feet below finish grades in areas of the structural fill. Sheet-graded pads shall be capped with at least 6 feet of low expansive soils to accommodate minor regrading.						
GE-ED-1c Building pads with cut-fill transitions shall be undercut at least 3 feet, sloped 1 percent to the adjacent street or deepest fill, and replaced with property compacted very low to low expansive fill soils to limit the differential settlement potential and provide a uniform bearing surface for structures. Where the thickness of the fill below the building pad exceeds 15 feet, the depth of the undercut shall be increased to one-fifth of the maximum fill thickness. This shall be done in conformance with the guidance provided in the Geotechnical Report, in Appendix C-6 and 7 to this EIR.	1. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.	1. The project Applicant or its designee shall comply with this condition. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			
GE-ED-1d Proposed building pads that expose bedrock materials at or near finish grade shall be over-excavated and replaced with compacted engineered fill a minimum of 3 feet below proposed finish grade as shown in the Geotechnical Report, Appendix C-6 and 7 to	1. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.	1. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			

1-1014

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>this EIR. All excavation and lot over-excavation bottoms shall be sloped to a minimum of 1 percent and drain toward the adjacent on-site streets or driveways to promote subsurface drainage along the bedrock/fill contact. Where steep transitions occur beneath proposed buildings, additional over-excavation (more than 5 feet) may be required, as determined in the field during grading by the Project geotechnical engineer, to reduce the potential for differential settlement. Proposed building pads located above buttress or stabilization fills shall be over-excavated a minimum of 5 feet and capped with a compacted fill blanket to reduce the potential for differential settlement. The removal bottoms shall be observed by the Project geotechnical engineer to evaluate the presence of loose materials and require deeper excavations, if necessary. All excavation and fill requirements specified in the Project Geotechnical Report shall be adhered to.</p>						
<p>GE-ED-1e Import fill shall consist of granular materials with a very low to low expansion potential (expansion index of 50 or less), generally free of</p>	<p>1. Prior to the issuance of grading or construction permits for any phase of the project.</p>	<p>1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be</p>	<p>County of San Diego</p>			

1-1015

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
deleterious material and rock fragments larger than 6 inches, and shall be compacted as recommended in the Project Geotechnical Report.		reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.				
GE-ED-2 A geotechnical engineer or engineering geologist shall evaluate the hard rock slopes during construction and provide specific design requirements based on each rock fall hazard area, including those identified in Figure 2.5-1 . Variable slope ratios not exceeding 2:1 shall be used when developing grading plans unless: a report is received from a soil engineer certifying that he or she has investigated the property and that in his or her opinion the proposed steeper slope will be stable and will not endanger any public or private property or result in the deposition of debris on any public way or interfere with any existing drainage course. Avoidance of potential hazards from rock falls may include the stabilization of slopes; construction of rock fall protection devices such as catchment basins or rock debris	1. During construction.	1. A geotechnical engineer or engineering geologist shall evaluate the hard rock slopes during construction and provide specific design requirements based on each rock fall hazard area 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			

1-1016

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
fences; and/or the removal of boulders presenting a potential rock fall hazard and their placement in a non-hazard position such as a deep fill, the toe of a slope, a canyon bottom, or other safe location. Specific recommended environmental design measures are contained in the Geotechnical Report prepared for the Project (Geocon 2010a).						
GE-ED-3 Otay Lakes Road is realigned from its location as shown on the approved Otay SRP to follow the existing location adjacent to Lower Otay Reservoir. The realignment reduces significant grading and landform alteration impacts.	1. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.	1. The Applicant or its designee shall dedicate the project side of the easement on the improvement plans and show it as Accepted. For the offsite portions of the easement, the Applicant or its designee shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. 2. The [PDS, LDR] shall verify that the dedication is indicated on each Final Map and Accepted by the County. The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the offsite granting for compliance with this condition.	County of San Diego			

1-1017

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
GE-ED-4 All grading operations and construction shall be conducted in conformance with applicable County regulations and in conformance with the recommendations included in the geotechnical reports for the Project.	1. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.	<ol style="list-style-type: none"> 1. A geotechnical consultant shall prepare a certified report on stabilization measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition. 	County of San Diego			
GE-ED-5 Following grading, lots with fill or cut slopes shall be revegetated with shrubs and ground cover for erosion control, as well as box trees to minimize visual dominance of the graded slope.	1. Post grading activities	<ol style="list-style-type: none"> 1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. 2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 3. The [PDS, LA] shall ensure compliance with this measure. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 	County of San Diego			
<i>Noise</i>						
NA-1 All emergency generators shall be located within enclosures, behind barriers, or oriented within the site design to eliminate the line of site between	1. During all phases of construction.	1. The project Applicant or its designee shall comply with the temporary construction noise mitigation measures of this condition	County of San Diego			

1-1018

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
sensitive receptors and generators.		1. The [DPW, PDCI] shall make sure that the contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
NA-2 All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.	1. During all phases of construction.	1. The project Applicant or its designee shall comply with the temporary construction noise mitigation measures of this condition 2. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
NA-3 Whenever feasible, electrical power shall be used to run air compressors and similar power tools.	1. During all phases of construction.	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
NA-4 Equipment staging areas shall be located as far as feasible from occupied residences or schools.	1. During all phases of construction.	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if	County of San Diego			

1-1019

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		the Applicant or its designee fails to comply with this condition.				
NA-5 For all construction activity on the Project site, noise attenuation techniques shall be employed, as needed, to ensure that noise remains below 75 dBA L_{eq} at future residences. Such techniques may include, but are not limited to, the use of sound blankets on noise-generating equipment and the construction of temporary sound barriers adjacent to construction sites, between affected uses.	1. During all phases of construction.	1. The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
NA-6 All rock crushing activities will be located a minimum distance of 2,000 feet from the nearest property line.	1. During all rock crushing activities. 2. Throughout the duration of construction for any development phase.	1. The [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-1 Blasting procedures shall comply with County codes and requirements.	1. Throughout the duration of construction for any development phase.	1. The project Applicant or its designee shall prepare the Blasting Plan and submit it to the [PDS, ZONING] and pay all applicable review fees. 2. The project Applicant or its designee shall comply with the Air Quality and GHG Mitigation Measures of this condition.	County of San Diego			

1-1020

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<ol style="list-style-type: none"> 3. The [PDS, PPD] shall review the Blasting Plan for compliance with the content guidelines, the Blasting Plan, County Noise Ordinance, and this condition. 4. The [DPW, PDCI] shall make sure that the construction contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 5. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 				
N-ED-2 Project features requiring stationary noise emitting components (generators, outdoor mechanical equipment, etc.) shall comply with the County Noise Ordinance for restriction of sound levels at property lines.	1. The following actions shall occur throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-3 All emergency generators shall be located	1. Throughout the duration of the grading	1. The [DPW, PDCI] shall make sure that the construction contractor	County of San Diego			

1-1021

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
within enclosures, behind barriers, or oriented within the site design to eliminate the line of site between sensitive receptors and generators.	construction for each development phase	complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
N-ED-4 All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-5 Whenever feasible, electrical power shall be used to run air compressors and similar power tools.	1. Throughout the duration of the construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-6 Equipment staging areas shall be located as far as feasible from occupied residences or schools.	1. The following actions shall occur throughout the duration of the construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-7 For all construction activity on the Project site, noise attenuation techniques shall be employed, as needed, to ensure	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this	County of San Diego			

1-1022

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
that noise remains below 75 dBA L_{eq} at future residences. Such techniques may include, but are not limited to, the use of sound blankets on noise-generating equipment and the construction of temporary sound barriers adjacent to construction sites, between affected uses.		condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
N-ED-8 All rock crushing activities shall be located a minimum distance of 2,000 feet from the nearest property line.	1. Throughout the duration of construction for any development phase.	<ol style="list-style-type: none"> 1. The [DPW, PDCI] shall make sure that the construction contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 2. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 	County of San Diego			
N-ED-9 All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if	County of San Diego			

1-1023

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.		the Applicant or its designee fails to comply with this condition.				
N-ED-10 Whenever feasible, electrical power shall be used to run air compressors and similar power tools.	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-11 Equipment staging areas shall be located as far as feasible from occupied residences or schools.	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-12 For all construction activity on the Project site, noise attenuation techniques shall be employed as needed to ensure that noise remains below 75 dBA L_{eq} at nearby residences. Such techniques may include, but are not limited to, the use of sound blankets on noise-generating equipment and the construction of temporary sound barriers adjacent to construction sites, between affected uses.	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
<i>Transportation and Traffic</i>						
TR-ED-1 Otay Lakes Road shall be reclassified, widened, and	1. Prior to the approval of each Final Map	1. The Applicant or its designee shall dedicate the project side of the	County of San Diego			

1-1024

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
improved to accommodate existing traffic and traffic from the proposed Project. The road shall be realigned in certain areas where current conditions do not meet County standards.		easement on the improvement plans and show it as Accepted. For the offsite portions of the easement, the Applicant or its designee shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. 2. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.				
TR-ED-2 Off-site segment and intersection improvements shall be made as warranted by direct Project traffic and cumulative traffic conditions.	1. Prior to the recordation of each Final Map for each Unit.	1. The Applicant or its designee shall dedicate the project side of the easement on the improvement plans and show it as Accepted. For the offsite portions of the easement, the Applicant or its designee shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. 2. The [PDS, LDR] shall verify that the dedication is indicated on each Final Map and Accepted by the County. The [DGS, RP] shall prepare, approve the easement	County of San Diego			

1-1025

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the offsite granting for compliance with this condition.				
<i>Global Climate Change</i>						
GCC-ED-1 Natural Gas Fireplaces - The Project’s residences would only utilize natural gas fireplaces; no wood burning fireplaces would be installed.	1. Prior to approval of any building plan and the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
GCC-ED-2 Curbside Recycling - The Project’s residences and non-residential development would be served by curbside recycling in furtherance of the California Integrated Waste Management Act, the statewide policy goals of AB 341, and the County’s General Plan and Strategic Plan to Reduce Waste. Additionally, the Project would comply with the reduction, re-use, and recycling requirements contained in the County’s Recycling and Construction and Demolition Debris Recycling Ordinances.	1. Prior to issuance of any building permit	1. The [PDS, BPPR] shall make sure that the design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
GCC-ED-3 The Project includes a Water Conservation Plan that will reduce outdoor water usage by 30%, when compared to	1. Prior to the approval of the final map and prior to the approval of any plan and issuance of any	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package	County of San Diego			

1-1026

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>existing outdoor water usage for typical residential homes. The Water Conservation Plan will require compliance with the County’s Water Conservation in Landscaping Ordinance (Model Landscape Ordinance) for all outdoor landscapes in the Project, including common areas, public spaces, parkways, medians, parking lots, parks, and all builder or homeowner installed private front and backyard landscaping. As such, the Water Conservation Plan goes beyond the County’s Ordinance by applying to all landscaping installed in the Project.</p> <p>Consistent with the County’s Model Landscape Ordinance, the Water Conservation Plan requires the use of a water allocation-based approach to landscape zones, use of drought-tolerant, low-water usage native plants, high-efficiency weather- or evapotranspiration-based irrigation controllers, soil moisture sensors, and drip emitters, soaker hose, or equivalent high-efficiency drip irrigation, and limitations on the use of natural turf in residential</p>	<p>permit for each development phase</p>	<p>Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees.</p> <p>2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.</p>				

1-1027

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
development to no more than 30% of the outdoor open space.						
<i>Hydrology and Water Quality</i>						
HY-ED-1 Energy dissipaters shall be located to reduce velocity of flows to non-erosive conditions.	1. Prior to approval of final map.	1. The project Applicant or its designee shall provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. 2. The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.	County of San Diego			
HY-ED-2 All storm drains shall be designed to accommodate a 100-year storm event.	1. Prior to approval of final map.	1. Prior to the approval of a Final Map, the inundation lines shall be indicated and labeled on the map for any development phase or unit. 2. For recordation on the map, the [PDS, LDR] shall route the each Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] shall preapprove the language and	County of San Diego			

1-1028

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.				
HY-ED-3 An authorized SWPPP shall be implemented, pursuant to requirements under the NPDES and applicable County standards and requirements. Detailed BMPs for erosion/sediment control and for use of construction-related hazardous materials such as vehicle fuel shall be included in the plan.	1. Prior to the approval or issuance of any grading permit, and prior to any grading clearing, or other disturbance, the SWPPP shall be approved for each grading phase. Upon establishment of the use, the conditions of the SWPPP shall be complied with during construction activities and for the term of this permit..	1. The project Applicant or its designee shall prepare the SWPPP and submit it to the [PDS, LDR] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the SWPPP and this condition for the life of this permit. 2. The [PDS, LDR] shall review the final SWPPP for compliance with the most recent version of the California Stormwater Quality Association’s Stormwater BMP Handbook and this condition. During construction, the Project Biologist shall review SWPPP measures for compliance with this measure as part of the construction monitoring requirement.	County of San Diego			
<i>Public Services</i>						
PS-ED-1 The Project shall reserve a 2.1-acre site for the construction of a public safety site to include a fire station and a sheriff’s substation.	1. Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the property shall enter into a fire and emergency	1. The project Applicant or its designee shall provide written evidence, to the satisfaction of the County Fire Marshal and PDS Project Planning, demonstrating that the project has entered into a	County of San Diego			

1-1029

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>services agreement with the SDCFA in accordance with the above documentation.</p> <p>2. Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit.</p>	<p>fire and emergency services agreement with the SDCFA.</p> <p>2. The project Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit.</p> <p>3. The County Fire Marshal shall review the submitted documentation. If, upon review, PDS determines the documentation demonstrates conformance with this condition, the PDS shall approve the documentation and deem the condition satisfied.</p> <p>4. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.</p>				
<p>PS-ED-2 The Project shall incorporate applicable ignition and fire resistance measures for all structures, including the use of approved sprinkler systems, proper roofing and exterior wall materials, and appropriate design construction of facilities such as</p>	<p>1. Prior to approval of the final map</p>	<p>1. The project Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit.</p> <p>2. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the</p>	<p>County of San Diego</p>			

1-1030

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
eaves, vents, doors, window frames, decks, chimneys, gutters, and fences.		approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.				
PS-ED-3 Fire-related water supplies and access facilities within the site (fire hydrant design and spacing, adequate fire flow) shall comply with requirements identified in the Fire Protection Plan.	1. Prior to approval of the final map	1. The project Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. 2. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.	County of San Diego			
PS-ED-4 Project design shall incorporate appropriate fuel management zones (100 feet wide) in designated areas.	1. Prior to approval of the final map	1. The project Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. 2. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS,	County of San Diego			

1-1031

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.				
PS-ED-5 Fuel modification zones shall be appropriately maintained by the Homeowners' Association (HOA) or Communities Facilities District (CFD) as outlined in the Fire Protection Plan, including such efforts as inspecting/repairing irrigation systems where permitted, vegetation thinning/pruning, and weed removal.	1. Throughout the project life	1. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.	County of San Diego			
PS-ED-6 The design of all access-related features, such as streets, driveways, alleys, gates, speed bumps, walkways, and emergency access roads, shall comply with applicable requirements of the San Diego County Fire Code.	1. Prior to approval of final map	1. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.	County of San Diego			
PS-ED-7 An emergency plan approved by the San Diego County Fire Authority (SDCFA) shall be prepared and issued to all Project site residents. The	1. Throughout the project life	1. The project Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit.	County of San Diego, SDCFA			

1-1032

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
plan shall include procedures and guidelines regarding protective actions to take in the event of an emergency.		2. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.				
PS-ED-8 The Project shall reserve a 10.0-acre elementary school site to accommodate up to 800 students.	1. Prior to approval of any building plan and the issuance of any building permit	1. The County of San Diego, Department of Planning and Development Services, shall review and confirm that all such designs are in place.	County of San Diego			
PS-ED-9 The Project applicants shall pay statutory school fees or enter into an agreement with the school district to finance school facilities through an assessment mechanism including site acquisition at levels equal to or greater than the statutory school fee requirement.	1. Prior to approval of final map	1. The project Applicant or its designee shall request that the County initiate formation proceedings to establish a CFD or similar financing mechanism and enter into a funding agreement for such formation. The district shall have the capacity to generate revenues required for annual operation and maintenance of the POM. 2. The project Applicant or its designee shall prepare the draft plats and legal descriptions, then submit them for preparation and recordation with the County [DGS, RP], and pay all applicable fees associated with preparation of the documents. The Applicant	County of San Diego			

1-1033

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		or its designee shall provide documentation showing the PAR and demonstrating implementation of the funding mechanism for approval. 3. The [DPR, PP] [PDS, PCC] shall review the documentation for conformance with this condition.				
PS-ED-10 A total of 25.1 acres of recreational park area shall be provided throughout the Project site.	1. Prior to the recordation of the first Final Map	1. The project Applicant or its designee shall complete and provide the following: f. Process and obtain approval from the Director of DPR for a Final Park Site Plan for Public Park P-1. g. Process and obtain approval from the Director of DPR for the grading, irrigation, landscaping, and improvement plans and construction documents in compliance with the PLDO and the requirements mentioned above for Public Park P-1. h. Construct park improvements identified in the Final Park Site Plan and the grading, irrigation, landscaping, and improvement plans and construction documents for Public Park P-1. Note that the Final Park Site Plan will be submitted as part of the PDS Grading Plan, PDS Landscape Plan, and PDS Building Plans sets. i. Submit Environmental Site Assessment and California Land	County of San Diego			

1-1034

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		<p>Title Association Policy for approval by Director of DPR prior to conveyance of Public Park P-1 fee title.</p> <p>j. Convey fee title by Grant Deed of Public Park P-1 that has been constructed in accordance with the Final Park Site Plan and is free of encumbrances.</p> <p>OR</p> <p>k. Enter into a Secured Agreement with the County that ensures construction of Public Park P-1 and conveyance of Public Park P-1 fee title in the manner specified above, and/or payment of in-lieu fees pursuant to the PLDO, as applicable.</p> <p>1. The [DPR, PP] and [PDS, PCC, Landscape Architect] shall review the Park Site Plan, grading, irrigation, landscaping, and improvement plans, and construction documents. [DPR, PP] shall review the Secured Agreement. [DGS, RP] and [DPR, PP] shall review the California Land Title Association Policy. [DPR, PP] and [DEH, PP] shall review the Environmental Site Assessment. The [DPR, PP] shall determine if dedication of additional parkland or payment of in-lieu park fees is required. The</p>				

1-1035

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		[PDS, BD] shall monitor building permit issuance and, if required, collect in-lieu park fees.				
PS-ED-11 Fully improved parks shall be maintained by a CFD or similar assessment mechanism or HOA.	1. Prior to the recordation of the first Final Map.	1. The CFD or other funding mechanism shall have the capacity to generate enough revenue to fund the annual operation and maintenance of the public parks, as determined by the DPR. In addition to the special tax on developed parcels, the CFD or other funding mechanism shall include an “undeveloped land tax” which will allow revenue to be generated on all undeveloped parcels/developed parcels within each respective phase/zone of the CFD. The CFD or other funding mechanism will. 2. The [DPR, PP] [PDS, PCC] shall review the documentation for conformance with this condition.	County of San Diego			
PS-ED-12 Public pathways shall be provided along Otay Lakes Road and throughout the residential neighborhoods.	1. Prior to approval of any building plan and the issuance of any building permit.	1. The Applicant or its designee shall comply with the requirements of this condition. 2. The County of San Diego, Department of Planning and Development Services, shall review and confirm that all such regulatory approvals have been obtained.	County of San Diego			
<i>Utilities and Service Systems</i>						
UT-ED-1 The Project shall incorporate water conservation features including a low water usage plant palette to reduce	1. Prior to approval of any building plan and the issuance of any building permit	1. The Applicant or its designee shall comply with the requirements of this condition.	County of San Diego			

1-1036

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
outdoor water consumption on single-family lots by a minimum of 30 percent below business as usual, water efficient irrigation systems, and pervious material.		2. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
UT-ED-2 The Project shall include the construction of a 5.0 million gallon reservoir for potable water storage.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-3 All indoor residential plumbing products shall carry the USEPA’s WaterSense certification.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-4 High-efficiency irrigation equipment, such as evapotranspiration controllers, soil moisture sensors, and drip emitters, shall be required for all Project components with separate irrigation water meters.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-5 Drought tolerant, low-water usage native plants shall be required in public and private landscaped areas.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The	County of San Diego			

1-1037

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		[DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
UT-ED-6 Natural turf in residential development shall be limited to no more than 30 percent of the outdoor open space.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-7 A Water Conservation Plan shall be implemented for single-family homes to reduce outdoor irrigation consumption by a minimum of 30 percent from business as usual.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-8 Prior to approval of improvements plans for the first final map filed for County approval, the applicant or designee shall prepare a Subarea Master Plan that identifies the sizing and timing of all on-site and off-site water facilities required for the Project site. This plan shall be reviewed and approved by the Otay Water District prior to approval of the first final map for the Project by the County Board of Supervisors.	1. Prior to approval of improvements plans.	1. The applicant or designee shall prepare a Subarea Master Plan that identifies the sizing and timing of all on-site and off-site water facilities required for the Project site. The Subarea Master Plan shall be submitted to the Otay Water District prior to approval of the first final map for the Project by the County Board of Supervisors. 2. The Otay Water District shall review and approve the plan.	County of San Diego			

1-1038

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
UT-ED-9 A sewer sanitation district shall be formed by the County to serve the Project site. The new district shall enter into a flow transportation agreement with the City of Chula Vista. In addition, the Project shall construct sewer transmission lines, and pay applicable connection and impact fees.	1. Prior to approval of improvements plans.	1. The [DPW, PDCI] shall make sure that the Site Design measures are identified on all building plans for the project.	County of San Diego			
UT-ED-10 Residential buildings shall meet the design standards of the United States Green Building Council (USGBC) LEED – New Home Certification or the National Association of Homebuilders (NAHB) National Green Building standard.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-11 All single-family structures shall be designed to facilitate the installation or retrofit of photovoltaic systems.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-12 Project-wide recycling for single-family, multi-family, resort, school, commercial, and retail establishments shall be required.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-13 All residential garages will contain the necessary wiring to support	1. Prior to approval of any building plan or the	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for	County of San Diego			

1-1039

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
electric vehicle chargers, and 50 percent of all residential garages will be equipped with electric vehicles chargers.	issuance of any building permit.	the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
UT-ED-14 Private residential and commercial structures shall be designed to improve energy conservation 20 percent above the 2008 Building Energy Efficiency Standards in Title 24 of the California Code of Regulations.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-15 Indoor residential appliances shall carry the USEPA’s ENERGYSTAR® certification.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-16 All residential units shall be part of the local utility demand response program to limit peak energy usage for cooling.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-17 The use of passive solar design and building orientation shall take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-18 Vertical landscape elements, such as trees, large shrubs, and climbing vines, shall	1. Prior to approval of any building plan or the	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for	County of San Diego			

1-1040

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
be required to shade southern and western building facades to reduce energy needed for heating and cooling.	issuance of any building permit	the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
UT-ED-19 All single-family residential units shall be designed to facilitate the later installation of a system that utilizes solar energy as the primary means of heating domestic potable water.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-20 All structures shall include the electrical conduit specifically designed to encourage the later installation of a system that utilizes solar photovoltaic or other renewable energy resources as a means of generating electricity.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-21 Energy efficient lighting for streets, parks, and other public spaces shall be installed. And, private developers shall be required to use energy efficient lighting and design.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-22 Energy efficient lighting for streets, parks, and other public spaces shall be installed. And, private developers shall be required to use energy efficient lighting and design.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			

1-1041