

FINAL

**Otay Ranch Village I4 and Planning Areas I6/I9
~~Environmental Impact Report~~ Proposed Project Amendment
Amended Mitigation Monitoring and Reporting Program**

Prepared for:

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MITIGATION MONITORING AND REPORTING PROGRAM

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 14 and Planning Area 16/19 Proposed Project Amendment (Project or Proposed Project). 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, project design features (PDFs) are required to be implemented. These PDFs are similarly coded by alphanumeric identification consistent with the EIR and list the stage of the Proposed Project during which the PDF 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.

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**Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment
Mitigation Monitoring and Reporting Program**

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<i>Aesthetics</i>						
M-AE-1 Stationary construction sites, staging, and storage areas within the Project Area shall be visually screened using temporary screening fencing. Fencing shall be of an appropriate design and color for each specific location to minimize the visibility of stationary construction sites, staging, and storage areas from off-site residential viewing locations.	(1) The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase.	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			
M-AE-2 The applicant, or its designee, shall prepare a Landscape Master Plan. The Landscape Master Plan shall demonstrate compliance with Otay Ranch General Development Plan/Otay Subregional Plan policies pertaining to the use of landscape materials that are complementary to the existing natural setting and that reflect the natural environment. The Landscape Master Plan shall also demonstrate compliance with San Diego County General Plan Conservation and Open Space Element policies pertaining to the minimization of visual impacts through implementation and use of appropriate scale, materials, and design to complement the surrounding natural landscape. In addition, the Landscape Master Plan shall be consistent and in compliance with the Fire Protection Plan, the Preserve Edge Plan, the Water Conservation Plan, and the design guidelines specified in the Specific Plan. The Landscape Master Plan shall identify phasing of the Proposed Project and shall be consistent with the phasing plan included in the Specific Plan. The Landscape Master Plan shall be approved by the Director of Planning & Development Services (or his/her designee) prior to the issuance of grading permits.	(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 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 all of the development phases. Prior to each phased landscape plan approval the County shall verify the number of trees to be planted for that phase. (3) Prior to the approval of each final map and prior to the approval of any plan and issuance of any permit. (4) 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.	1. 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. 2. 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 or its designee fails to comply with this condition. 3. 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, BI] shall inspect the site for compliance with Measure 5a this condition. 4. 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.	County Of San Diego			
<i>Agricultural Resources</i>						
M-AG-1 As required by the Otay Ranch General Development Plan/Otay Subregional Plan (Otay Ranch GDP/SRP), an Agricultural Plan shall be prepared by the Proposed Project applicant, or its designee, prior to approval of any Specific Plan affecting on-site agricultural resources and will be required for each subsequent development proposal (i.e., villages, Town Center, the Eastern Town Center, the University,	Prior to approval of the Specific Plan	Project Applicant shall submit Agricultural Plan to the County of San Diego for review.	County of San Diego			

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and Rural Estate Planned Community). The Agricultural Plan shall indicate the type of agricultural activity allowed as an interim use. Specifications shall include buffering guidelines designed to prevent potential land use interface impacts related to noise, odors, dust, insects, rodents, and chemicals that may accompany agricultural activities and operations. Adequate buffering shall be provided between the proposed development area and the interim agriculture use. Buffering measures may include the following: (1) a 200-foot distance between property boundaries and agricultural operations; (2) if permitted interim agricultural uses require the use of pesticide, then commercially reasonable limits shall be placed on the time of day, the type of pesticide application, and the appropriate weather conditions under which such application may occur; (3) use of vegetation along the field edges adjacent to development that can be used for shielding (i.e., corn); and (4) notification of adjacent property owners of potential pesticide applications and use of fencing. The County of San Diego department with jurisdiction over these areas shall review the Agricultural Plan to verify that proposed guidelines are adequate to prevent impacts associated with incompatible land uses from occurring.						
<i>Air Quality</i>						
M-AQ-1 Tier 4 Final Rock Crushing Equipment. Prior to the commencement of any rock crushing activities, the applicant or its designee shall provide evidence to the County of San Diego that all diesel-powered generators (engines greater than 750 horsepower) used for rock-crushing operations shall be equipped with Tier 4 Final engines.		(1) Prior to approval commencement of any grading rock crushing activities and/or improvement plans and issuance of any Grading or Construction Permits.	(1) The [DPW, PDCI] shall make sure that the construction contractor complies with this measure. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails or its designee fails to comply with this measure.	County of San Diego		
M-AQ-2 Blasting and Rock Crushing Notification. Prior to commencement of any construction activities, the applicant or its designee shall provide evidence to the County of San Diego that the applicant or its designee has employed a construction relations officer who will employ a construction relations officer who shall address community concerns regarding on-site construction activity. The applicant shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer, who shall will document complaints and concerns regarding on-site construction activity. The sign shall be placed in easily-accessible locations along Proctor Valley Road and noted on grading and improvement plans.		(1) Prior to issuance commencement of the any grading or improvement permits and throughout the duration of the grading and construction 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		

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<p>M-AQ-3 Blasting and Rock Crushing Dust Controls. The following provisions shall be implemented to reduce emissions associated with blasting and rock crushing activities:</p> <p>a. During blasting activities, the construction contractor shall implement all feasible engineering controls to control fugitive dust including exhaust ventilation, blasting cabinets and enclosures, vacuum blasters, drapes, water curtains, or wet blasting.</p> <p>a.b. Watering methods, such as water sprays and water applications, also shall be implemented during blasting, rock crushing, cutting, chipping, sawing, or any activity that would release dust particles to reduce fugitive dust emissions. During rock-crushing transfer and conveyance activities, material shall be watered prior to entering the crusher. Additionally, crushing activities shall not exceed an opacity limit of 20% (or Number 1 on the Ringelmann Chart) as averaged over 3 minutes in any period of 60 consecutive minutes, in accordance with San Diego Air Pollution Control District (SDAPCD) Rule 50, Visible Emissions. A qualified opacity observer shall monitor opacity from crushing activities once every 30 days while crushers are employed on site to ensure compliance with SDAPCD Rule 50. Water sprayers, conveyor belt enclosures, or other mechanisms shall be employed to reduce fugitive dust generated during transfer and conveyance of crush material.</p>	<p>(1) The following actions shall occur throughout the duration of construction <u>blasting and rock-crushing activities</u>.</p>	<p>(1) The [DPW, PDCI] shall make sure that the grading contractor complies with this measure. 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 measure.</p>	County of San Diego			
<p>M-AQ-4 Tier 4 Interim Construction Equipment. Prior to the commencement of any construction activities, the applicant or its designee shall provide evidence to the County of San Diego (County) that, for off-road equipment with engines rated at 75 horsepower or greater, no construction equipment shall be used that is less than Tier 4 Interim. An exemption from these requirements may be granted by the County in the event that the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment.¹ Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region.</p>	<p>(1) The following actions shall occur throughout the duration of construction.</p>	<p>(1) The [DPW, PDCI] shall make sure that the construction contractor complies with this measure. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails or its designee fails to comply with this measure.</p>	County of San Diego			

¹ For example, if a Tier 4 Interim piece of equipment is not reasonably available at the time of construction and a lower tier equipment is used instead (e.g., Tier 3), another piece of equipment could be upgraded from a Tier 4 Interim to a higher tier (i.e., Tier 4 Final) or replaced with an alternative-fueled (not diesel-fueled) equipment to offset the emissions associated with using a piece of equipment that does not meet Tier 4 Interim standards.

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<p>M-AQ-5 Construction Equipment Maintenance. The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained in accordance with manufacturer's specifications before and for the duration of on-site operation <u>construction</u>.</p>	<p>(1) The following actions shall occur throughout the duration of construction.</p>	<p>(1) The [DPW, PDCI] shall make sure that the construction contractor complies with this measure. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails or its designee fails to comply with this measure.</p>	<p>County of San Diego</p>			
<p>M-AQ-6 Use of Electrical-Powered Equipment. Electrical hookups shall be provided on site for hand tools such as saws, drills, and compressors used for building construction to reduce the need for electric generators and other fuel-powered equipment. The use of electrical construction equipment shall be employed, where feasible.</p>	<p>(1) The following actions shall occur throughout the duration of construction.</p>	<p>(1) The [DPW, PDCI] shall make sure that the construction contractor complies with this measure. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails or its designee fails to comply with this measure.</p>	<p>County of San Diego</p>			

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M-AQ-7 Best Available Control Technology. Construction equipment shall be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.	(1) The following actions shall occur throughout the duration of construction.	(1) The [DPW, PDC] shall make sure that the construction contractor complies with this measure. The [DPW, PDC] shall contact the [PDS, PCC] if the applicant fails or its designee fails to comply with this measure.	County of San Diego			
M-AQ-8 Haul Trucks. Haul truck staging areas shall be provided for loading and unloading soil and materials, and shall be located away from sensitive receptors at the furthest feasible distance.	(1) Prior to recordation of the Final Map for any phase, a HRP shall be prepared and approved.	(1) The [PDS, LDR] shall review the HRP for compliance with this measure.	County of San Diego			
M-AQ-9 Facilitate Use of Electrical Lawn and Garden Equipment. 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 lawn and garden equipment.	Prior to issuance of Building Permits	Project Applicant shall submit Building Plans to the County of San Diego for review and approval.	County of San Diego			
M-AQ-10 Low-VOC/Green Cleaning Product Educational Program. Prior to the occupancy of any on-site development, the applicant or its designee shall provide evidence to the County of San Diego that the applicant/phase developer has developed a "Green Cleaning Product and Paint" education program to be made available at rental offices, leasing spaces, and/or on websites.	Prior to the issuance of Certificates of Occupancy	Project Applicant or its designee shall submit a Green Cleaning Product and Paint education program to the County of San Diego for review and approval.	County of San Diego			
<i>Biological Resources</i>						
M-BI-1 Biological Monitoring. To prevent disturbance to areas outside the limits of grading, all grading shall be monitored by a biologist. Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits for any areas adjacent to the Otay Ranch Resource	(1) Prior to approval or issuance of any grading permit for each phase, and prior to any	(1) The [PDS, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance	County of San Diego			

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<p>Management Plan (RMP) Preserve and the off-site areas, the Proposed Project applicant or its designee shall provide written confirmation that a biological monitor approved by the County of San Diego has been retained and shall be present during clearing, grubbing, and/or grading activities within sensitive resources.</p> <p>Biological monitoring shall include the following:</p> <ul style="list-style-type: none"> a. Attend the preconstruction meeting with the contractor and other key construction personnel prior to clearing, grubbing, or grading to reduce conflict between the timing and location of construction activities with other mitigation requirements (e.g., seasonal surveys for nesting birds). b. Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas prior to clearing, grubbing, or grading. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas. c. Discuss procedures/training for minimizing harm to or harassment of wildlife encountered during construction with the contractor and other key construction personnel prior to clearing, grubbing, or grading. d. Supervise and monitor vegetation clearing, grubbing, and grading to ensure against direct and indirect impacts to biological resources that are intended to be protected and preserved. e. Flush species (i.e., avian or other mobile species) from occupied habitat areas immediately prior to brush-clearing and earth-moving activities. f. Verify that the construction site is implementing the stormwater pollution prevention plan (SWPPP) best management practices. The SWPPP is described in further detail in M-BI-14. g. Periodically monitor the construction site in accordance with the Proposed Project's fugitive dust control plan. Periodically monitor the construction site to see that dust is minimized according to the fugitive dust control plan and that manufactured slopes are revegetated as soon as possible. h. Periodically monitor the construction site to verify that artificial security light fixtures are directed away from open space and are shielded. i. Oversee the construction site so that cover and/or escape routes for wildlife from excavated areas are provided on a daily basis. All steep trenches, holes, and excavations during construction shall be covered at night with backfill, plywood, metal plates, or other means, and the edges covered with soils and plastic sheeting such that small wildlife cannot access them. Soil piles shall be covered at night to prevent wildlife from burrowing in. The edges of the sheeting shall be weighed down by sandbags. These areas may also be fenced to prevent wildlife from gaining access. Exposed trenches, holes, and excavations shall be inspected twice daily (i.e., each morning and prior to sealing the exposed area) by a qualified biologist to monitor for wildlife entrapment. Excavations shall provide an earthen ramp to allow for a wildlife escape route. 	<p>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 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>with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds.</p> <p>(2) The [DPW, PDCI] 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.</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 [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> <p>(4) 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</p>				

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		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-2 Temporary Construction Fencing. Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, the Proposed Project applicant or its designee 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 & 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.</p>	<p>(1) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed.</p> <p>(2) 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 [PDS, PPD] shall review the signed and stamped statement for compliance this condition.</p> <p>(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			
<p>M-BI-3 Habitat Conveyance and Preservation. Prior to the approval of the first Final Map for the Proposed Project, the Proposed Project applicant or its designee shall coordinate with the County of San Diego (County) to establish and/or annex the Project Area into a County-administered Community Facilities District to fund the ongoing management and maintenance of the Otay Ranch Resource Management Plan (RMP) Preserve. Prior to the recordation of the first Final Map within each development phase, the Proposed Project applicant shall convey land within the Otay Ranch RMP Preserve to the Otay Ranch Preserve Owner/Manager or its designee at 1.188 acres for each "developable acre" impacted, as defined by the Otay Ranch RMP. Based on the analysis in the Draft <u>Addendum to the Final EIR</u>, it is anticipated that the Proposed Project Amendment would be required to convey a total of 776.8 <u>558.7</u> acres, 426.7 <u>377</u> acres of which is anticipated to be conveyed <u>on site within Village 14 and Planning Areas 16/19</u>. The actual conveyance will be based on the 1.188 mitigation ratio as determined at Final Map. The remaining acres of required conveyance would be met through off-site acquisitions <u>conveyances to the Otay Ranch RMP Preserve in Planning Area 16 (58.3 acres) within the Otay Ranch RMP, which would then be conveyed to the Otay Ranch RMP Preserve and a conservation easement over land designated for development in Planning Area 16 (191.5 acres). The total habitat preservation (626.7 acres) would exceed the acreage required by the mitigation ratio, as defined in the Otay Ranch RMP.</u> In addition, the BMO analysis <u>Findings</u> determined mitigation requirements for areas subject to the BMO (PV1, PV2 and a 6.1-acre portion of PV3) are more stringent for certain types of habitat than the Otay Ranch RMP Preserve Conveyance Obligation. Accordingly, the BMO analysis <u>Findings</u> identified an additional 24.6 <u>11.4</u> acres of mitigation, beyond the 203.5 <u>52.4</u> acres required by the Otay Ranch RMP Preserve Conveyance Obligation, for impacts in PV1, PV2 and a portion of PV3, for a total of 228.4 <u>63.8</u> acres. The mitigation provided for impacts to PV1, PV2, and a portion of PV3 would be like-kind or up-tiered habitat.</p>	<p>(1) Prior to the approval of the first Final Map associated with any development phase of the project.</p> <p>(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 additional BMO mitigation above the conveyance requirement shall occur prior to approval of the first Final Map in PV1 or PV2, (Central Village 14), or PV3 (South Village 14), respectively. The approved</p>	<p>(1) The [DPR, PDS, DGS] shall review the CFD 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.</p> <p>(2) 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,</p>	County of San Diego Otay Ranch Preserve Owner/Manager (POM)			

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	<p>associated funding or funding mechanism shall be established prior to first grading permit.</p> <p>(3) 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>PCC] for satisfaction of the condition.</p> <p>(3) 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.</p>				
<p>M-BI-4 Biological Open Space Easement. Areas of Conserved Open Space shall be preserved on site and shall either be added to the Otay Ranch Resource Management Plan (RMP) Preserve (see M-BI-3), given to the City of San Diego to mitigate for impacts to Cornerstone Lands, or managed under a County of San Diego (County) approved RMP through the County biological open space easement to satisfy the additional mitigation requirements as a result of the BMO Findings. This 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. Granting 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 only exceptions to this prohibition are the following:</p> <ol style="list-style-type: none"> 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. Although 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. 2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Department of Planning & Development Services. 3. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego Department of Environmental Health. 4. Construction, use, and maintenance of multi-use, non-motorized trails. <p>The 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, then submit them for preparation and recordation with the Department of General Services, and pay all applicable fees associated with preparation of the documents.</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 44: Conceptual Phasing Plan of the Otay Ranch Village 14 and PA 16/19 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 Operator Manager (POM) or City of San Diego shall be executed and recorded by phase based on the allocated acreages in the table above. (2) 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 Village 14 and PA 16/19 Specific Plan and/or prior to approval or issuance of any grading permit, and 	<ol style="list-style-type: none"> (1) 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. Route the first 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. (2) 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>County of San Diego Otay Ranch Preserve Owner/Manager (POM)</p>			

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<p>If areas of Conserved Open Space are managed through the County to provide for the long-term management of the proposed Conserved Open Space, an RMP shall be prepared and implemented prior to the approval of the Final Map. The RMP shall be submitted to the County and agencies for approval as required.</p> <p>The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of Department of Planning & Development Services, and, in cases where the Director of the Department of Parks and Recreation has agreed to be the owner/manager, to the satisfaction of the Director of the Department of Parks and Recreation.</p> <ol style="list-style-type: none"> The RMP shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. The biological open space easements shall be dedicated to ensure that the land is protected in perpetuity. A resource manager shall be selected and evidence provided by the applicant as to the acceptance of this responsibility by the proposed resource manager, The RMP funding costs, including a PAR (Property Assessment Record) or other equally adequate forecast, shall be identified. The funding mechanism (endowment or other equally adequate mechanism) to fund annual costs for the RMP and the holder of the security shall be identified and approved by the County. A contract between the applicant and County shall be executed for the implementation of the RMP. Annual reports shall include an accounting of all required tasks and details of tasks addressed during the reporting period, and an accounting of all expenditures and demonstration that the funding source remains adequate. 	<p>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>M-BI-5 Permanent Fencing and Signage. To protect the Otay Ranch Resource Management Plan Preserve and areas of Conserved Open Space from entry upon occupancy of any housing units, an open space fence or wall shall be installed along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the Proctor Valley Village 14 and Preserve Edge Plan and Proposed Fencing, Preserve Signage, and Fuel Modification Zones. The barrier shall be a minimum construction of vertical metal fencing, but may be other suitable construction material, as approved by Department of Planning & Development Services and the Director of Parks and Recreation. To protect the Preserve from entry, informational signs shall 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 Proctor Valley Village 14 and Preserve Edge Plan. The signs must be corrosion resistant, a minimum of 6 inches by 9 inches, on posts not less than 3 feet in height from the ground surface, and state, "Sensitive Environmental Resources Protected by Easement. Entry without express written permission from the County of San Diego is prohibited."</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 	<ol style="list-style-type: none"> The [PDS, PCC] shall review the Final Map, grading plans, other plans and maps (as applicable), statement for compliance with this condition, and the Proctor Valley Village 14 and Preserve Edge Plan (Exhibit 16). The [PDS, PCC] shall review the Final Map, grading plans, other plans and maps (as applicable), statement for compliance with this condition, and the Proctor Valley Village 14 and Planning Areas 16/19 Preserve Edge Plan (Exhibit 16). The [PDS, PCC] shall review the photos and statement for compliance with this condition. 	<p>County of San Diego San Diego County Fire Authority (SDCFA)</p>			

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	and noted on all plans and maps. (3) Prior to the occupancy of any structure or use of the premises in reliance of PDS2016-SP-16-002; PDS2016-GPA-16-008; PDS2016-REZ-16-006; PDS2016-TM-5616; PDS2016-ER-16-19-006, 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.					
M-BI-6 Nesting Bird Survey. To avoid any direct impacts to raptors and/or any migratory birds protected under the Migratory Bird Treaty Act, removal of habitat that supports active nests on the proposed area of disturbance shall occur outside of the nesting season for these species (January 15 through August 15, annually). If, however, removal of habitat on the proposed area of disturbance must occur during the nesting season, the Proposed Project applicant or its designee shall retain a biologist approved by the County of San Diego (County) to conduct a preconstruction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The preconstruction survey must be conducted within 72 hours prior to the start of construction, and the results must be submitted to the Director of Planning & Development Services 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, shall be prepared and include proposed measures to be implemented to ensure that disturbance of nesting activities are avoided. The report or mitigation plan shall be submitted to the County for review and approval and implemented to the satisfaction of the Director of Planning & Development Services (or her/his designee). The County'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.	(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.	(1) 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.	County of San Diego			

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<p>M-BI-7 San Diego Fairy Shrimp Take Authorization. The Project Applicant shall consult with USFWS to determine if take authorization for impacts to San Diego fairy shrimp suitable habitat is required. If take authorization is required, the Proposed Project applicant shall demonstrate, to the satisfaction of the Director of Planning & Development Services (or his/her designee) and prior to the issuance of the first grading permit that impacts suitable San Diego fairy shrimp habitat, that it has secured from any necessary take authorization from the USFWS. Take authorization may be obtained through the Section 7 Consultation or Section 10 incidental take permit requirements. Preconstruction surveys for San Diego fairy shrimp will be a condition of this Project if required by the USFWS pursuant to the FESA. If required by the USFWS, the surveys shall be performed prior to the commencement of any clearing, grubbing, or grading activities. If required as a permit condition, preconstruction surveys will follow protocols set by the USFWS unless the USFWS authorizes a deviation from those protocols, as permitted under Section IX, subdivision a, of the "Survey Guidelines for the Listed Large Branchiopods," issued by USFWS on May 21, 2015. Note this measure will not apply to off-site areas under the jurisdiction of the City of San Diego or the City of Chula Vista. Take for San Diego fairy shrimp is provided by the City of San Diego's Vernal Pool Habitat Conservation Plan and the City of Chula Vista's Subarea Plan.</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.	(1) Project 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.	County of San Diego USFWS			
<p>M-BI-8 Quino Checkerspot Butterfly Take Authorization. The Project Applicant shall consult with USFWS to determine if take authorization is required for impacts to Quino checkerspot butterfly habitat. If take authorization is required, the Proposed Project applicant, or its designee, shall demonstrate, to the satisfaction of the Director of Planning & Development Services (or his/her designee) and prior to the issuance of the first grading permit that impacts suitable Quino checkerspot butterfly habitat, that it has secured from any necessary take authorization. Take authorization may be obtained through the Section 7 Consultation or Section 10 incidental take permit requirements. The Applicant will comply with any and all conditions, including preconstruction surveys, that the USFWS may require for take of Quino checkerspot butterfly pursuant to the FESA. If required as a permit condition, preconstruction survey will be conducted in accordance with USFWS protocols unless the USFWS authorizes a deviation from those protocols.</p> <p>Take may also be obtained through the County of San Diego Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition, if/when approved. If the Quino checkerspot butterfly is included as an addition to the South County MSCP, and the Applicant seeks take under the Quino Addition, the Applicant will comply with any and all conditions required under the County MSCP Subarea Plan Quino Checkerspot Butterfly Addition.</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 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) Project 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.	County of San Diego USFWS			
<p>M-BI-9 Quino Checkerspot Butterfly Habitat Preservation. The Proposed Project shall convey 350.7 <u>345.3</u> acres of potential habitat for Quino checkerspot butterfly <u>on site</u>. In addition, per M-BI-4, a biological open space easement shall be placed over 72.4 <u>24.5</u> acres of potential habitat within Conserved Open Space. <u>Additional preservation of suitable habitat is provided by off-site Otay Ranch RMP Preserve in Planning Area 16 (58.3 acres) and a conservation easement over land designated for development in Planning Area 16 (191.5 acres).</u> Therefore, 477.2 <u>619.6</u> acres of potential habitat for Quino checkerspot butterfly shall be conveyed to the Otay Ranch Resource Management Plan Preserve or not be impacted by the Proposed Project. An additional 350.1 acres of conveyance is required for the Proposed Project's impacts and shall be selected to include suitable Quino checkerspot butterfly habitat. For the off-site mitigation parcel(s) to be acceptable as mitigation for sensitive plant and wildlife species, including Quino checkerspot butterfly, vegetation within the off-site parcel must be mapped and the site must have suitable habitat to support Quino checkerspot butterfly per the survey guidelines definition of habitat. Thus, the Proposed Project shall provide mitigation acreage at a ratio in excess of 1:1 (preservation of 1 acre for every 1 acre of impact) and shall adequately mitigate impacts to potential Quino checkerspot butterfly habitat. This mitigation measure also satisfies the mitigation requirements for those portions of the Project Area subject to the Biological</p>	(1) The Quino Checkerspot Butterfly Habitat Suitability Report shall be submitted to and receive approval from the appropriate agencies (i.e. County of San Diego and USFWS) prior to recordation or conveyance of off-site mitigation land and prior to approval of the first Final Map and prior to the approval of any plan and issuance of any permit. Prior to the approval of the first Final Map, and prior to the	(1) The [PDS, PPD] and the resource agencies 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 first Final Map to [PDS, PCC] for approval prior to recordation of the map. The [PDS, PCC] shall preapprove the language and location of the Otay Ranch RMP) Preserve prior to recordation. Upon Recordation of	County of San Diego			

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Mitigation Ordinance. These areas shall be managed under a Quino Checkerspot Butterfly Management/Enhancement Plan, as discussed further in M-BI-10.	approval of any plan and issuance of any permit, the habitat conveyance to Otay Ranch RMP Preserve and all open space easements shall be executed and recorded	the Otay Ranch RMP Preserve and Conserved Open Space. (2) [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition				
M-BI-10 Quino Checkerspot Butterfly Management/Enhancement Plan. Prior to the issuance of the first grading permit that impacts habitat identified as suitable for Quino checkerspot butterfly, the Proposed Project shall prepare a long-term Quino Checkerspot Butterfly Management/Enhancement Plan ("QCB Management Plan"). The QCB Management Plan shall be based on, and incorporate the performance criteria/standards set forth in, the February 2020 "Quino Checkerspot Conservation Strategy" and "Framework Management Plan", which HELIX Environmental prepared in cooperation the applicant, with the County, the United States Fish and Wildlife Service, and the California Department of Fish and Wildlife. At a minimum that plan shall include focused surveys within suitable habitat in the Otay Ranch Resource Management Plan Preserve and Conserved Open Space to determine if the species and suitable host plants are present, and determine areas of potential habitat restoration. The QCB Management Plan shall be submitted to and receive approval from the Director of the Department of Planning & Development Services (or her/his designee) and the Director of Parks and Recreation. Note, however, that should the applicant rely on a future County Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition for take authorization the QCB Management Plan. The Quino Checkerspot Butterfly Management/Enhancement Plan shall may either be superseded by or rendered unnecessary upon completion and adoption of a such future County Multiple Species Conservation Program Subarea Plan Quino Checkerspot Butterfly Addition. Adaptive management techniques shall be included in the plan, with contingency methods for changed circumstances. These measures shall ensure that the loss of habitat for the species related to the proposed development are adequately offset by measures that will enhance the potential for Quino checkerspot butterfly to occupy the Preserve, and shall provide data that will help the species recover throughout its range.	(1) 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 Preserve Owner/ Manager (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 (BIO#6-QUINO CHECKERSPOT BUTTERFLY HABITAT PRESERVATION). (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	(1) 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. (2) The [PDS, LA] shall review the Agreement cash deposit and securities provided are in 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.	County of San Diego			

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	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.					

M-BI-11 Biological Resource Salvage Plan.
 Mitigation requirements for the Proposed Project's impacts on special-status plants are based on the biological analysis for the Proposed Project Amendment within Sections 5.2 and 6.2.2.1 (Impact SP-2) of this report, and the Biological Mitigation Ordinance analysis provided in Appendix A. Prior to the issuance of land development permits, including clearing or grubbing and grading permits, for areas with salvageable sensitive biological resources, including San Diego goldenstar, variegated dudleya, San Diego barrel cactus, and San Diego marsh-elder, and Robinson's pepper grass (including plant materials and soils/seed bank), the Proposed Project applicant or its designee shall prepare a Biological Resource Salvage and Restoration Plan. The Resource Salvage and Restoration Plan shall be prepared by a biologist approved by the City of Chula Vista and County of San Diego, to the satisfaction of the Development Services Directors (or her/his designee) and in conjunction with the POM. Mitigation ratios for impacts to plant populations subject to the BMO are more robust than those required under the RMP. The mitigation for impacts to species and vegetation communities subject to the RMP, BMO, and the City of Chula Vista and County of San Diego subarea plans shall be as follows:

Species Common Name (Scientific Name)	Impacts	Mitigation Ratio	Mitigation Provided
San Diego Goldenstar (<i>Bloomeria clevelandii</i>)	17 individuals	3:1	51 individuals
Variegated dudleya (<i>Dudleya variegata</i>)	35 individuals	3:1	105 individuals
San Diego barrel cactus (<i>Ferocactus viridoscens</i>)	36 individuals	2:1	70 individuals (2 individuals are preserved onsite)
San Diego marsh-elder (<i>Iva hayesiana</i>)	1,057 individuals	1:1	1,057 individuals
Robinson's pepper grass (<i>Lepidium virginicum</i> var. <i>robinsonii</i>)	112 individuals	2:1	218 individuals (6 individuals are preserved onsite)

Species Common Name (Scientific Name) or Vegetation Community	Impacts	Mitigation Requirement Source	Mitigation Ratio	Mitigation Provided/RMP Requirements
San Diego goldenstar (<i>Bloomeria clevelandii</i>)	727 individuals	RMP salvage and translocation requirement	1:1	727 individuals
San Diego marsh-elder (<i>Iva hayesiana</i>)	228 individuals	BMO Findings	1:1	228 individuals
	33 individuals	Off-site impacts in City of Chula Vista and City of San Diego	1:1	33 individuals
San Diego marsh-elder within drainages	0.48 acres	RMP restoration and translocation requirement	2:1	0.96 acres
Munz's sage-dominated coastal sage scrub	0 acres	RMP restoration requirement	2:1	N/A
San Diego County viguiera-dominated coastal sage scrub	0 acres	RMP restoration requirement	2:1	N/A

- (1) Prior to the approval or issuance of any grading permit associated with the Village 14 South Phase 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 and Restoration Plan shall be approved and fully funded.
- (2) Prior to the approval or issuance of any grading permit associated with the Village 14 South Phase 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 and Restoration Plan, the agreement shall be executed and the securities provided for the Biological Resource Salvage and Restoration Plan implementation.
- (3) Prior to the approval or issuance of any grading permit associated with the Village 14 Central Phase 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 and Restoration Plan shall be approved and fully funded.
- (4) Prior to the approval or issuance of any grading permit associated with the Village 14 Central Phase 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 and Restoration Plan, the

- (1) The [PDS, LA] shall review the Biological Resource Salvage and Restoration 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#18-SECURED AGREEMENT (BMO BIOLOGICAL RESOURCE SALVAGE AND RESTORATION PLAN)** shall be made to enter into a Secured Agreement for the implementation of the Plan.
- (2) The [PDS, LA] shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Biological Resource Salvage and Restoration 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.
- (3) The [PDS, LA] and the POM/DPR of the RMP Preserve shall review the Biological Resource Salvage and Restoration Plan for conformance with this condition. Upon approval of the Plan by the POM/DPR of the RMP Preserve, the Applicant or its designee will provide the Plan to PDS for review and provide evidence of full funding for this condition. The PDS shall review and issue a Director's Decision of approval after the plan has been approved and funding provided.

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<p>The Resource Salvage and Restoration Plan will also include compliance with the mitigation standards set forth in the RMP, including those related to restoration and translocation for San Diego goldenstar (translocation 758-727 of impacted individuals), and San Diego marsh-elder in drainages (0.65 0.48 acres of impacts at a 2:1 ratio), and San Diego County needle grass (translocation of 93 impacted individuals). The mitigation requirements for variegated dudleya and San Diego barrel cactus are satisfied with the BMO mitigation requirements.</p> <p>The Resource Salvage and Restoration Plan shall include incorporation of relocation and restoration efforts for San Diego goldenstar, San Diego County needle grass, variegated dudleya and San Diego barrel cactus, and include San Diego marsh-elder, and Robinson's pepper grass within restoration areas associated with M-BI-12 or other suitable sites within the Otay Ranch RMP Preserve. Relocation efforts may include seed collection and/or translocation to a suitable receptor site, and shall be based on the most reliable methods of successful relocation. The program shall also include a recommendation for method of salvage and relocation/application based on feasibility of implementation and likelihood of success. The program 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 program shall also be subject to the oversight of the Development Services Director (or her/his designee). In addition to relocation of existing populations for San Diego goldenstar, variegated dudleya and San Diego barrel cactus, the Biological Resource Salvage and Restoration Plan shall may also include additional plantings of these species as necessary to achieve a 3:1 and 2:1 <u>1:1</u> mitigation ratio, respectively (see the table above). If populations of San Diego marsh-elder, and Robinson's pepper grass are found within the off-site mitigation, preservation of these populations may be used for mitigation instead of restoration activities. As required per RMP Policy 3.2, the Project Applicant will coordinate with the POM to meet the restoration requirements for Munz's sage and San Diego viguiera dominated coastal sage scrub. This may require a separate plan than Biological Resource Salvage and Restoration Plan.</p>	<p>agreement shall be executed and the securities provided for the Biological Resource Salvage and Restoration Plan implementation.</p> <p>(5) Prior to the approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, a Biological Resource Salvage and Restoration Plan shall be submitted and approved by the POM/DPR of the RMP Preserve.</p>					
<p>M-BI-12 Restoration of Temporary Impacts. The Proposed Project would result in temporary impacts to sensitive upland and jurisdictional aquatic resources along the off-site portions of Proctor Valley Road, as well as temporary impacts associated within on-site road development. Road development within Village 14 would include 14.1 acres of temporary impacts to sensitive resources, and of which 6.69.3 acres are within the Otay Ranch Resource Management Plan (RMP) Preserve. Within Planning Areas 16/19, there would be 3.4 4.3 acres of temporary impacts, of which 3.4 acres are within the Otay Ranch RMP Preserve. Off-site temporary impacts to sensitive resources would total 49.4 38.6 acres: 2.4 acres of temporary impacts to City of Chula Vista land and 21.4 17.8 acres of temporary impacts to City of San Diego Cornerstone Lands, and 25.9 acres of temporary impacts to California Department of Fish and Wildlife (CDFW) owned lands. In addition, there would be minor impacts to County of San Diego lands totaling 0.1 acres. Restoration areas may incorporate salvaged materials, such as seed collection and translocation of plant materials, as determined to be appropriate. The Proposed Project biologist shall review the plant materials prior to grading and determine if salvage is warranted. Prior to grading the Proposed Project, a Conceptual Upland and Wetlands Restoration Plan for impacts within County of San Diego shall be submitted to and receive approval from the Director of the Department of Planning & Development Services (or her/his designee) and the Director of Parks and Recreation. Prior to grading, a separate Conceptual Upland and Wetlands Restoration Plan shall also be prepared and submitted to each city's Development Services Director (or her/his designee) and CDFW for their approval.</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 44: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.</p> <p>(2) 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</p>	<p>(1) The [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland and Wetlands Restoration 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 Plan, 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 PLAN) shall be made to enter into a Secured</p>	<p>County of San Diego City of San Diego City of Chula Vista CDFW</p>			

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The Conceptual Upland and Wetlands Restoration Plans shall include 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 (e.g., species ratios, source, size of container), planting program, 80% relative native cover 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 City of Chula Vista-, City of San Diego-, and County of San Diego-approved biologist and a California-licensed landscape architect. The habitat restored pursuant to the plan must be placed within an open space easement dedicated to the appropriate managing entity prior to or immediately following approval of the plan.	disturbance, and after the approval of the Upland and Wetlands Restoration Plan, the agreement shall be executed and the securities provided for the revegetation implementation.	Agreement for the implementation of the Plan. (2) The [PDS, LA] shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Upland and Wetlands Restoration 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.				
M-BI-13 Burrowing Owl Preconstruction Survey , including clearing, grubbing, and grading permits, the Proposed Project applicant or its designee shall Prior to issuance of any land development permits retain a County of San Diego (County)-approved biologist to conduct focused preconstruction surveys for burrowing owl. The surveys shall be performed no earlier than seven days prior to the commencement of any clearing, grubbing, or grading activities. If occupied burrows are detected, the County-approved biologist shall prepare a passive relocation mitigation plan 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, including any subsequent burrowing owl relocation plans to avoid impacts from construction-related activities.	(1) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed and approved for the phase under construction.	(1) 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.	County of San Diego			

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<p>M-BI-14 SWPPP. Prior to issuance of grading permits in portions of the Development Footprint that are adjacent to the Preserve, the Proposed Project applicant or its designee shall develop a stormwater pollution prevention plan (SWPPP). The SWPPP shall be developed, approved, and implemented during construction to control stormwater runoff such that erosion, sedimentation, pollution, and other adverse effects are minimized. The following performance measures contained in the Proctor Valley Preserve Edge Plan shall be implemented to avoid the release of toxic substances associated with construction runoff:</p> <ul style="list-style-type: none"> Sediment shall be retained within the Development Footprint by a system of sediment basins, traps, or other appropriate measures. Permanent energy dissipaters shall be included for drainage outlets. The best management practices contained in the SWPPP shall include silt fences, fiber rolls, gravel bags, and soil stabilization measures such as erosion control mats and hydroseeding. <p>The Project Area drainage basins shall be designed to provide effective water quality control measures, as outlined in the SWPPP. Design and operational features of the drainage basins shall include design features to provide maximum infiltration; maximum detention time for settling of fine particles; maximum distance between basin inlets and outlets to reduce velocities; and maintenance schedules for periodic removal of sedimentation, excessive vegetation, and debris.</p>	<p>(1) Prior to the recordation of each Final Map, execution of the agreements and securities shall be completed for any development phase.</p> <p>(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.</p>	<p>(1) The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.</p> <p>(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.</p>	County of San Diego			
<p>M-BI-15 Erosion and Runoff Control. During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This shall protect sensitive vegetation from being inundated with sediment-laden runoff.</p> <p>Dewatering shall be conducted in accordance with standard regulations of the Regional Water Quality Control Board (RWQCB). A National Pollutant Discharge Elimination System permit, issued by RWQCB to discharge water from dewatering activities, shall be required prior to start of construction. This shall minimize erosion, siltation, and pollution within sensitive communities.</p> <p>Design of drainage facilities shall incorporate long-term control of pollutants and stormwater flow to minimize pollution and hydrologic changes. An Urban Runoff Plan and operational best management practices shall be approved by the San Diego County Department of Planning & Development Services prior to construction.</p>	<p>(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.</p> <p>(2) The following actions shall occur throughout the duration of the grading construction. Each grading phase shall have separate monitoring contracts and documentation.</p>	<p>(1) 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.</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 Project Biologist</p>	County of San Diego			

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		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, PDC] of absence or breaches in the requirements as needed. The [DPW, PDC] 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>M-BI-16 Prevention of Invasive Plant Species. A County of San Diego (County) approved plant list, as described in the Preserve Edge Plan, shall be used for 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. 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. Per the Preserve Edge Plan, only County-approved vegetation shall be planted in streetscapes or within the 100-foot “edge” between development and the Otay Ranch Resource Management Plan Preserve.</p> <p>The Planning & Development Services Landscape Architect shall require that all final landscape plans comply with the following: 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.</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 a Master Landscape Plan shall be prepared and approved.</p> <p>(2) 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.</p>	<p>(1) 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>(2) 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>	County of San Diego Otay Ranch POM			
<p>M-BI-17 Prevention of Chemical Pollutants. Weed control treatments shall include all legally permitted chemical, manual, and mechanical methods applied with the authorization of the County of San Diego (County) agriculture commissioner. The application of herbicides shall be in compliance with all state and federal laws and regulations under the prescription of a Pest Control Adviser and implemented by a licensed applicator. Where manual and/or mechanical methods are used, disposal of the plant debris shall follow the regulations set by the County agriculture commissioner. The timing of the weed control treatment shall be determined for each plant species in consultation with the Pest Control Adviser, the County agriculture commissioner, and the California Invasive Plant Council, with the goal of controlling populations before they start producing seeds. A manual weeding program shall be implemented on the manufactured slope adjacent to the Preserve to control weeds that are likely to be encouraged by irrigation within the 100-foot Preserve edge/fuel modification zone. Weed control efforts shall occur quarterly or as needed to prevent weeds on the manufactured slopes from moving into the adjacent Preserve. Either the homeowner’s association or County’s landscape monitoring firm shall be responsible to check the irrigated slopes during plant establishment to verify that excessive runoff does not occur and that any weed infestations are controlled.</p> <p>During Proposed 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 best management practices on site to reduce impacts caused by the application and/or drainage of such</p>	<p>(1) The following action shall occur throughout the duration of the construction activities involving the application of architectural coatings for any development phase.</p> <p>(2) Upon establishment of the use, the conditions of the Preserve Edge Plan shall be complied with for the term of this permit.</p>	<p>(1) 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 or its designee fails to comply with 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>	County of San Diego			

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materials into the Otay Ranch Resource Management Plan Preserve. In addition, use of rodenticides will not be allowed within the 100-foot Preserve edge.		part of the construction monitoring requirement.				
<p>M-BI-18 Noise. Uses in or adjacent to the Otay Ranch Resource Management Plan (RMP) Preserve with impacts that are not reduced through implementation of the Preserve Edge Plan shall be designed to minimize potential noise impacts to surrounding wildlife species by constructing berms or walls adjacent to commercial areas and any other uses, such as community parks, that may introduce noises that could impact or interfere with wildlife use of the Otay Ranch RMP Preserve.</p> <p>Construction-related activities that are excessively noisy (e.g., clearing, grading, grubbing, or blasting) adjacent to breeding/nesting areas shall incorporate noise-reduction measures (described below) or be curtailed during the breeding/nesting season of sensitive bird species.</p> <p>There shall be no construction-related activities allowed during the breeding season of migratory birds or raptors (January 15 through August 31) or coastal California gnatcatcher (February 15 through August 31). The Director of Planning & Development Services may waive this condition, through written concurrence from the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife (i.e., Wildlife Agencies), provided that no nesting or breeding birds are present within 300 feet of the construction activities (500 feet for raptors) based on a preconstruction survey.</p> <p>If construction-related activities that are excessively noisy (e.g., clearing, grading, grubbing, or blasting) occur during the period of February 15 through August 31, a County of San Diego (County)-approved biologist shall conduct preconstruction surveys in suitable nesting habitat adjacent to the construction area to determine the location of any active nests in the area. If the habitat is suitable for raptors, the survey area shall extend to 500 feet from the impact area, and if the habitat is suitable only for nesting by non-listed and non-raptor avifauna, the survey area shall extend 50 to 300 feet from the impact area, depending on the habitat type. The survey shall begin not more than 3 days prior to the beginning of construction activities. If nesting birds are detected by the biologist, the following buffers shall be established: (1) no work within 50 feet of a non-listed and non-raptor avifauna nest; (2) no work within 300 feet of a federally or state-listed species, such as coastal California gnatcatcher; and (3) no work within 500 feet of a raptor nest. The buffer shall be flagged in the field and mapped on the construction plans. To the extent possible, the non-construction buffer zones shall be avoided until the nesting cycle is complete. However, it may be reasonable for the County to reduce these buffer widths depending on site conditions (e.g., the width and type of screening vegetation) or the existing ambient level of activity (e.g., existing level of human activity within the buffer distance). If construction-related activities must take place within these buffer widths, the Proposed Project applicant or its designee shall contact the County to determine how to best minimize impacts to nesting birds.</p> <p>Specific to coastal California gnatcatcher and nesting raptors, construction-related noise levels in coastal California gnatcatcher-occupied habitat within 500 feet of construction activity shall not exceed 60 A-weighted decibels equivalent continuous sound level (dBA Leq) or preconstruction ambient noise levels, whichever is greater. Proposed Project construction within 500 feet of occupied habitat shall occur outside of the breeding season, if possible. If necessary, construction activities during the breeding season shall be managed to limit noise levels in occupied habitat within 500 feet of the site, or noise attenuation measures, such as temporary sound walls, shall be implemented to reduce noise levels below 60 dBA Leq or below existing ambient noise levels, whichever is greater.</p>	<p>(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 for any development phase.</p> <p>(2) The Nest Monitoring Logs 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. Prior to approval of the first 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 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>(1) The [PDS, PPD] shall review the Blasting and Monitoring Plan for compliance with the content guidelines, the Blasting and Monitoring Plan, County Noise Ordinance, and this condition.</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. 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.</p> <p>(3) 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>(4) 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.</p> <p>(5) The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall</p>	County of San Diego			

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	(4) The following actions shall occur throughout the duration of the grading construction for each development phase. (5) The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase.	contact the [PDS, PCC] if the applicant or its designee fails to comply with this condition.				
M-BI-19 Fire Protection. To minimize the potential exposure of the Project Area to fire hazards, all features of the Fire Protection Plan for Otay Ranch Village 14 and Planning Areas 16/19 and the Fire Protection Plan Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 <u>Proposed Project Amendment</u> shall be implemented in conjunction with development of the Proposed Project Amendment.	(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 services agreement with the SDCFA in accordance with the above documentation. (2) 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. (3) Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit.	(1) 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. (2) 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. (3) 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. (4) The [PDS, PCC] shall verify that the mitigation measures have been	County of San Diego SDCFA			

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		implemented pursuant to the approved building plans and the Fire Protection Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. The San Diego 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.				
M-BI-20 Lighting. Lighting of all developed areas adjacent to the Otay Ranch Resource Management Plan 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	(1) The Lighting Plan(s) shall be approved concurrent with any improvement plans adjacent to the RMP Preserve Edge.	(1) 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			
M-BI-21 Federal and State Agency Permits. Prior to impacts occurring to U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) (collectively, the Resource Agencies) jurisdictional aquatic resources, the Proposed Project applicant or its designee shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and CDFW Fish and Game Code 1600 Streambed Alteration Agreement. The overall ratio of wetland/riparian habitat mitigation shall be 3:1. Impacts shall be mitigated at a 1:1 impact-to-creation ratio by either the creation, or purchase of credits for the creation, of jurisdictional habitat of similar functions and values. An addition 2:1 enhancement-to-impact ratio shall be required to meet the overall 3:1 impact-to-mitigation ratio for impacts to wetlands/riparian habitat. Impacts to unvegetated and ephemeral stream channels shall occur at a 1:1 impact-to-creation ratio. A suitable mitigation site shall be selected and approved by the Resource Agencies during the permitting process. If mitigation is proposed to occur within the Project Area or within the additional off-site areas needed for conveyance, then a Wetlands Mitigation and Monitoring Plan shall be prepared. Prior to issuance of land development permits, including clearing, grubbing, and grading permits for activities that would impact jurisdictional aquatic resources, the Proposed Project applicant shall prepare a Wetlands Mitigation and Monitoring Plan to the satisfaction of the Director of Planning & Development Services (or his/her designee), the Director of Parks and Recreation, ACOE, RWQCB, and CDFW. The Conceptual Wetlands Mitigation and Monitoring Plan shall, at a minimum, prescribe site preparation, planting, irrigation, and a 5-year maintenance and monitoring program with qualitative and quantitative evaluation of the revegetation effort and specific criteria to determine successful revegetation.	(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 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.	(1) 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 RWQCB CDFW			

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<i>Cultural Resources</i>						
<p>M-BI-22 Preconstruction Bat Surveys - No earlier than 30 days prior to the commencement of construction activities for each construction area, a preconstruction survey shall be conducted by a biologist to determine whether active roosts of special-status bats (including maternity roosts, non-maternity roosts, and winter hibernacula) are present in the eucalyptus trees in Village 14 Development Footprint. If roosts are detected during preconstruction surveys, the following avoidance measures will be implemented unless relocation and/or take is authorized under CESA, as required by applicable law.</p> <p><i>Maternity Roosts.</i> If an active maternity roost is identified in these areas, the maternity roost will not be directly disturbed, and some construction activities, such as mass-grading or other activities involving heavy equipment, within 300 feet of the maternity roost may be postponed or halted until the maternity roost is vacated and juveniles have fledged, as determined by the Project Biologist. The rearing season for native bat species in California is approximately April 1 through August 31.</p> <p><i>Hibernacula or Non-Maternity Roosts.</i> If non-breeding bat roosts (hibernacula or non-maternity roosts) are found within the disturbance zone, the individuals shall be safely evicted, under the direction of the Project Biologist, by opening the roosting area to allow airflow through the cavity or other means determined appropriate by the Project Biologist (e.g., installation of one-way doors). If flushing species from tree roosts is required, this shall be done when temperatures are sufficiently warm for bats to exit the roost, because bats do not typically leave their roost daily during winter months. In situations requiring one-way doors, a minimum of 1 week shall pass after doors are installed and temperatures should be sufficiently warm (for winter hibernacula) for bats to exit the roost. This action should allow all bats to leave during the course of 1 week. If a roost needs to be removed and the Project Biologists determines that the use of one-way doors is not necessary, the roost shall first be disturbed following the direction of the Project Biologist at dusk to allow bats to escape during the darker hours. Once the bats escape, the roost site shall be removed or the construction disturbance shall occur the next day (i.e., there shall be no less or more than 1 night between initial disturbance and the roost removal).</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) 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>			
<p>M-CR-1 Temporary Fencing - To prevent inadvertent disturbance of archaeological sites within the avoidance areas (open space), temporary fencing shall be installed where resources are located within 50 feet of the ADI. The temporary fencing shall include the following requirements:</p> <p>1. Prior to the commencement of any grading and/or clearing in association with the grading and/or improvement plan, temporary orange construction fencing shall be placed to protect archaeological sites from inadvertent disturbance within the avoidance areas (open space) and the unimpacted portions of sites outside of the ADI during earth-disturbing activities. Temporary fencing shall be installed prior to the pre-construction meeting and any clearing, grubbing, trenching, grading, or land disturbances; remain for the duration of earth-disturbing activities; and include the following:</p> <ul style="list-style-type: none"> • Temporary fencing is required in all locations of the Proposed Project where proposed grading or clearing is within 50 feet of any archaeological site within avoidance areas (open space) or the unaffected portions of sites outside of the ADI. <ul style="list-style-type: none"> ○ The placement of such fencing shall be approved by the County of San Diego (County). Upon approval, the fencing shall remain in place until the conclusion of grading activities, after which the fencing shall be removed. ○ Installation of temporary fencing shall require the presence of monitor(s) (Archaeological & Native American) pursuant to M-CR-2. 	<p>(1) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed.</p> <p>(2) The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase.</p>	<p>(1) The [PDS, PPD] shall review the signed and stamped statement for compliance this condition.</p> <p>(2) 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.</p>	<p>County of San Diego</p>			

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<p>M-CR-2 Archaeological Monitoring - To mitigate for potential impacts to undiscovered buried archaeological resources in the Project Area, an archaeological monitoring program and potential data recovery program shall be implemented pursuant to the County of San Diego's Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources and the California Environmental Quality Act (CEQA) and shall include the following requirements:</p> <p>a. Pre-Construction</p> <ul style="list-style-type: none"> The Project Applicant shall contract with a County approved archaeologist to perform Archaeological Monitoring. The Project Archaeologist shall contract with a Kumeyaay monitor to conduct Native American monitoring for the Proposed Project. The pre-construction meeting shall be attended by the pProject Archaeologist, the Kumeyaay Native American monitor. <p>b. Construction</p> <ul style="list-style-type: none"> Monitoring. Both the pProject aArchaeologist and Kumeyaay Native American monitor are to be on site during all earth-disturbing activities. The frequency and location of monitoring of native soils shall be determined by the pProject aArchaeologist and the Kumeyaay Native American monitor. The pProject aArchaeologist and the Kumeyaay Native American monitor shall evaluate fill soils to ensure that they are negative for cultural resources. Inadvertent Discoveries: <ul style="list-style-type: none"> The pProject archaeologist and the Kumeyaay Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery. The Project Archaeologist shall contact the County Archaeologist. The Project Archaeologist, in consultation with the County Archaeologist and the Kumeyaay Native American monitor, shall determine the significance of discovered resources. Construction activities shall be allowed to resume after the County Archaeologist has agreed with the significance evaluation. Isolates and non-significant deposits shall be minimally documented in the field. If the isolates and non-significant deposits are not be collected by the pProject aArchaeologist, the Kumeyaay Native American monitor may collect the cultural material for transfer to a tribal curation facility or repatriation program. If cultural resources are determined to be significant, a research design and data recovery program shall be prepared by the pProject aArchaeologist in consultation with the Kumeyaay Native American monitor and approved by the County archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of sacred sites, to cap identified sacred sites or unique cultural resources and to place development over the cap if avoidance is infeasible; and to perform data recovery for non-unique cultural resources. The preferred option is preservation (avoidance). <p>1. Human Remains.</p> <ul style="list-style-type: none"> The property owner or their representative shall contact the County coroner and the County Planning & Development Services 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 (MLD), as identified by the Native American Heritage Commission (NAHC), shall be 	<ol style="list-style-type: none"> Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. The following actions shall occur throughout the duration of the earth disturbing activities. 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 for each development phase. 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"> [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. The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist. 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 or its designee fails to comply with this condition. [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. [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 complete 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. 	County of San Diego			

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<p>contacted by the property owner or their representative to determine proper treatment and disposition of the remains.</p> <ul style="list-style-type: none"> 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 California Public Resources Code, Section 5097.98, has been conducted. California Public Resources Code, Section 5097.98; CEQA Guidelines, Section 15064.5; and California Health and Safety Code, Section 7050.5, shall be followed in the event that human remains are discovered. <p>2. Rough Grading</p> <ul style="list-style-type: none"> Upon completion of rough grading, a monitoring report identifying whether resources were encountered shall be prepared. A copy of the monitoring report shall be provided to any culturally affiliated tribe that requests a copy. <p>e. Final Grading</p> <ul style="list-style-type: none"> A final report substantiating that earth-disturbing activities are completed and whether cultural resources were encountered shall be prepared. A copy of the final report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated tribe that requests a copy. <p>f. Disposition of Cultural Material. The final report shall include:</p> <ul style="list-style-type: none"> Evidence that all prehistoric materials have been curated at a San Diego curation facility or tribal curation facility that meets federal standards according to Title 36, Part 79, of the Code of Federal Regulations or alternatively have been repatriated to a culturally affiliated tribe. Evidence that historic materials have been curated at a San Diego curation facility that meets federal standards according to Title 36, Part 79, of the Code of Federal Regulations. 						
<p>M-CR-3 Data Recovery—To mitigate potential impacts to the eastern portion of sites CA-SDI-12397 and CA-SDI-12373, a phased data recovery program shall be implemented prior to construction by a County of San Diego (County)-approved archaeologist. The phased data recovery (prepared as a separate document) would involve either surface collection and curation/repatriation to prevent looting (CA-SDI-12373 (Locus A), or excavation of a series of shovel test pits (STPs) to identify subsurface deposits and then excavation of control units (CUs) within those areas where subsurface deposits are identified. The number of CUs to be excavated would depend on the quantity and variety of artifacts and features identified and the presence/absence of a midden deposit because the data potential of the site is contained within these components of the site. Archaeological materials recovered during the data recovery efforts shall be cleaned, sorted, cataloged, and analyzed following standard archaeological procedures and shall be documented in a data recovery report. Upon completion of fieldwork, the County-approved archaeologist shall submit a letter report summarizing the field work efforts and stating that the scientifically significant sample of the site has been recovered. Upon approval from the County archaeologist, construction may begin at this location.</p>	<p>(1) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed.</p> <p>(2)(1) The following actions shall occur throughout the duration of the earth disturbing activities:</p>	<p>(1) The [PDS, PPD] shall review the final data recovery program report for compliance with this condition.</p> <p>(2)(1) 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 or its designee fails to comply with this condition.</p>	County of San Diego			
<i>Geology and Soils</i>						
<p>M-GE-1 Prior to issuance of a grading permit, a final geotechnical report shall be prepared by a registered civil or geotechnical engineer. The report shall include any additional field efforts, including borings, sampling, and associated laboratory testing, to determine whether liquefaction, rockfall, landslides, and/or expansive soils are concerns for the Proposed Project. The report shall specify foundation designs that are adequate to preclude substantial damage to the proposed structures due to liquefaction. Mapping and evaluation of hard rock slopes shall be performed by an engineering geologist prior to and during site development. The report shall be submitted with the building plans, and all recommendations of the report shall be incorporated into the design of the buildings.</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) [PDS] shall review the geotechnical findings for compliance with this measure.</p>	County of San Diego			

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<p>Measures developed in the geotechnical report shall be based on site-specific conditions. Measures would likely include the following, which are provided as examples only:</p> <p><u>Liquefaction</u></p> <ul style="list-style-type: none"> • Deposits of concern shall be over-excavated and recompacted. • Deposits of concern shall be replaced with engineered fill. • Fill shall be surcharged (temporary overloading with fill) to facilitate settlement. • Densification of deposits of concern shall be performed in place, potentially including any combination of placement of vibra-stone columns and use of wick and blanket drains, compaction grouting, and dynamic compaction. • Subdrains shall be incorporated. <p><u>Rockfall</u></p> <p>Impacts related to rockfall are not anticipated; therefore, this example measure would only apply if unforeseen rockfall hazards are encountered during the clearing, grubbing, and grading stages of construction:</p> <ul style="list-style-type: none"> • Scaling of the slope faces shall occur. • Construction of catchment areas or debris fences shall occur. • Removal of precariously situated boulders shall occur. <p><u>Landslides</u></p> <p>Impacts related to landslides are not anticipated; therefore, this example measure would only apply if unforeseen landslides are encountered during the clearing, grubbing, and grading stages of construction: Design features to reduce the potential effects of landslides shall include remedial grading and removal of landslide debris or slope stabilization in the areas of proposed development. In areas where landslide debris would be left in place, the construction of buttress fills shall be required to mitigate the potential for instability of cut slopes composed of landslide debris.</p> <p><u>Expansive Soil</u></p> <p>Highly expansive soils (typically the upper 3 feet below finish grade) shall be removed and replaced with soils with low expansion potential, lime treatment shall be applied, or moisture conditioning shall occur, in accordance with the standards contained within the then-current edition of the California Building Code. Concrete slabs shall be used in structure foundations, as necessary.</p>						
<i>Greenhouse Gas Emissions</i>						
<p>M-GHG-1 As to construction greenhouse gas (GHG) emissions, prior to the County of San Diego's (County) issuance of each grading permit, the Proposed Project applicant or its designee shall purchase and retire carbon offsets in a quantity sufficient to offset 100% of the Proposed Project Amendment's construction emissions (including sequestration loss from vegetation removal) associated with each such grading permit, consistent with the performance standards and requirements set forth below.</p> <p>First, "carbon offset" shall mean an instrument issued by any of the following: (i) the Climate Action Reserve, the American Carbon Registry, and Verra (previously, Verified Carbon Standard); 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.</p> <p>Second, any carbon offset used to reduce the Proposed Project's GHG emissions shall be a carbon offset that represents the past or forecasted reduction or sequestration of one metric ton of carbon dioxide equivalent that is "not otherwise required" (CEQA Guidelines Section 15126.4(c)(3)).</p>	(1) Prior to approval of any grading plan and the issuance of any construction permit.	(1) The [DPW, PDCI] shall make sure that the project applicant or its designee complies with this measures. The [DPW, PDCI] shall contact the [PDS, PCC] if the project applicant or its designee fails to comply with this measure.	County of San Diego			

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<p>Third, "Proposed Project applicant" shall mean Jackson Pendo Development Company or its designee.</p> <p>Fourth, as to construction and from vegetation removal GHG emissions, prior to the County's issuance of each grading permit, the Proposed Project applicant or its designee shall provide evidence to the satisfaction of the Director of the Planning & Development Services Department (PDS) that the Proposed Project applicant has purchased and retired carbon offsets in a quantity sufficient to offset 100% of the construction GHG emissions and sequestration loss from vegetation removal generated by the Proposed Project, as associated with each such grading permit. The emissions reduction obligation associated with each grading permit shall be calculated by reference to the certified environmental impact report's Greenhouse Gas Emissions Technical Report (Appendix 2.7-1), which determined total construction-related emissions as equaling 22,760 metric tons of carbon dioxide equivalent (MT CO_{2e}). This would increase to 22,769 MT CO_{2e} if the Proctor Valley Road North Option is selected. In making such a determination, the Director of the PDS 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.</p> <p>Fifth, 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)).</p> <p>Sixth, all carbon offsets required to reduce the Proposed 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 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 PDS 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 the PDS 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-State emission reduction opportunities, including funding and partnership opportunities with the County, other public agencies, or environmental initiatives with demonstrated integrity; • 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>Seventh, over the course of the construction period, the Project Applicant or its designee shall submit annual reports to PDS 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 PDS to track and monitor the implementation of the geographic priority provision. Such tabulation and tracking shall be to the satisfaction of the Director of the PDS.</p>						

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<p>M-GHG-2 As to operational greenhouse gas (GHG) emissions, prior to the County of San Diego's (County) issuance of building permits for each implementing Site Plan ("D" Designator), the applicant or its designee shall purchase and retire carbon offsets for the incremental portion of the Proposed Project within the Site Plan 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 set forth below.</p> <p>First, "carbon offset" shall have the same meaning as set forth in M-GHG-1.</p> <p>Second, any carbon offset used to reduce the Proposed Project's GHG emissions shall be a carbon offset that represents the past or forecasted reduction or sequestration of one metric ton of carbon dioxide equivalent that is "not otherwise required" (CEQA Guidelines Section 15126.4(c)(3)).</p> <p>Third, "the Proposed Project applicant" shall have the same meaning as set forth in M-GHG-1.</p> <p>Fourth, as to operational emissions, prior to the County of San Diego's issuance of building permits for each implementing Site Plan ("D" Designator), the Proposed Project applicant or its designee shall provide evidence to the satisfaction of the Director of Planning & Development Services Department (PDS) that it has purchased and retired carbon offsets for the incremental portion of the Proposed Project within the Site Plan in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from the incremental amount of development to net zero. The "project life" is 30 years. This methodology is consistent with the 30-year project life time frame used by the South Coast Air Quality Management District's GHG guidance (SCAQMD 2008), as well as the methodological parameters used by the California Air Resources Board when reviewing AB 900 projects. (For more information on the evidence supporting the 30-year temporal period, please see Section 8.4.5, Thematic Response - Use of Carbon Offsets, and Response to Comment O-5-90.)</p> <p>The emissions reduction obligation associated with each building permit shall be calculated by reference to the certified environmental impact report's (EIR) Greenhouse Gas Emissions Technical Report <u>Greenhouse Gas Emissions Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment (Appendix 2-7-1)</u>, which determined total operational-related emissions as equaling 46,159,17,867 <u>484,770,536,019</u> metric tons of carbon dioxide equivalent (MT CO_{2e}) annually, which equates to 484,770,536,019 <u>484,770,536,019</u> MT CO_{2e} over 30 years.</p> <p>In making such a determination, the Director of the PDS shall require the Project a <u>Applicant</u> 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.</p> <p>Fifth, the purchased carbon offsets used to reduce operational GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (California Health & Safety Code Section 38562(d)(1)).</p> <p>Sixth, the amount of carbon offsets required for each implementing Site Plan shall be based on the GHG emissions with the implementing Site Plan, and shall include operational GHG emissions as identified in the approved Greenhouse Gas Emissions Technical Report.</p> <p>Seventh, each implementing Site Plan shall include a tabulation that identifies the overall carbon offsets required to mitigate the entire Proposed Project's GHG emissions (i.e., See Final Table 13 of the Greenhouse Gas Emissions Technical Memorandum for the Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment 2-3-13), and shall identify: (1) the amount of carbon offsets purchased to date as a result of prior Site Plan approvals, (2) the amount of carbon offsets required to be purchased and retired for the incremental portion of the Proposed Project within the Site Plan 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, and (3) the remaining carbon offsets required to reduce the Proposed Project's</p>	<p>1. Prior to the County of San Diego's (County) issuance of building permits for each implementing Site Plan</p>	<p>1. The [DPW, PDCI] shall make sure that the project applicant or its designee complies with the GHG requirements of this measure. The [DPW, PDCI] shall contact the [PDS, PCC] if the project applicant or its designee fails to comply with this measure.</p>	<p>County of San Diego</p>			

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<p>remaining emissions to net zero. The Project Applicant or its designee shall submit annual reports to PDS 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 PDS to track and monitor the implementation of the geographic priority provision. Such tabulation and tracking shall be to the satisfaction of the Director of PDS. For clarity, the following example is provided to illustrate the Proposed Project's operational GHG emissions purchase and retirement strategy. If 100 single-family residential units are proposed to be developed in conjunction with an implementing Site Plan ("D" Designator), GHG emissions for those land uses would be calculated and carbon offsets for those emissions would be secured for a 30-year period. To facilitate implementation of this strategy, the Proposed Project's total emissions have been allocated on a per dwelling unit basis; this methodological approach ensures that, when each dwelling unit is developed, the emissions from the Proposed Project's resident-serving non-residential facilities will also be offset. Thus, the 100-single family-residential units contemplated by this example would be multiplied by 45.8414.11 MT CO₂e/dwelling unit (total project emissions / total # of dwelling units = 46,459,867 MT CO₂e /yr / 1,022,266 dwelling units = 45.8414.11 MT CO₂e /yr/DU). This value 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 × 45.8414.11 MT CO₂e /du × 30 = 47,430,233 MT CO₂e of carbon offsets).</p> <p>Eighth, this EIR acknowledges that the Proposed Project's GHG emissions estimates are conservative because the Proposed Project's GHG emissions are expected to decrease beyond the estimates presented in the EIR's analysis, in part, due to reasonably foreseeable improvements in fuel efficiency, vehicle fleet turnover, technological improvements related to transportation and energy, and updates to emissions models and methodologies. Thus, subject to County oversight, and the processes described below, the operational emission estimates that govern implementation of this Proposed Project are subject to a "true up" at the election of the Proposed Project applicant (as defined above) or its designee and subject to the satisfaction of 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 and a "true-up" exercise subsequent to the County's certification of the Final EIR and approval of the Proposed Project, the Proposed 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 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 Proposed Project fully account for then-existing information that is relevant to the emissions modeling. Alternatively, the Proposed Project applicant may purchase all carbon offset credits to reduce operational GHG emissions at issuance of the first building permit.</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 (or its designee) 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 Proposed Project is consistent with the Proposed Project</p>						

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<p>commitment to achieve and maintain carbon neutrality (i.e., net zero emissions) for the 30-year life of the Proposed Project.</p> <p>Ninth, all carbon offsets required to reduce the Proposed 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 within the County of San Diego; (3) off-site areas within 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 related to other environmental resource areas..</p> <p>The Director of the PDS 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 the PDS 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-State emission reduction opportunities, including funding and partnership opportunities with the County, other public agencies, or environmental initiatives with demonstrated integrity; • 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>M-GHG-3 Prior to the issuance of residential building permits, the applicant or its designee shall provide evidence to the County of San Diego that the 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.</p>	(1) Prior to issuance of residential building permits	(1) Project Applicant shall submit building plans to the County for review and approval.	County of San Diego			
<p>M-GHG-4 To reduce greenhouse gas emissions, the applicant or its designee shall provide evidence to the County of San Diego that the following project design features identified for the Proposed Project in Table 2.7-5 of the Final EIR and Table 1 of the Mitigation Monitoring and Reporting Program (MMRP), will be implemented: PDF-AQ/GHG-1 (Wood-Burning Stoves and Fireplaces), PDF-AQ/GHG-2 (Zero Net Energy Residences), PDF-AQ/GHG-3 (Non-Residential Energy Improvement Standards), PDF-AQ/GHG-4 (Energy Star Appliances), PDF-AQ/GHG-5 (Solar Water Heating), PDF-AQ/GHG-6 (Efficient Outdoor Lighting), PDF-AQ/GHG-7 (New Resident Information Packet), PDF-AQ/GHG-8 (Cool Roofs), PDF-AQ/GHG-9 (Cool Pavement), PDF-AQ/GHG-10 (Electric Vehicle Charging Stations), PDF-TR-1 (TDM Program), PDF-UT-1 (Hot Water Pipe Insulation – Residential and Non-Residential), PDF-UT-2 (Pressure Reducing Valves – Residential and Non-Residential), PDF-UT-3 (Water Efficient Dishwashers), PDF-UT-4 (Residential Landscaping), and PDF-UT-5 (Water Conservation).</p>	See below	See below	See below			

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<i>Noise</i>						
M-N-1 The single-family residential lots shown in Figure 2-8-46 (from December 2, 2019 Noise Technical Memorandum for the Proposed Project Amendment) with rear- or side-yard exposures adjacent to Proctor Valley Road shall include minimum 6-foot-high solid noise barriers along the exposure. The noise barriers may be constructed as a wall or berm, or a combination of both. The materials used in construction of the barrier shall have a minimum surface density of 4 pounds per square foot. They may consist of masonry material, 0.625-inch-thick Plexiglas, 0.25-inch-thick plate glass, or a combination of these materials. The barriers must be designed so there are no openings or cracks.	(1) Prior to issuance of residential building permits	(1) Project Applicant shall submit building plans to the County detailing construction material for review and approval	County of San Diego			
M-N-2 Prior to issuance of building permits (and after preparation of detailed building plans) for proposed single-family residential units directly adjacent to Proctor Valley Road, as shown in Figure 6 (from December 2, 2019 Noise Technical Memorandum for the Proposed Project Amendment)2-8-4, the building permit applicant or its designee shall demonstrate that interior noise levels will not exceed the applicable County of San Diego noise ordinance standard of 45 dBA CNEL for the subject land use. In addition to the installation of sound walls that shall be constructed under mitigation measure M-N-1, it is anticipated that compliance with the applicable standard shall be achieved by structure setbacks, acoustically rated windows and doors, and/or air conditioning or equivalent forced air circulation to allow occupancy with closed windows, which, for most construction, would provide sufficient exterior-to-interior noise reduction. A supplemental acoustical study shall be prepared to demonstrate and verify that interior noise levels will be below 45 dBA CNEL within habitable residential rooms. Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases for the single-family residential units directly adjacent to Proctor Valley Road. Timing: A Noise Restriction Easement shall be dedicated to the Final Map, required prior to issuance of building permits for development of on-site single-family residential units directly adjacent to Proctor Valley Road, and after detailed building plans are available and model numbers/types have been sited on a precise grading plan. Enforcement: County of San Diego	(1) Prior to approval of the Final Map.	(1) The [PDS, LDR] shall verify that the easement in indicated on the map as specified and recorded.	County of San Diego			
M-N-3 Prior to the issuance of any building permit for stationary noise-generating equipment such as heating, ventilation, and air conditioning (HVAC) systems, the Proposed Project applicant or its designee shall prepare a supplemental acoustical study of the proposed stationary noise sources associated with the HVAC systems for submittal to the County of San Diego (County) for review and approval. Best engineering practices shall be implemented, and the placement of noise-generating equipment and shielding shall be considered when installing stationary noise sources associated with HVAC systems. The acoustical study shall identify noise-generating equipment and predict noise levels from identified equipment at the applicable property lines. Where predicted noise levels would exceed those levels deemed acceptable as established by the County's Noise Ordinance, Section 36.404, the acoustical study shall identify mitigation measures shown to effectively reduce noise levels (e.g., enclosures, barriers, site orientation) to comply with Section 36.404. Such mitigation measures shall be implemented by the applicant or its designee prior to issuance of any building permits. Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases. Timing: Prior to issuance of building permits Enforcement: County of San Diego	(1) Prior to issuance of building permits	(1) Supplemental acoustic study shall be prepared noise sources associated with the HVAC systems that detail best practices and measures to reduce noise levels to comply with Section 36.404/	County of San Diego			
M-N-4 The Proposed Project applicant or its designee shall take those steps necessary to ensure that construction equipment is properly maintained and equipped with noise-reduction intake, exhaust mufflers,	(1) Prior to issuance of grading permit (2) Ongoing during construction phase	(1) The [DPW, PDC] shall make sure that the grading contractor complies with the construction	County of San Diego			

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and engine shrouds in accordance with manufacturer recommendations. Equipment engine shrouds shall be closed during equipment operation.		noise control measures of this measure. (2) The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this measure.				
M-N-5 The Proposed Project applicant or its designee shall take those steps necessary to ensure that, whenever feasible, electrical power shall be used to run air compressors and similar power tools.	(1) Prior to issuance of grading permit (2) Ongoing during construction phase	(1) The [DPW, PDC] shall make sure that the grading contractor complies with the construction noise control measures of this measure. (2) The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this measure.	County of San Diego			
M-N-6 The Proposed Project applicant or its designee shall take those steps necessary to ensure that equipment staging areas are located as far as feasible from occupied residences and schools.	(1) Prior to issuance of grading permit (2) Ongoing during construction phase	(1) The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this measure. (2) The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this measure.	County of San Diego			
M-N-7 The Proposed Project applicant or its designee shall take those steps necessary to ensure that for construction activities on and off the Project Area, noise attenuation techniques are employed to ensure that noise levels remain below 75 dBA L_{eq} at existing noise-sensitive land uses. Such techniques shall include use of sound blankets on noise-generating equipment and construction of temporary sound barriers adjacent to construction sites near affected uses to achieve noise levels below 75 dBA L_{eq} . Implementation: Applicant, or its designee, and primary contractor(s) of all Proposed Project phases involving construction Timing: Prior to and during Proposed Project construction Enforcement: County of San Diego	(1) Prior to and during Proposed Project construction	(1) The [DPW, PDC] shall make sure that the grading contractor complies with the construction noise control measures of this measure. (2) The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this measure.	County of San Diego			
M-N-8 Prior to approval of the grading permit issued for any portion of the Project Area, the Proposed Project applicant or its designee shall direct that the designated contractor prepare a blasting and monitoring plan with an estimate of noise and vibration levels of each blast at noise-sensitive land uses within 1,000 feet of each blast. Where potential exceedance of either the County of San Diego's (County) Noise Ordinance or the City of Chula Vista's Noise Control Ordinance is identified, the blast drilling and monitoring plan shall identify mitigation measures shown to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, presplitting) to be implemented to comply with the noise level limits of the County's Noise Ordinance, Sections 36.409 and 36.410; the Chula Vista Noise Control Ordinance, Chapter 19.68; and the vibration-level limits of 1 inch per second peak particle velocity. Such measures shall be implemented by the Proposed Project applicant or its designee prior to the issuance of the grading permit. Additionally, Proposed Project phases involving blasting shall conform to the following requirements: <ul style="list-style-type: none"> Blasting activities shall be performed by a blast contractor and blasting personnel licensed to operate in the County. Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundborne vibration accelerometer that is located outside the closest residence to the blast and is approved by the County. Blasting shall not exceed 0.1 inch per second peak particle 	(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.	(1) The [PDS, PPD] shall review the Blasting and Monitoring Plan for compliance with the content guidelines, the Blasting and Monitoring Plan, County of San Diego Noise Ordinance, and this measure.	County of San Diego			

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<p>velocity at the nearest occupied residence, in accordance with County of San Diego's Noise Guidelines, Section 4.3.</p> <p>Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases involving blasting</p> <p>Timing: Prior to and during Proposed-Project-related blasting activities</p> <p>Enforcement: County of San Diego</p>						
<p>M-N-9 Prior to approval of the grading permit for any portion of the Proposed Project, the Proposed Project applicant or its designee shall take those steps necessary to ensure that on-site rock-crushing facilities are located a minimum of 250 feet from the property line of occupied residences or other noise-sensitive uses.</p> <p>Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases involving rock crushing.</p> <p>Timing: Prior to and during Proposed Project related rock-crushing activities.</p> <p>Enforcement: County of San Diego</p>	The following actions shall occur throughout the duration of the rock crushing and drilling activities.	1. The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this measure. The [DPW, PCDI] shall contact the [PDS, PCC] if the applicant fails to comply with this measure.	County of San Diego			
<p>M-N-10 Prior to beginning construction of any Proposed Project component within 300 feet of an existing or future occupied residence, the Proposed Project applicant or its designee shall require preparation of a Vibration Monitoring Plan (VMP) for submittal to the County of San Diego (County) noise control officer for review and approval. At a minimum, the VMP shall require data to be sent to the County noise control officer or designee on a weekly basis or more frequently as determined by the noise control officer. The data shall include vibration-level measurements taken during the previous work period.</p> <p>In the event that the County noise control officer determines there is reasonable probability that future measured vibration levels would exceed allowable limits, the County noise control officer or designee shall take the necessary steps to ensure that future vibration levels do not exceed such limits, including suspending further construction activities that could result in excessive vibration levels, until either alternative equipment or alternative construction procedures can be used that generate vibration levels that do not exceed 0.004 inches per second root mean square (RMS) or 0.1 inches per second peak particle velocity (PPV) at the nearest residential structure. Construction activities not associated with vibration generation could continue.</p> <p>The VMP shall be prepared and administered by a County-approved noise consultant. In addition to the data described previously, the VMP shall include the location of vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures. A description of these plan components is as follows:</p> <p>Location of Vibration Monitors: The VMP shall indicate monitoring locations, including the location of measurements to be taken at construction site boundaries and at nearby residential properties.</p> <p>Vibration Instrumentation: Vibration instrumentation shall be capable of measuring maximum unweighted RMS and PPV levels triaxially (in three directions) over a frequency range of 1 to 100 Hertz. The vibration instrumentation shall be set to automatically record daily events during working hours, and to record peak triaxial PPV values in 5-minute-interval histogram plots. The method of coupling the geophones to the ground shall be described and included in the VMP. The vibration instrumentation shall be calibrated within 1 year prior to the measurement, and a certified laboratory conformance report shall be included in the VMP.</p> <p>Data Acquisition: The information to be provided in the data reports shall include, at a minimum, daily histogram plots of PPV versus time of day for three triaxial directions, and maximum peak vector sum PPV and maximum frequency for each direction. The reports shall also identify the construction</p>	The following actions shall occur through the duration of the grading construction	(1) The [DPW, PDCI] shall make sure that the grading contractor complies with the vibration control measures of this measure. The [DPW, PCDI] shall contact the [PDS, PCC] if the applicant fails to comply with this measure.	County of San Diego			

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<p>equipment in operation during the monitoring period, and their locations and distances to vibration measurement locations.</p> <p>Exceedance Notification and Reporting Procedures: The VMP shall include a description of the notification of exceedance and reporting procedures, and the follow-up procedures taken to reduce vibration levels to below the allowable limits.</p> <p>Implementation: Applicant or its designee, and primary contractor(s) of all Proposed Project phases involving the use of heavy construction equipment within 300 feet of existing or future occupied residences.</p> <p>Timing: Prior to and during construction activities</p> <p>Enforcement: County of San Diego</p>						
<i>Transportation and Traffic</i>						
<p>M-TR-1: Proctor Valley Road between Northwoods Drive and the City of Chula Vista boundary (Project-Specific Impact, City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of Chula Vista to widen the roadway segment of Proctor Valley Road between Northwoods Drive and the City of Chula Vista boundary from a two-lane roadway to a Class I Collector prior to issuance of a building permit for the 1,229th equivalent dwelling unit (EDU). (This mitigation measure applies under Existing Plus Project Build-Out (Impact TR-1), Year 2025 (Impact TR-3), Year 2030 Cumulative Conditions (Impact TR-5), and Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property (Impact TR-8). Under the Year 2025, Year 2030, and Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, the building permit threshold is the 563rd EDU.)</p>	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [PDS, LDR] shall review the plans for consistency with the condition and County of San Diego 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 City of Chula Vista			
<p>M-TR-2: Intersection at SR-94 and Lyons Valley Road (Direct Impact, Cumulative Impact, Caltrans Facility: The Proposed Project applicant, or its designee, shall coordinate with Caltrans to install a traffic signal at the intersection of SR-94 and Lyons Valley Road prior to issuance of a building permit for the 741st EDU. (This mitigation measure applies under Existing Plus Project Build-Out (Impacts TR-9), Year 2025 (Impacts TR-11), Year 2030 Cumulative Condition (Impacts TR-13), and Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property (Impacts TR-15).)</p>	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	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 Caltrans			
<p>M-TR-3: Intersection at Northwoods Drive/Agua Vista Drive and Proctor Valley Road (Project-Specific Impact, City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of Chula Vista to install a traffic signal at the intersection of Northwoods Drive/Agua Vista Drive and Proctor Valley Road prior to issuance of a building permit for the 660th EDU. (This mitigation measure applies under Existing Plus Project Build-Out (Impacts TR-10), Year 2025 (Impacts TR-12), Year 2030 Cumulative Conditions (Impacts TR-14), and Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property (Impacts TR-24). Under the Year 2025, Year 2030 Cumulative Conditions, and Year 2030 With Cumulative Conditions Plus Hypothetical Development of State Preserve Property, the threshold is the 287th EDU.)</p>	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	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 City of Chula Vista			
<p>M-TR-4: The Proposed Project applicant, or its designee, shall pay the appropriate County of San Diego Transportation Impact Fee (TIF) to reduce the Proposed Project's identified significant cumulative impact along the following four roadway segments of Proctor Valley Road:</p> <ul style="list-style-type: none"> Proctor Valley Road between the City of Chula Vista boundary and Project Driveway #1 (Year 2025, Year 2030) 	Prior the EDU identified for each impact trigger, provide a fair share contribution towards the cost of updating the County of San Diego's TIF program.	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			

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<ul style="list-style-type: none"> Proctor Valley Road between Project Driveway #1 and Project Driveway #2 (Year 2025, Year 2030) Proctor Valley Road between Project Driveway #2 and Project Driveway #3 (Year 2030) Proctor Valley Road, between Project Driveway #3 to Project Driveway #4 (Year 2030) (This mitigation measure applies under Year 2025 and Year 2030 conditions.)						
M-TR-5: Proctor Valley Road, between the City of Chula Vista Boundary and Project Driveway No. 1 (Cumulative Impact, County of San Diego; Impact 6a): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the pProject aApplicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [PDS, LDR] shall review the plans for consistency with the condition and County of San Diego 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 City of San Diego			
M-TR-6: Proctor Valley Road, between Project Driveway No. 1 and Project Driveway No. 2 (Cumulative Impact, County of San Diego; Impact 6b): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the pProject aApplicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [PDS, LDR] shall review the plans for consistency with the condition and County of San Diego 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			
M-TR-7: Proctor Valley Road, between Project Driveway No.2 Project Driveway No. 3 (Cumulative Impact, County of San Diego; Impact 6c): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the pProject aApplicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [PDS, LDR] shall review the plans for consistency with the condition and County of San Diego 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			
M-TR-8: Proctor Valley Road, between Project Driveway No. 3 and Project Driveway No. 4 (Cumulative Impact, County of San Diego; Impact 6d): In the event development of the Rancho Jamul Preserve were to be approved, and construction commenced prior to buildout of the Proposed Project, to mitigate an over-capacity road segment, the pProject aApplicant, or it's designee, would be required to pay its fair-share of the costs to widen Proctor Valley Road from a 2-Lane Collector with Raised Median (2.2A) to a 4-Lane Major (4.1A).	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [PDS, LDR] shall review the plans for consistency with the condition and County of San Diego 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			
M-TR-9: Proctor Valley Road, between Hunte Parkway and Northwoods Drive (Project Specific Impact, City of Chula Vista): If development of the Rancho Jamul Preserve is approved, and construction commenced prior to buildout of the Proposed Project, the pProject aApplicant, or its designee, shall coordinate with the City of Chula Vista to widen Proctor Valley Road between Hunte Parkway and	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [PDS, LDR] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [PDS, LDR] shall	County of San Diego			

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Northwoods Drive from a four-lane roadway to a six-lane Major Street, by the issuance of the building permit for the 487th equivalent dwelling unit.		request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.				
M-TR-10: Proctor Valley Road and Project Driveway No. 1 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at the intersection. This impact would occur with the full development of the Proposed Project as well as the development of 74 additional units within the Rancho Jamul Preserve.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [PDS, LDR] shall review the plans for consistency with the condition and County of San Diego 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			
M-TR-11: Proctor Valley Road and Project Driveway No. 2 (Cumulative Impact, County of San Diego): Widening Proctor Valley Road from two to four lanes would mitigate the cumulative impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 1,083 additional units within the Rancho Jamul Preserve.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [PDS, LDR] shall review the plans for consistency with the condition and County of San Diego 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			
M-TR-12: Proctor Valley Road and Project Driveway No. 3 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 397 additional units within the Rancho Jamul Preserve.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [PDS, LDR] shall review the plans for consistency with the condition and County of San Diego 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			
M-TR-13: Proctor Valley Road and Project Driveway No. 4 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 563 additional units within the Rancho Jamul Preserve.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [PDS, LDR] shall review the plans for consistency with the condition and County of San Diego 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			
M-TR-14: Proctor Valley Road and Project Driveway No. 5 (Cumulative Impact, County of San Diego): Signalization would mitigate the cumulative impact at this intersection. This impact would occur with the full development of the Proposed Project as well as the development of 481 additional units within the Rancho Jamul Preserve.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [PDS, LDR] shall review the plans for consistency with the condition and County of San Diego Standards. Upon approval of the plans [PDS, LDR] shall	County of San Diego			

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		request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.				
M-TR-15: Intersection at Paseo Ranchero and East H Street (Project Specific Impact, City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of Chula Vista to restripe the eastbound approach to the intersection of Paseo Ranchero and East H Street to include an exclusive right-turn lane.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [PDS, LDR] shall review the plans for consistency with the condition and County of San Diego 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 City of Chula Vista			
M-TR-16: Intersection at Mt Miguel Road and East H Street (Project Specific Impact City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of Chula Vista to restripe the westbound approach to the intersection of Mt. Miguel Road and East H Street to include an exclusive right-turn lane prior to issuance of a building permit for the 638th equivalent dwelling unit.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [PDS, LDR] shall review the plans for consistency with the condition and County of San Diego 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 City of Chula Vista			
M-TR-17: Intersection at Lane Avenue and East H Street (Project Specific Impact City of Chula Vista): The Proposed Project applicant, or its designee, shall coordinate with the City of Chula Vista to adjust the median and restripe the westbound approach at the intersection of Lane Avenue and East H Street to include a second left-turn lane.	Prior the EDU identified for each impact trigger, the plans, agreements, and securities shall be approved.	The [PDS, LDR] shall review the plans for consistency with the condition and County of San Diego 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 City of Chula Vista			

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<i>Paleontological Resources</i>						
<p>M-PR-1: A Qualified Paleontologist shall supervise a Paleontological Monitoring Program. A Qualified Paleontologist is a person who has, to the satisfaction of the County of San Diego Director of Planning & Development Services:</p> <ul style="list-style-type: none"> ▪ a Ph.D. or M.S. or equivalent in paleontology or closely related field (e.g., sedimentary or stratigraphic geology, evolutionary biology); ▪ demonstrated knowledge of Southern California paleontology and geology; and ▪ documented experience in professional paleontological procedures and techniques. <p>The Qualified Paleontologist shall conduct or supervise the following mitigation tasks:</p> <ul style="list-style-type: none"> • Monitoring of excavation operations to discover unearthed fossil remains, generally involving monitoring of ongoing excavation activities (e.g., sheet grading pads, cutting slopes and roadways, basement and foundation excavations, and trenching). A Paleontological Resources Monitor must have at least 1 year of experience in field identification and collection of fossil materials. • Salvaging of unearthed fossil remains, typically involving simple excavation of the exposed specimens, but possibly also plaster-jacketing of individual large and/or fragile specimens, or more elaborate quarry excavation of richly fossiliferous deposits. • Recording of stratigraphic, geologic, and geographic data to provide a context for the recovered fossil remains, including accurate plotting (mapping) on grading plans and standard topographic maps of all fossil localities, description of lithologies of fossil-bearing strata, measurement and description of the overall stratigraphic section (unless considered by the Project Paleontologist to be infeasible), and photographic documentation of the geologic setting. • Laboratory preparation (cleaning and repair) of collected fossil remains to the point of identification (not exhibition), generally involving removal of enclosing sedimentary rock material, stabilization of fragile specimens (using glues and other hardeners), and repair of broken specimens. • Curating prepared fossil remains, typically involving scientific identification and cataloguing of specimens, and entry of data into one or more accredited institutional (museum or university) collection (specimen/species lot and/or locality) databases. Curation is necessary so that the specimens are available for scientific research. • Transferal, for archival storage, of 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, preferably one of the following: <ul style="list-style-type: none"> ○ San Diego Natural History Museum ○ Los Angeles County Museum ○ San Bernardino Museum of Natural History ○ University of California Museum of Paleontology, Berkeley ○ Anza-Borrego Desert State Park (if the fossils were salvaged in the desert) • Preparation of a final report summarizing the results of the field investigation, laboratory methods, stratigraphic information, types and importance of collected fossils, and any necessary graphics to document the stratigraphy and precise fossil collecting localities. 	<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. (2) Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this measure shall be completed. (3) The following actions shall occur throughout the duration of the grading construction. (4) 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. (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 PDS2016-TM-5616, the final report shall be completed. 	<ol style="list-style-type: none"> (1) The [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this measure. 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. (2) The [DPW, PDCI] shall attend the preconstruction conference and confirm the attendance of the approved Project Paleontologist. (3) The [DPW, PDCI] shall make sure that the Project Paleontologist is on-site performing the monitoring duties of this measure. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Paleontologist or applicant fails to comply with this measure. (4) 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. (5) The [PDS, PPD] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed. 	County of San Diego			

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<i>Tribal Cultural Resources</i>						
M-TCR-1 Data Recovery — To mitigate potential indirect impacts to the eastern portion of site CA-SDI-12373, a phased data recovery program shall be implemented by a County of San Diego (County) approved archaeologist prior to granting any easement for trail uses. The phased data recovery (prepared as a separate document) shall involve implementation of surface collection and curation/repatriation of artifacts to prevent looting. All archaeological materials recovered during the data recovery efforts shall be cleaned, sorted, cataloged, and analyzed following standard archaeological procedures, and shall be documented in a data recovery report. Upon completion of fieldwork, the County approved archaeologist shall submit a letter report summarizing the field work efforts and stating that the scientifically significant sample of the site has been recovered. Upon approval from the County archaeologist, the trail easement may be granted.	(1) Prior to any clearing, grubbing, trenching, grading, or any land disturbances this measure shall be completed.	(1) The [PDS, PPD] shall review the final data recovery program report for compliance with this measure.	County of San Diego			
<i>Project Design Features (PDFs)</i>						
PDF-AQ-1: Fugitive Dust Control – The Proposed Project shall implement the following measures to minimize fugitive dust (PM ₁₀ and PM _{2.5}), comply with County of San Diego (County) Code Section 87.428 (Grading Ordinance), and comply with SDAPCD Rule 55 (Fugitive Dust Control): a. Water or another SDAPCD-approved dust control non-toxic agent 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. c. Building pads shall be finalized as soon as possible following site preparation and grading activities; d. Grading areas shall be stabilized as quickly as possible. e. Chemical stabilizer shall be applied, a gravel pad shall be installed, or the last 100 feet of internal travel path within the construction site shall be paved prior to public road entry and for all haul roads. f. Wheel washers shall be installed adjacent to the apron indicated in (c) for tire inspection and washing prior to vehicle entry on public roads. g. 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. h. Sufficient perimeter erosion control shall be provided to prevent washout of silty material onto public roads. i. Unpaved construction site egress points shall be graveled to prevent track-out. j. Construction access points shall be wet-washed at the end of the workday if any vehicle travel on unpaved surfaces has occurred. k. Transported material in haul trucks shall be watered or treated. l. All soil disturbance and travel on unpaved surfaces shall be suspended if winds exceed 25 miles per hour. m. On-site stockpiles of excavated material shall be covered. n. A 15-mile-per-hour speed limit on unpaved surfaces shall be enforced. o. 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. p. 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.	Prior to issuance of any grading permits and on-going 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			
PDF-AQ-2: Construction Architectural Coating Limits – The Proposed Project shall comply with the following volatile organic compound (VOC) content limits for architectural coatings during construction for residential and non-residential and uses: 50 grams per liter VOC for interior surfaces and 100 grams per liter VOC for exterior coatings.	Prior to issuance of residential building permits	(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			

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PDF-AQ/GHG-1: Wood Burning Stoves and Fireplaces – Prior to the issuance of residential building permits, the Proposed Project applicant or its designee shall submit building plans illustrating that no wood burning stoves or fireplaces would be constructed.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-2: Zero Net Energy Residences – Prior to the issuance of residential building permits, the Proposed Project applicant or its designee shall submit building plans illustrating compliance with the (ZNE) design standards defined by the California Energy Commission.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-3: Non-Residential Energy Improvement Standards – Prior to the issuance of non-residential building permits, the Proposed Project applicant or its designee shall submit building plans illustrating that the Proposed Project’s non-residential land uses shall achieve a 10% greater building energy efficiency than required by the 2016 State energy efficiency standards in Title 24, Part 6 of the California Code of Regulations.	Prior to issuance of non-residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-4: Energy Star Appliances – All appliances (washer/dryers, refrigerators, and dishwashers) that will be installed by builders in residences and commercial businesses shall be Energy Star rated or equivalent.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-5: Solar Water Heating – Prior to the issuance of private recreation center building permits, the Proposed Project applicant or its designee shall submit swimming pool heating design plans to the County of San Diego (County) for review and approval. The design plans shall demonstrate that all swimming pools located at private recreation centers in the Project Area are designed and shall be constructed to use solar water heating or other technology with an equivalent level of energy efficiency.	Prior to issuance of building permits for each private recreation center.	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-6: Outdoor Lighting - Prior to the issuance of permits, the Proposed Project applicant or its designee shall submit building plans that demonstrate that all outdoor lighting shall be LED (light emitting diodes) or other high efficiency lightbulbs.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-7: New Resident Information Package - Prior to the issuance of Certificate of Occupancy for new residences, the Project Applicant or its designee shall submit certification that it has information on energy efficiency, energy efficient lighting and lighting control systems, energy management, and existing energy incentive programs to new homebuyers.	Prior to issuance of residential certificate of occupancies.	Project Applicant shall submit copy of the New Resident Information Package for County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-8: Cool Roofs - Prior to the issuance of residential building permits, the Proposed Project applicant or its designee shall submit building plans illustrating that residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a three-year solar reflectance index (SRI) of 64 for a low-sloped roof and an SRI of 32 for a high- sloped roof. Prior to the issuance of non-residential building permits, the Proposed Project applicant or its designee shall submit building plans illustrating non-residential structures shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a three-year SRI of 64 for a low-sloped roof and 32 for a high- sloped roof.	Prior to issuance of building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-9: Cool Pavement - Prior to the issuance of building permits, the Proposed Project applicant or its designee shall submit building plans illustrating that outdoor pavement, such as walkways and patios shall use paving materials with three-year SRI of 0.28 or initial SRI of 0.33.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-AQ/GHG-10: Electric Vehicle Charging Stations – Prior to the issuance of residential building permits, the Proposed Project applicant or its designee shall submit plans for the installation of a dedicated 208/240 dedicated branch circuit in each garage of every residential unit and one Level 2 electric vehicle (EV) charging station in the garage of half of all residential units to the County of San Diego (County) for review and approval. Prior to the issuance of non-residential building permits, the applicant or its designee shall submit plans for the installation of Level 2 EV charging stations in 10 parking spaces located in the Village	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			

**Table 1
Otay Ranch Village 14 and Planning Areas 16/19 Proposed Project Amendment
Mitigation Monitoring and Reporting Program**

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
Core's commercial development area and P1 through P4 park area parking spaces to the County of San Diego for review and approval.						
PDF-TR-1: Transportation Demand Management (TDM). 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:	See below	See below	County of San Diego			
<ul style="list-style-type: none"> 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. 	Prior to Site Plan Approval	The Project Applicant shall submit Site Plans to the County of San Diego for review and approval that the Site Plan conforms to the Otay Ranch Village 14 and PA 16/19 Specific Plan.	County of San Diego			
<ul style="list-style-type: none"> Provide bicycle racks along main travel corridors adjacent to commercial developments and at public parks and open spaces within the Project Area. 	Prior to Site Plan Approval for the Village Core and any Site Plan containing Proctor Valley Road.	The Project Applicant shall submit Site Plans to the County of San Diego for review and approval. The bicycle racks shall be installed prior the issuance of the final Certificate of Occupancy in each applicant Site Plan.	County of San Diego			
<ul style="list-style-type: none"> Coordinate with the San Diego Association of Governments' (SANDAG) iCommute program for carpool, vanpool, and rideshare programs that are specific to the Proposed Project. 	Prior to issuance of residential certificate of occupancies.	Project Applicant shall submit copy of the New Resident Information Package for County of San Diego for review and approval.	County of San Diego SANDAG			
<ul style="list-style-type: none"> Promote available websites providing transportation options for residents and businesses. 	Prior to issuance of residential certificate of occupancies.	Project Applicant shall submit copy of the New Resident Information Package for County of San Diego for review and approval.	County of San Diego MTS SANAG			
<ul style="list-style-type: none"> Create and distribute a "new resident" information packet addressing alternative modes of transportation. 	Prior to issuance of residential certificate of occupancies.	Project Applicant shall submit copy of the New Resident Information Package for County of San Diego for review and approval.	County of San Diego			
<ul style="list-style-type: none"> Coordinate with San Diego Metropolitan Transit System (MTS) and SANDAG about the future sighting of transit stops/stations within the Project Area. 	Prior to Site Plan Approval for the Village Core	The Project Applicant shall submit Site Plans to the County of San Diego for review and approval.	County of San Diego MTS SANAG			
<ul style="list-style-type: none"> Provide a school carpool program by coordinating with the local school district and SANDAG. Provide dedicated parking space for the school carpool program in the Village Core. 	Prior to completion of the Village 14 elementary school.	The Project Applicant shall coordinate with the Chula Vista Elementary School District (CVESD) to prepare a School Bus Program.	County of San Diego CVESD SANAG			
<ul style="list-style-type: none"> Implement a school bus program in coordination with the school district. 	Prior to completion of the Village 14 elementary school.	The Project Applicant shall coordinate with the Chula Vista Elementary School District (CVESD) to prepare a School Bus Program.	County of San Diego CVESD			
<ul style="list-style-type: none"> Require homeowner's associations within the Project Area to coordinate with the local school district and partner with the on-site elementary school to create a "walking school bus program" for neighborhood students to safely walk to and from school. The Proposed Project applicant or 	Prior to completion of the Village 14 elementary school.	The Project Applicant shall coordinate with the Chula Vista Elementary School	County of San Diego CVESD			

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Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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its designee would also coordinate with the local school district to encourage the provision of bicycle storage facilities at the on-site elementary school.		District (CVESD) to prepare a School Bus Program.				
<ul style="list-style-type: none"> 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 designated to monitor the TDM Program, and would be responsible for developing, marketing, implementing, and evaluating the TDM Program. 	Prior to issuance of certificates of occupancy.	Project Applicant shall submit copies of the Conditions, Covenants and Restrictions (CC&R's) as approved by the California Bureau of Real Estate for review and approval.	County of San Diego			
PDF-UT-1: Hot Water Pipe Insulation. Hot water pipes shall be insulated, and hot and cold water piping shall be separated, resulting in annual savings of 2,400 gallons per unit.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-UT-2: Pressure Reducing Valves. 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 and fixtures. Resulting in annual water savings of 1,800 gallons per unit.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-UT-3: Water Efficient Dishwashers. Water efficient dishwashers that carry the Energy Star label shall be installed in residential units resulting in an estimated yearly water savings of 650 gallons per unit.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-UT-4: Residential Landscaping. Residential landscaping shall comply with the Model Water Efficient Landscape Ordinance, California Code of Regulations Title 23, Division 2, Chapter 2.7 (Section 490 et seq.). By complying with this ordinance, it is estimated that outdoor water use at single family residences will be reduced by approximately 10 percent. Residential water use can vary widely based on the size of lots; however, based on OWD factors for the Proposed Project, estimated water use for a typical single family home is 435 gpd for densities of 3.0 to 4.8 units per acre, 700 gpd for densities of 1.0 to 3.0 units per acre, and 1,000 gpd for densities of less than 1.0 units per acre. With an estimated 50 percent of this water used outdoors, the estimated annual water savings is 7,940 125 gallons per single family residence where densities are from 3.0 to 4.8 units per acre, 12,775 gallons per single family residence where densities are from 1.0 to 3.0 units per acre, and 18,250 gallons per single family residence where densities are less than 1.0 units per acre based on these assumptions.	Prior to issuance of residential building permits	Project Applicant shall submit building plans to the County of San Diego for review and approval.	County of San Diego			
PDF-UT-5: Homeowners Association. The Homeowner's Associations shall appropriately regulate the use of water for cleaning outdoor surfaces and vehicles through the Covenants, Conditions, and Restrictions.	Prior to issuance of certificates of occupancy.	Project Applicant shall submit copies of the Conditions, Covenants and Restrictions (CC&R's) as approved by the California Bureau of Real Estate for review and approval.	County of San Diego			