

**OTAY RANCH VILLAGE TWO COMPREHENSIVE
SECTIONAL PLANNING AREA PLAN AMENDMENT
FINAL SUPPLEMENTAL ENVIRONMENTAL
IMPACT REPORT MITIGATION MONITORING AND
REPORTING PROGRAM
SEIR 12-01, SCH No. 2003091012**

Lead Agency:

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MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This mitigation monitoring and reporting program (MMRP) was prepared by the City of Chula Vista for the Otay Ranch Village Two Comprehensive Sectional Planning Area (SPA) Plan Amendment Project to comply with Public Resources Code Section 21081.6(a)(1), which requires public agencies to adopt such programs to ensure effective implementation of mitigation measures. This monitoring program is dynamic in that it will undergo changes as additional mitigation measures are identified and additional conditions of approval are placed on the project throughout the project approval process. Pursuant to Public Resources Code Section 21081.6(a)(2), the City of Chula Vista designates the Director of Development Services and the City Clerk as the custodians of the documents or their material which constitute the record of proceedings upon which its decision is based.

This monitoring program will serve a dual purpose of verifying completion of the mitigation identified in the Environmental Impact Report (EIR) and generating information on the effectiveness of the mitigation measures to guide future decisions. The program includes the following:

- Monitor qualifications
- Specific monitoring activities
- Reporting system
- Criteria for evaluating the success of the mitigation measures

The project includes the implementation of amendments to the approved Village Two SPA Plan. The approximately 267-acre project development area is located within the Otay Valley Parcel of the Otay Ranch. The project area is comprised of the portions of Village Two under the ownership of Baldwin & Sons. When including the additional units and land uses as proposed by the project, the Village Two SPA Plan would result in the development of a maximum of 4,545 units total within Village Two (3,435 under Baldwin & Sons ownership), 62.4 acres of industrial, 22.5 acres of mixed use and commercial, 14.1 acres of community purpose facilities (CPFs), 69.5 acres of parks, 19.8 acres of schools (two elementary schools), and 200.2 acres of open space (including the preserve area within Wolf Canyon). The project would also result in the relocation of the City of San Diego waterline from its current alignment through Village Two to a proposed alignment along La Media Road and Olympic Parkway.

The Proposed Project is described in the EIR text in Chapter 3, Project Description. The EIR, incorporated herein as referenced, addressed all environmental issues listed in Appendix G of the CEQA Guidelines.

Public Resources Code section 21081.6 requires monitoring of only those impacts identified as significant or potentially significant. The monitoring program does not address impacts for issues where no mitigation is available and therefore remain unmitigable. Additionally, Section 5.2, Transportation, Circulation, and Access, of the EIR identify potential mitigation measures that are considered infeasible for reasons identified in Section 5.2; these mitigation measures are not included in the MMRP.

This EIR tiers from the 2006 EIR; as such, all applicable mitigation measures identified for impacts within the 2006 EIR are also included in this MMRP. Mitigation measures identified in the 2006 EIR that are not considered applicable include those identified for traffic and noise as the nature of the proposed project (i.e., alteration of land use intensity, increase in population, and different trip generation and distribution as compared to the 2006 EIR) and provision of new technical reports (refer to each respective environmental issue area's EIR section for details regarding applicability of mitigation measures identified in the 2006 EIR).

MITIGATION MONITORING TEAM

The monitoring activities would be accomplished by individuals identified in the attached MMRP table. While specific qualifications should be determined by the City, the monitoring team should possess the following capabilities:

- Interpersonal, decision-making, and management skills with demonstrated experience in working under trying field circumstances;
- Knowledge of and appreciation for the general environmental attributes and special features found in the project area;
- Knowledge of the types of environmental impacts associated with construction of cost-effective mitigation options; and
- Excellent communication skills.

PROGRAM PROCEDURAL GUIDELINES

Prior to any construction activities, meetings should take place between all the parties involved to initiate the monitoring program and establish the responsibility and authority of the participants. Mitigation measures that need to be defined in greater detail will be addressed prior to any project plan approvals in follow-up meetings designed to discuss specific monitoring effects.

An effective reporting system must be established prior to any monitoring efforts. All parties involved must have a clear understanding of the mitigation measures as adopted and these mitigations must be distributed to the participants of the monitoring effort. Those that would have a complete list of all the mitigation measures adopted by the City of Chula Vista would

include the City of Chula Vista and its Mitigation Monitor. The Mitigation Monitor would distribute to each Environmental Specialist and Environmental Monitor a specific list of mitigation measures that pertain to his or her monitoring tasks and the appropriate time frame that these mitigations are anticipated to be implemented.

In addition to the list of mitigation measures, the monitors will have mitigation monitoring report (MMR) forms, with each mitigation measure written out on the top of the form. Below the stated mitigation measure, the form will have a series of questions addressing the effectiveness of the mitigation measure. The monitors shall complete the MMR and file it with the Mitigation Monitor following the monitoring activity. The Mitigation Monitor will then include the conclusions of the MMR into an interim and final comprehensive construction report to be submitted to the City. This report will describe the major accomplishments of the monitoring program, summarize problems encountered in achieving the goals of the program, evaluate solutions developed to overcome problems, and provide a list of recommendations for future monitoring programs. In addition, and if appropriate, each Environmental Monitor or Environmental Specialist will be required to fill out and submit a daily log report to the Mitigation Monitor. The daily log report will be used to record and account for the monitoring activities of the monitor. Weekly and/or monthly status reports, as determined appropriate, will be generated from the daily logs and compliance reports and will include supplemental material (i.e., memoranda, telephone logs, and letters). This type of feedback is essential for the City to confirm the implementation and effectiveness of the mitigation measures imposed on the project.

ACTIONS IN CASE OF NONCOMPLIANCE

There are generally three separate categories of noncompliance associated with the adopted conditions of approval:

- Noncompliance requiring an immediate halt to a specific task or piece of equipment;
- Infraction that warrants an immediate corrective action, but does not result in work or task delay; and
- Infraction that does not warrant immediate corrective action and results in no work or task delay.

There are a number of options the City may use to enforce this program should noncompliance continue. Some methods that could be used include “stop work” orders, fines and penalties (civil), restitution, permit revocations, citations, and injunctions. It is essential that all parties involved in the program understand the authority and responsibility of the on-site monitors. Decisions regarding actions in case of noncompliance are the responsibility of the City.

SUMMARY OF MITIGATION MEASURES

Table 1 summarizes the mitigation measures identified in the EIR. Table 2 summarizes the applicable mitigation measures identified in the 2006 EIR. Both tables list the monitoring efforts necessary to ensure that the measures are properly implemented. All the mitigation measures identified in the EIR, as well as those identified in the 2006 EIR considered applicable, are recommended as conditions of project approval and are stated herein in language appropriate for such conditions. In addition, during various stages of implementation the City will further refine the mitigation measures.

**Table 1
Mitigation Monitoring and Reporting Program (Proposed Project)**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
<i>Otay Ranch Village Two Comprehensive SPA Plan EIR Mitigation Measures</i>									
<i>Transportation, Circulation, and Access</i>									
MM-TCA-3 <i>Heritage Road/Olympic Parkway (CV)</i> – Prior to occupancy of the 1,311th EDU of the Village Two Comprehensive SPA, the project applicant or its designee shall cause, through the payment of Transportation Development Impact Fees (TDIF), the construction of Main Street, between Heritage Road and La Media Road, as a 6-lane Prime Arterial.	X	X	X		City of Chula Vista				
MM-TCA-5 <i>La Media Road/Olympic Parkway (CV)</i> – Prior to the issuance of the final map that contains the 1,311th EDU of the Village Two Comprehensive SPA, the project applicant or its designee shall cause, through the payment of Transportation Development Impact Fees (TDIF), the construction of Main Street, between Heritage Road and La Media Road, as a 6-lane Prime Arterial.	X	X	X		City of Chula Vista				
MM-TCA-6 <i>La Media Road (SB)/Main Street (WB)</i> (all-way stop controlled) (CV) – Prior to issuance of the final map that contains the 1,311th EDU of the Village Two Comprehensive SPA, the project applicant or its designee shall pay its fair-share towards the cost of signaling the intersection of La Media Road (SB)/Main Street (WB).	X	X	X		City of Chula Vista				
MM-TCA-7 <i>La Media Road (NB)/Main Street (WB)</i> (all-way stop controlled) (CV) – Prior to issuance of the final map that contains the 1,311th EDU of the Village Two Comprehensive SPA, the project applicant or its designee shall pay its fair-share towards the cost of signaling the intersection of La Media Road (NB)/Main Street (WB).	X	X	X		City of Chula Vista				
MM-TCA-8 <i>La Media Road (SB)/Main Street (EB)</i> (all-way stop controlled) (CV) – Prior to issuance of the final map that contains the 1,311th EDU of the Village Two Comprehensive SPA, the project applicant or its designee shall pay its fair-share towards the cost of signaling the intersection of La Media Road (SB)/Main Street (EB).	X	X	X		City of Chula Vista				
MM-TCA-9 <i>La Media Road (NB)/Main Street (EB)</i> (all-way stop controlled) (CV) – Prior to issuance of the final map that contains the 1,311th EDU of the Village Two Comprehensive SPA, the project applicant or its designee shall pay its fair-share towards the cost of signaling the intersection of La Media Road (NB)/Main Street (EB).	X	X	X		City of Chula Vista				
MM-TCA-10 <i>Magdalena Avenue/Main Street</i> (one-way stop controlled) (CV) – Prior to issuance of the final map that contains the 1,311th EDU of the Village Two Comprehensive SPA, the project applicant or its designee shall pay its fair-share towards the cost of signaling the intersection of Magdalena Avenue/Main Street.	X	X	X		City of Chula Vista				
MM-TCA-11 <i>Heritage Road, between East Palomar Street and Olympic Parkway (CV)</i> – Prior to the issuance of the final map that contains the 1,311th EDU of the Village Two Comprehensive SPA, the project applicant or its designee shall pay Transportation Development Impact Fees (TDIF) for the construction of Main Street, between Heritage Road and La Media Road, as a 6-lane Prime Arterial, including the construction of Main Street bridge.	X	X	X		City of Chula Vista				
MM-TCA-13 <i>Olympic Parkway, between Heritage Road and Santa Venetia Street (CV)</i> – Prior to the issuance of the final map that contains the 1,311th EDU of the Village Two Comprehensive SPA, the project applicant or its designee shall pay Transportation Development Impact Fees (TDIF) for the construction of Main Street, between Heritage Road and La Media Road, as a 6-lane Prime Arterial, including the construction of Main Street Bridge.	X	X	X		City of Chula Vista				
<i>Noise</i>									
MM-NOI-1 Prior to the approval of grading permits for residential development adjacent to Olympic Parkway at Neighborhood R-12A, the project applicant or its designee shall be responsible for the preparation of a subsequent acoustical study based on the final map design and implementation of any measures recommended as a result of the analysis to the satisfaction of the Development Services Director (or their designee). The study shall include, but not be limited to the following: <ol style="list-style-type: none"> 1. Location, height, and building material of the noise barriers in accordance with Figure 11 (Approximate Sound Wall Locations), contained in the Noise Assessment Technical Report for the Otay Ranch Village Two Comprehensive SPA Plan Amendment (Dudek 2014). The sound wall noise barriers shall be a minimum of six feet in height, must have a surface density of at least four pounds per square foot, and be free of openings and cracks. The wall may be constructed of acrylic glass, masonry material, earthen berm, or a combination of these materials. Heights are provided relative to final pad elevation. Required heights may be achieved through construction of walls, berms or a wall/berm combination; 2. A detailed analysis that demonstrates that barriers and/or setbacks have been incorporated into the project design, such that noise exposure to residential receivers placed in all useable outdoor areas, including multi-family residential patios and balconies, are at or below 65 dBA CNEL; and 3. Should pad grade elevations, lot configuration/site design, and/or traffic assumptions change during the processing of any final maps, the barriers shall be refined to reflect those modifications. 	X				City of Chula Vista				

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Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
MM-NOI-2 Site-Specific Acoustic Analysis – Single-Family Residences. Concurrent with design review and prior to the approval of building permits for single-family residential development in Neighborhoods R-8A and R-8C (only units fronting Olympic Parkway), where the exterior noise level exceeds 60 dBA CNEL, the applicant shall prepare an acoustical analysis ensuring that interior noise levels due to exterior noise sources will be at or below 45 dBA CNEL. Design-level architectural plans shall be used to the exterior-to-interior transmissions loss for habitable rooms. Contingent upon the results of the interior acoustical analysis, units may need to include an air conditioning system to provide a habitable interior environment with the windows closed while meeting the interior standard of 45 dBA CNEL. The acoustical analysis shall be prepared to the satisfaction of the Director of Development Services (or their designee), and all required noise control measures identified in the acoustical analysis shall be made conditions of building permit issuance.	X				City of Chula Vista				
MM-NOI-3 Site-Specific Acoustic Analysis – Multi-Family Residences. Concurrent with design review and prior to the approval of building permits for multi-family areas where first and/or second floor exterior noise levels exceed 60 dBA CNEL and/or where required outdoor area (patios or balconies) noise levels exceed 65 dBA CNEL (all units fronting Heritage Road, Olympic Parkway, or La Media Road in Neighborhoods R-5A, R-6, R-12A, R-12B, and MU-3), the applicant shall prepare an acoustical analysis demonstrating compliance with California’s Title 24 Interior Noise Standards (i.e., 45 dBA CNEL) and the City’s Exterior Land Use/Noise Compatibility Guidelines for outdoor use areas (i.e., 65 dBA CNEL). Design-level architectural plans will be available during design review and will permit the accurate calculation of transmissions loss for habitable rooms. For these areas, it may be necessary for the windows to be able to remain closed to ensure that interior noise levels meet the interior standard of 45 dBA CNEL. Consequently, the design for buildings in these areas may need to include a ventilation or air conditioning system to provide a habitable interior environment with the windows closed based on the result on the interior acoustical analysis.	X				City of Chula Vista				
MM-NOI-4 As part of the site plan/development plan review process conducted in connection with future commercial, mixed residential, and commercial land use development applications submitted to the City, the applicant or its designee shall prepare site-specific acoustical analyses to the satisfaction of the Director of Development Services (or their designee) to ensure noise levels generated by the proposed use will comply with the City’s General Plan noise standards (maximum exterior noise levels of 65 CNEL). The applicant for each development proposal shall be responsible to fund the required acoustical analysis, which shall be prepared to the satisfaction of the Director of Development Services (or its designee). All required noise control measures identified in the acoustical analysis shall be made conditions of development approval.	X				City of Chula Vista				
MM-NOI-5 As part of the site plan/development plan review process conducted in connection with future industrial development applications submitted to the City, the applicant or its designee shall prepare a site-specific acoustical analysis to ensure noise levels generated by the proposed use will comply with the City’s General Plan noise standards for residential property boundaries proximate to the industrial zone (maximum exterior noise levels of 65 CNEL). The applicant for each development proposal shall be responsible to fund the required acoustical analysis, which shall be prepared to the satisfaction of the Director of Development Services (or their designee). All required noise control measures identified in the acoustical analysis shall be made conditions of development approval.	X				City of Chula Vista				
MM-NOI-6 Site Specific Acoustic Analysis - Neighborhood Parks. Concurrent with the preparation of site-specific plan(s) and prior to the approval of a precise grading plan for the neighborhood parks within Village Two, the applicant shall prepare, or in the case the City being the lead on the preparation of the site-specific plan, the applicant shall fund the preparation of an acoustical analysis that shall be conducted to ensure that noise levels generated from any active uses at the neighborhood parks, such as sports fields and playgrounds, do not exceed the exterior noise limits of the receiving land use category as identified in the Chula Vista Noise Ordinance. The applicant shall be responsible for the implementation of any measures recommended as a result of the analysis. Measures to reduce noise levels may include, but would not be limited to or siting of structures or buildings to provide setbacks between active areas and adjacent noise sensitive uses. Final noise attenuation design shall be determined by a site-specific acoustic analysis conducted by a qualified acoustical engineer, to the satisfaction of the Development Services Director, or their designee.	X				City of Chula Vista				
MM-NOI-7 Concurrent with design review and prior to the approval of building permits for the elementary schools (S-1 and S-2), the applicant shall be responsible for the preparation of an acoustical analysis ensuring that noise levels at exterior use areas (i.e., playground, sports fields, athletic courts, etc.) will be below 65 dBA CNEL and implementation of any measures recommended as a result of the analysis. Measures to reduce noise levels may include, but would not be limited to, setback of structures from the roadway, installing acoustic barriers, or orienting outdoor activity areas away from roadways so that surrounding structures provide noise attenuation. The acoustical analysis shall also address control measures for outdoor school activity noise and its effect upon immediately adjacent land uses, to ensure school activity related noise levels do not exceed 65 dB CNEL at exterior use areas of adjacent residential properties. The analysis shall also demonstrate that barriers or setbacks have been incorporated into the project design, such that, when considered with proposed construction specifications, ground level and upper story interior noise levels shall not exceed 45 dBA CNEL. Roof-ceiling assemblies making up the building envelope shall have a sound	X				City of Chula Vista				

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transmission class value of at least 50, and exterior windows shall have a minimum sound transmission class of 30 in compliance with the California Green Building standards code. The acoustical analysis shall be prepared to the satisfaction of the school district, and all required noise control measures identified in the acoustical analysis shall be made conditions of development approval.									
MM-NOI-8 Prior to the approval of grading permits for residential development adjacent to Otay Ranch High School at Neighborhood R-8C, the project applicant or its designee shall be responsible for the preparation of a subsequent acoustical study based on the final map design and implementation of any measures recommended as a result of the analysis to the satisfaction of the Development Services Director (or their designee). The study shall include, but not be limited to the following: <ol style="list-style-type: none"> 1. Location, height, and building material of a noise barrier in accordance with Figure 11 (Approximate Sound Wall Locations, Neighborhood R-8C), contained in the Noise Assessment Technical Report for the Otay Ranch Village Two Comprehensive SPA Plan Amendment (Dudek 2014). The sound wall noise barriers shall be a minimum of six feet in height, must have a surface density of at least four pounds per square foot, and be free of openings and cracks. The wall may be constructed of acrylic glass, masonry material, earthen berm, or a combination of these materials. Heights are provided relative to final pad elevation. Required heights may be achieved through construction of walls, berms or a wall/berm combination; 2. A detailed analysis that demonstrates that barriers and/or setbacks have been incorporated into the project design, such that noise exposure to residential receivers placed in all useable outdoor areas, including multi-family residential patios and balconies, are at or below 65 dBA CNEL; and 3. Should pad grade elevations, lot configuration/site design, and/or traffic assumptions change during the processing of any final maps, the barriers shall be refined to reflect those modifications. 	X				City of Chula Vista				
MM-NOI-9 All project-related site preparation and construction activities shall be limited to the hours between 7:00 am–6:00 pm, Monday –Friday, and between 8:00 am–6:00 pm Saturday. No construction activities shall occur on Federal holidays (e.g., Thanksgiving, July 4th, Labor Day, etc.). All maintenance of construction equipment shall be limited to the same hours. This language shall be added to the Project grading plans. Non-noise-generating construction activities such as interior painting are not subject to these restrictions.			X		City of Chula Vista				
<i>Biological Resources</i>									
MM-BIO-1 A total of up to 0.91 acres of wetland and 0.06 acre of waters of the U.S./State within the Project may be impacted within the Development Area. Prior to issuance of land development permits, including clearing, grubbing, and grading permits for areas that impact jurisdictional waters, the Project Applicant shall provide evidence that all required regulatory permits, such as those required under Section 404 of the federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the Porter Cologne Water Quality Act.	X				City of Chula Vista				
MM-BIO-2 Prior to issuance of land development permits, including clearing, grubbing, and grading permits that impact jurisdictional waters, the developer(s) shall prepare a Wetlands Mitigation and Monitoring Plan to the satisfaction of the City, ACOE, and CDFW. This plan shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, and any relevant contingency measures. Areas under the jurisdictional authority of ACOE and CDFW shall be delineated on all grading plans. Mitigation areas shall occur within the Otay River watershed or other suitable location in accordance with the Wetlands Mitigation and Monitoring Plan to the satisfaction of the City, ACOE, and CDFW. The Project Applicant shall also be required to implement the Wetlands Mitigation and Monitoring Plan subject to the oversight of the City, ACOE, and CDFW.	X				City of Chula Vista				
MM-BIO-3 To avoid any direct impacts to raptors and/or any migratory birds protected under the MBTA, removal of habitat that supports active nests on the proposed area of disturbance should occur outside of the breeding season for these species (January 15 to August 31). If removal of habitat on the proposed area of disturbance must occur during the breeding season, the Project Applicant shall retain a City-approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction, and the results must be submitted to the City for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan, as deemed appropriate by the City, shall be prepared and include proposed measures to be implemented to ensure that disturbance of breeding activities are avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's Mitigation Monitor shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.	X	X	X		City of Chula Vista				
MM-BIO-4 Due to the moderate potential for least Bell's vireo to be present within the drainage, no construction will occur within 300 feet of the riparian habitat within the drainage during the vireo breeding season (March 15 to September 15). If construction, including clearing, grubbing, grading,	X	X	X		City of Chula Vista				

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Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
must occur during the breeding season, protocol surveys will be conducted for least Bell's vireo. The survey shall be performed to the satisfaction of the Development Services Director (or their designee) by a qualified biologist familiar with the City's MSCP Subarea Plan. The results of the pre-construction survey must be submitted in a report to the Development Services Director (or their designee) for review and approval prior to the issuance of any land development permits and prior to initiating any construction activities. If the least Bell's vireo is detected, a minimum 300-foot buffer delineated by orange biological fencing shall be established around the habitat to ensure that no work shall occur within the occupied habitat from March 15 through September 15 and on-site noise reduction techniques shall be implemented to ensure that construction noise levels do not exceed 60 dB(A) L _{eq-h} at the location of any occupied sensitive habitat areas. The Development Services Director (or their designee) shall have the discretion to modify the buffer width depending on-site-specific conditions. If the results of the pre-construction survey determine that the survey area is unoccupied, the work may commence at the discretion of the Development Services Director (or their designee) following the review and approval of the pre-construction report.									
MM-BIO-5 Prior to issuance of any land development permits (including clearing and grubbing or grading permits), the project Applicant shall retain a City-approved biologist to conduct focused pre-construction surveys for burrowing owls. The surveys shall be performed no earlier than 30 days prior to the commencement of any clearing, grubbing, or grading activities. If occupied burrows are detected, the City-approved biologist shall prepare a passive relocation mitigation plan subject to the review and approval by the Wildlife agencies and City including any subsequent burrowing owl relocation plans to avoid impacts from construction-related activities.		X			City of Chula Vista				
MM-BIO-6 Prior to recordation of each Final Map, the Applicant shall convey land within the Otay Ranch Preserve to the Otay Ranch Preserve Owner/Manager (POM) or its designee at a ratio of 1.188 acres for each acre of development area, as defined in the RMP. Access for maintenance purposes shall also be conveyed to the satisfaction of the POM, and each tentative map shall be subject to a condition that the Applicant shall execute a maintenance agreement with the POM stating that it is the responsibility of the Applicant to maintain the conveyed parcel until the Preserve CFD has generated sufficient revenues to enable the POM to assume maintenance responsibilities. The Applicant shall maintain and manage the offered conveyance property consistent with the RMP Phase 2 until the Preserve CFD has generated sufficient revenues to enable the POM to assume maintenance and management responsibilities.	X			X	City of Chula Vista				
MM-BIO-7 Prior to the POM's formal acceptance of the conveyed land in fee title, the project Applicant shall prepare, to the satisfaction of the POM, Area Specific Management Directives (ASMDs) for the associated conveyance areas. The ASMDs shall incorporate the guidelines and specific requirements of the Otay Ranch RMP plans and programs, management requirements of Table 3-5 of the MSCP Subregional Plan and information and recommendations from any relevant special studies. Guidelines and requirements from these documents shall be evaluated in relationship to the Preserve configuration and specific habitats and species found within the associated conveyance areas and incorporated into the ASMDs to the satisfaction of the POM.	X			X	City of Chula Vista				
<i>Geology and Soils</i>									
MM-GEO-1 Prior to the issuance of the grading permit, the applicant(s) shall verify that the applicable recommendations of the Update Geotechnical Report: Otay Ranch Village 2 SPA Plan Amendment prepared by Geocon, Inc. on February 10, 2014, have been incorporated into the project design and construction documents to the satisfaction of the City Engineer. Recommendations include, but are not limited to: 1. Evaluation of soil expansion potential once final grade is achieved. 2. During grading, compressible soils shall be removed and replaced with compacted fill. 3. Site drainage and moisture protection measures such as provisions for underground utilities, landscaping, and maintaining adequate site drainage to prevent soil movement. 4. Additional geotechnical report updates as development of Village Two continues in order to assess proposed grading for each neighborhood.	X	X	X		City of Chula Vista				
<i>Public Services</i>									
MM-PUB-1 Prior to the approval of the first final map(s), or prior to the approval of building permit(s), the applicant shall pay the City of Chula Vista in-lieu fee for land dedication and/or park development improvements, or dedicate additional parkland, pursuant to City of Chula Vista Municipal Code Section 17.10.070 and in accordance with the Public Facilities Financing Plan for the SPA Plan for the final 180 dwelling units to be constructed.	X		X		City of Chula Vista				

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Mitigation Monitoring and Reporting Program (Proposed Project)**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
<i>Utilities</i>									
MM-UTIL-1 Salt Creek Development Impact Fee. Prior to issuance of each building permit, the applicant or designee shall pay the Salt Creek Development Impact Fee at the rate in effect at the time of building permit issuance and corresponding to the sewer basin that the building will permanently sewer to, unless stated otherwise in a development agreement that has been approved by the City Council.	X				City of Chula Vista				
MM-UTIL-2 Poggi Canyon Development Impact Fee. Prior to issuance of each building permit, the applicant or designee shall pay the Poggi Canyon Development Impact Fee at the rate in effect at the time of building permit issuance and corresponding to the sewer basin that the building will permanently sewer to, unless stated otherwise in a development agreement that has been approved by the City Council.	X				City of Chula Vista				
UTIL-3 Density Transfer Technical Report. Prior to design review approval in accordance with the Intensity Transfer provision in the Village Two SPA Plan, the applicant or designee shall provide an update to the Overview of Sewer Service for Otay Ranch University Village Two (Dexter Wilson 2014b) with each proposed project requesting an intensity transfer. The technical study shall demonstrate to the satisfaction of the City Engineer that adequate on-site wastewater infrastructure will be available to support the transfer. The transfer of residential density shall be limited by the ability of the on-site sewerage facilities to accommodate flows. Building permits would be issued only if the City Engineer has determined that adequate sewer capacity exists.	X				City of Chula Vista				

**Table 2
Mitigation Monitoring and Reporting Program (Applicable 2006 EIR Mitigation Measures)**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
<i>Landform Alteration and Visual Quality</i>									
5.2-1 Prior to approval of grading plans, the applicant(s) shall prepare grading and building plans that conform to the landform grading guidelines contained in the proposed SPA Plan, the City's Grading Ordinance, Otay Ranch GDP, and General Plan. The plans shall be prepared to the satisfaction of the Director of Planning and Building and the City Engineer.	X				City of Chula Vista				
5.2-2 Prior to approval of the site-specific master plan for the community park in Village Four, the applicant(s) shall provide funding through the payment of PAD fees for the preparation of a lighting plan that shows the proposed height, location, and intensity of sport field and court lighting on-site. Current sport facility lighting technologies including reflector devices that serve to reduce the occurrence of light spill and glare shall be used where appropriate. The plan shall be completed to the satisfaction of the Director of Planning and Building and Director of General Services.	X				City of Chula Vista				
5.2-3 Prior to the approval of the first rough grading permit, or first B-map, the applicant(s) shall have prepared, submitted to and received approval from the Director of General Services of a comprehensive Landscape Master Plan (LMP). Landscaping shall occur with each phase of development in accordance with the LMP. The contents of the LMP shall conform to the City staff checklist and include the following major components: a. Maintenance Responsibility Plan b. Master Irrigation Plan c. Master Planting Plan d. Brush Management Plan e. Hardscape Concept and Trail Plan f. Utility Coordination Plan g. Conceptual Wall and Fence Plan, and	X				City of Chula Vista				

**Table 2
Mitigation Monitoring and Reporting Program (Applicable 2006 EIR Mitigation Measures)**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification	
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report			
<i>Biological Resources</i>										
5.3-1	Prior to recording each final map, the property owner(s) shall either convey land within the Otay Ranch RMP Resource Preserve at a ratio of 1.188 acres for each acre of development area or pay a fee in lieu.	X				City of Chula Vista				
5.3-2	Prior to issuance of land development permits, including clearing or grubbing and grading permits, for areas with salvageable resources, including Narrow Endemic Species, <i>Plantago erecta</i> (QCB larval host plant), south coast saltscale and smooth-stemmed fagonia (including plant materials and soils/seed bank), the project property owner (s) shall be required to develop and implement a Resource Salvage Plan. The Resource Salvage Plan shall, at a minimum, evaluate options for plant salvage and relocation, including native plant mulching, selective soil salvaging, application of plant materials on manufactured slopes, and application/relocation of resources within the preserve. The Resource Salvage Plan shall include incorporation of relocation efforts for non-covered species, including south coast saltscale and smooth-stemmed fagonia. Relocation efforts may include seed collection or transplantation to a suitable receptor site and will be based on the most reliable methods of successful relocation. The program shall also contain a recommendation for method of salvage and relocation/ application based on feasibility of implementation and likelihood of success. The program shall include, but not be limited to, an implementation plan, maintenance and monitoring program, estimated completion time, and any relevant contingency measures. The program shall be subject to review and approval of the City's Director of Planning and Building.	X				City of Chula Vista				
5.3-3	Pursuant to the requirements of the RMP, mitigation beyond the conveyance requirements for impacts to maritime succulent scrub shall consist of on-site restoration at 1:1 ratio. If final design plans indicate that impacts will be avoided, this measure will not be applicable. Prior to issuance of land development permits, including clearing or grubbing and grading permits, that impact maritime succulent scrub resources, the developer(s) shall prepare and implement a restoration plan to restore 3.4 acres of maritime succulent scrub (1.5 acres from impacts within the Otay Ranch Company ownership and 1.9 acres within the Flat Rock Land Company ownership), pursuant to the Otay Ranch RMP restoration requirements. The maritime succulent scrub restoration plan shall be approved by the City's Director of Planning and Building, and shall include an implementation plan, maintenance and monitoring program, estimated completion time, and any relevant contingency measures.	X				City of Chula Vista				
5.3-4	Prior to issuance of land development permits, including clearing or grubbing and grading permits, in portions of the SPA Plan area that are adjacent to the Preserve, the property owner shall install fencing in accordance with CVMC 17.35.030. Prominently colored, well-installed fencing shall be in place wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary and permanent fencing shall be shown on grading plans. Prior to release of grading bonds, a qualified biologist shall provide evidence that work was conducted as authorized under the approved land development permit and associated plans.	X	X			City of Chula Vista				
5.3-5	Prior to issuance of grading permits, a Storm Water Pollution Prevention Plan (SWPPP) shall be developed, approved, and implemented during construction to control storm water runoff, such that erosion, sedimentation, pollution, etc. are minimized. The following measures contained in the Edge Plans shall be implemented to avoid the release of toxic substances associated with urban runoff: <ul style="list-style-type: none"> Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures. Where deemed necessary, storm drains shall be equipped with silt and oil traps to remove oils, debris and other pollutants. Storm drain inlets shall be labeled "No Dumping-Drains to Ocean." Storm drains shall be regularly maintained to ensure their effectiveness. The parking lots shall be designed to allow storm water runoff to be directed to vegetative filter strips and/or oil-water separators to control sediment, oil, and other contaminants. Permanent energy dissipaters shall be included for drainage outlets. The SPA Plan area drainage basins shall be designed to provide effective water quality control measures. Design and operational features of the drainage basins shall include design features to provide maximum detention time for settling of fine particles; maximize the distance between basin inlets and outlets to reduce velocities; and establish maintenance schedules for periodic removal of sedimentation, excessive vegetation and debris. 	X	X	X		City of Chula Vista				
5.3-6	Prior to issuance of land development permits, including clearing or grubbing and grading permits, the following notes shall be included on the plans to the satisfaction of the Environmental Review Coordinator: <ol style="list-style-type: none"> A qualified biologist shall be on-site to monitor all vegetation clearing and periodically thereafter to ensure implementation of appropriate resource protection measures. Dewatering shall be conducted in accordance with standard regulations of the RWQCB. A permit to discharge water from dewatering 	X				City of Chula Vista				

Table 2
Mitigation Monitoring and Reporting Program (Applicable 2006 EIR Mitigation Measures)

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
<p>activities will be required. This will minimize erosion, siltation, and pollution within sensitive communities.</p> <p>3. During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This will protect sensitive vegetation from being inundated with sediment-laden runoff.</p> <p>4. Material stockpiles shall be covered when not in use. This will prevent fly-off that could damage nearby sensitive vegetation communities.</p> <p>5. Graded area shall be periodically watered to minimize dust affecting adjacent vegetation.</p>									
<p>5.3-7 Lighting of all developed areas adjacent to the Preserve shall be directed away from the Preserve, wherever feasible and consistent with public safety. Where necessary, development shall provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the Preserve and sensitive species from night lighting. Consideration shall be given to the use of low pressure sodium lighting. In compliance with the Chula Vista MSCP Subarea Plan, all lighting shall be shielded and directed away from the Preserve. Prior to issuance of improvement plans, a lighting plan and photometric analysis shall be submitted to the City's Environmental review Coordinator for review and approval. The lighting plan shall illustrate the location of the proposed lighting standards and type of shielding measures. Low-pressure sodium lighting shall be used if feasible and shall be subject to the approval of the City's Environmental Review Coordinator and City Engineer. No night-time construction lighting shall occur within the Preserve Edge.</p>	X			X	City of Chula Vista				
<p>5.3-8 Noise impacts adjacent to the Preserve lands shall be minimized. Berms or walls shall be constructed adjacent to commercial areas and any other use that may introduce noises that could impact or interfere with wildlife utilization of the Preserve. Construction activities shall include noise reduction measures or be conducted outside the breeding season of sensitive bird species. Based on current information, these conditions would be limited to areas within 500 feet of Wolf Canyon. When clearing, grading or grubbing activities occur during the breeding season for coastal California gnatcatcher (February 15 to August 15, annually) or raptors (January 15 to July 31, annually), nesting bird surveys shall be conducted by a qualified biologist to identify active nest locations. Construction activities shall be restricted such that noise levels related to those activities are below 60 average sound level (Leq) at the location of the active nest site.</p>		X	X		City of Chula Vista				
<p>5.3-9 Prior to issuance of land development permits, including clearing or grubbing and grading permits, the property owner shall submit evidence showing that the following features of the Preserve Edge Plan have been incorporated into grading and landscaping plans:</p> <ol style="list-style-type: none"> No invasive non-native plant species shall be introduced into areas immediately adjacent to the Preserve. All slopes immediately adjacent to the Preserve shall be planted with native species per the Edge Plan, that reflect the adjacent native habitat. All fuel modification shall be incorporated into development plans and shall not include any areas within the Preserve. 	X				City of Chula Vista				
<p>5.3-10 Prior to issuance of grading permits, the property owner shall submit wall and fence plans depicting appropriate barriers to prevent unauthorized access into the Preserve. The wall and fence plans shall illustrate the locations and cross sections of proposed walls and fences along the Preserve boundary, subject to the approval the City's Director of Planning and Building.</p>	X				City of Chula Vista				
<p>5.3-11 The City requires that impacts to wetlands be avoided to the maximum extent possible. When avoidance is not feasible, the property owner(s) shall be required to minimize impacts to the greatest extent possible and mitigate for loss of wetland habitat, including wetland habitat creation of at a 1:1 ratio for unvegetated waters of the U.S. and 3:1 for impacts to alluvial scrub. To mitigate direct impacts to jurisdictional waters, the following conditions would be required prior to issuance of land development permits, including clearing or grubbing and grading permits for any area impacting jurisdictional waters:</p> <ul style="list-style-type: none"> A total of 1.1 acres of wetlands shall be created. Prior to issuance of land development permits, including clearing or grubbing and grading permits that impacts jurisdictional waters, the developer(s) shall prepare a Wetlands Mitigation Plan to the satisfaction of the wetland resource agencies and the City's Director of Planning and Building. This plan shall include, but not be limited to, an implementation plan, maintenance and monitoring program, estimated completion time, and any relevant contingency measures. Prior to issuance of land development permits, including clearing or grubbing and grading permits for areas that impact jurisdictional waters, the property owner shall provide evidence that all required regulatory permits, such as those required under Section 404 of the federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the Porter Cologne Water Quality Act. 	X				City of Chula Vista				
<p>5.3-12 One of the following options shall be implemented by the property owner(s) prior to issuance of land development permits, including clearing or grubbing and grading permits for areas impacting vernal pools:</p> <ol style="list-style-type: none"> Option #1: The property owner(s) shall restore 406 square feet of vernal pools within the J23, 24, or 25 pools (eastern Otay Mesa) or within the Village 13 (resort) planning area. The restoration would involve reconfiguration and reconstruction of the mima mounds and basins, removal of weedy vegetation, revegetation of the mounds with upland sage scrub species and inoculation of the pools with vernal 	X				City of Chula Vista				

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Mitigation Monitoring and Reporting Program (Applicable 2006 EIR Mitigation Measures)**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
pool species. The property owner shall prepare a Vernal Pool Mitigation Plan to the satisfaction of the resource agencies (if applicable/jurisdictional) and the City's Director of Planning and Building. The Plan shall include, but not be limited to an implementation plan, maintenance and monitoring program, estimated completion time, and any relevant contingency measures. 2. Option #2: The project property owner(s) shall purchase vernal pool mitigation bank credits within an approved mitigation bank. Evidence of the purchase and appropriate monitoring and maintenance requirements shall be provided to the Director of Planning and Building.									
<i>Cultural Resources</i>									
5.4-1 In the event that in place preservation is infeasible, the following data recovery program will mitigate adverse impacts to SDI-12,291b. These tasks need to be completed prior to the issuance of grading permits for the portion of Village Three on which the site is located. a) Prior to the issuance of grading permits, a Registered Professional b) Archaeologist (RPA) shall prepare a research design for the data recovery of Site SDI-12,291b to the satisfaction of the Environmental Review Coordinator. This research design shall identify specific research questions to be addressed through the data recovery process, the data collection and analyses needed to address those questions, and the means and location of curation of recovered materials. This research design shall be prepared prior to the initiation of the field investigation to the satisfaction of the Environmental Review Coordinator of the City of Chula Vista. c) Based on the approved research design, an excavation program shall be implemented that will result in a reliable sample of the site. It is anticipated that between two and four percent of the surface area of the mapped resource would be excavated, and that excavation would be completed by hand excavated one-by-one meter units, unless the questions developed for the research design require a modified sampling strategy. All materials should be passed through a one-eighth-inch mesh screen, with all recovered materials catalogued and analyzed. If datable materials, faunal or floral remains, pollen, or other cultural significant materials are found, appropriate special analysis shall be completed. d) A detailed report of findings shall be completed and the results made available to the public and scientific community. Curation of recovered materials shall be accomplished to the satisfaction of the Environmental Review Coordinator of the City of Chula Vista. Curation of collections from the project will be curated in a facility approved in advance by the City.	X	X	X	X	City of Chula Vista				
5.4-2 A qualified archaeological monitor shall be on-site during initial grading of CA-SDI- 11,384H. If historic archaeological material is encountered during grading, all grading in the vicinity as determined and defined by the archaeologist shall stop and its importance shall be evaluated, and suitable mitigation measures shall be developed and implemented, if necessary. Cultural material collected shall be permanently curated at an appropriate repository. Curation of collections from the project will be curated in a facility approved in advance by the City.			X	X	City of Chula Vista				
<i>Geology and Soils</i>									
5.5-1 Prior to the issuance of the grading permit, the applicant(s) shall verify that the applicable recommendations of the preliminary geotechnical investigations for Villages Two and Three prepared by Geocon (August 18, 2003 and September 3, 2003, respectively) and the preliminary geotechnical investigation for the Parcel A portion of Village Three, prepared by Pacific Soils Engineering, Inc., (October 24, 2003) have been incorporated into the project design and construction documents to the satisfaction of the City Engineer. Recommendations include, but are not limited to: a) During construction liquefiable soils within the colluvium/alluvium shall be removed and replaced with compacted fill. b) During construction highly expansive soils shall be kept below finish grade. Where excavations expose highly expansive materials at finish grade, these materials shall be excavated a minimum of four feet below finish grade. Where excavations expose very highly expansive material at finish grade, these materials shall be excavated a minimum of five feet below finish grade. The excavations shall be replaced with a compacted fill soil that has a low to moderate expansion potential. c) During construction, the developer shall remove loose, compressible soils and replace as compacted fill in areas that will be subjected to new fill or structural loads. d) During grading the developer shall construct earthen buttresses on unstable slopes with drains installed, as warranted, at the rear of the buttresses to control groundwater. e) Grading of building pads shall be designed so that foundations bear entirely on a relatively uniform depth of compacted fill. This may be accomplished by overexcavating the cut portion of the building pad.	X	X	X		City of Chula Vista				
5.5-3 Prior to the issuance of the grading permit, the applicant(s) shall verify that the design of any structures would comply with the requirements of the Uniform Building Code and standard practices of the Association of Structural Engineers of California.	X				City of Chula Vista				

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Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
<i>Paleontology</i>									
<p>5.6-1 Prior to approval of the grading permit, the applicant(s) shall incorporate into grading plans to the satisfaction of the City of Chula Vista's Engineer and Environmental Review Coordinator, the following:</p> <p>a) Prior to issuance of any grading permits, the applicant(s) shall confirm to the City of Chula Vista that a qualified paleontologist has been retained to carry out the following mitigation program. The paleontologist shall attend pregrade meetings to consult with grading and excavation contractors. (A qualified paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques.)</p> <p>b) A paleontological monitor shall be on-site at all times during the original cutting of previously undisturbed sediments of highly sensitive geologic formations (i.e., Otay, Sweetwater, and San Diego Formations) to inspect cuts for contained fossils. The paleontological monitor shall work under the direction of a qualified paleontologist. The monitor shall be on-site on at least a half-time basis during the original cuts in deposits with a moderate resource sensitivity (i.e., Terrace Deposits). (A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials.) In the event that fossils are discovered in unknown sensitive formations, it may be necessary to increase the per-day field monitoring time. Conversely, if fossils are not discovered, the monitoring may be reduced.</p> <p>c) When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In instances where recovery requires an extended salvage time, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Where deemed appropriate by the paleontologist (or paleontological monitor), a screen-washing operation for small fossil remains shall be set up.</p> <p>d) Prepared fossils, along with copies of all pertinent field notes, photographs, and maps, shall be deposited (with the applicant(s) permission) in a scientific institution with paleontological collections. A final summary report shall be completed that outlines the results of the mitigation program. This report shall include discussion of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils.</p>	X	X	X	X	City of Chula Vista				
<i>Agriculture</i>									
<p>5.7-1 The Agricultural Plan included in the SPA Plan shall be implemented as development proceeds in the proposed SPA Plan area. The following measures shall be implemented by the developer(s) to the satisfaction of the City of Chula Vista's Director of Planning and Building:</p> <p>a) A 200-foot buffer between developed property and ongoing agriculture operations shall be maintained. The use of pesticides shall comply with federal, state, and local regulations;</p> <p>b) Vegetation shall be used to shield adjacent urban development (within 400 feet) from agriculture activities where pesticides are to be applied;</p> <p>c) Notification shall be given to adjacent property owners of potential pesticide application through newspaper advertisements; and</p> <p>d) Fencing shall be installed, where necessary, to ensure the safety of the SPA Plan area residents.</p>	X	X	X		City of Chula Vista				
<i>Water Quality and Hydrology</i>									
<p>5.9-1 Prior to issuance of each grading permit, a detailed drainage system design study shall be prepared to the satisfaction of the City Engineer and shall include but not be limited to:</p> <p>a) Peak runoff at each inlet, outlet, interceptor, concentration, or confluence point, both predevelopment and post development conditions;</p> <p>b) The integration of the proposed system with the existing and proposed downstream drainage facilities to effectively control flows within the entire system; and</p> <p>c) Maps showing existing and post development conditions for existing topography and proposed grading plans incorporating a drainage system design with main lines and detention/desilting facilities pursuant to Section 3-202.1 of the Chula Vista Subdivision Manual; and on-site detention/desilting facilities shall be incorporated in the design for the various phases of construction and postconstruction.</p>	X				City of Chula Vista				
<p>5.9-2 Prior to the issuance of the first grading permit, the applicant(s) shall submit a SWPPP including assignment of maintenance responsibilities for review and approval by the City Engineer and the Director of Public Works. The SWPPP shall be consistent and fully comply with the requirements of the Clean Water Act and all requirements set forth in the General Construction Permit; the City of Chula Vista Storm Water Management and Discharge Control Ordinance (Storm Water Management Ordinance), the City of Chula Vista Standard Urban Stormwater Management Plan (SUSMP), and the City of Chula Vista Development and Redevelopment Projects Storm Water Management Standards Requirements Manual (Storm Water Management Manual). BMPs identified in the SWPPP shall include but shall not be limited to the following:</p> <p>a) Temporary erosion control measures designed in accordance with the City of Chula Vista Grading Ordinance shall be employed for</p>	X	X	X		City of Chula Vista				

Table 2
Mitigation Monitoring and Reporting Program (Applicable 2006 EIR Mitigation Measures)

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
disturbed areas and shown on the grading plans. b) No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months. c) Sediment will be retained on-site by a system of sediment basins, traps, or other appropriate measures, and shown on the grading plans. d) Silt and oil and other contaminants will be prevented from entering the storm drain system or removed from the system, by a means acceptable to the City Engineer. Storm drain inlets shall be labeled "No Dumping-Drains to Ocean." e) All parking lots shall be designed to allow storm water runoff to be directed to vegetative filter strips or oil-water separators to control sediment, oil, and other contaminants. f) Permanent energy dissipaters will be included for drainage outlets. g) A combination of on-site structural and non-structural BMPs for the treatment of urban pollutants in compliance with the Municipal Permit.									
5.9-3 Prior to the issuance of all subsequent permits and approvals associated with the project including but not limited to improvement plan approvals, construction permits, site plan approvals, design review approvals, conditional use permits, grading permits, the applicant of such permits, and/or approvals shall comply with the Clean Water Act, the Municipal permit, the General Construction Permit, and the Storm Water Management Ordinance and submit a SWPPP prior to the issuance of such permits and/or approvals in compliance with the City's Storm Water Management Manual and the SUSMP.	X				City of Chula Vista				
<i>Air Quality</i>									
5.11-1 Prior to the approval of building permits for each phase of the project, the applicant(s) shall demonstrate that air and energy conservation control measures outlined in the SPA Plan Air Quality Improvement Plan pertaining to the design, construction, and operational phases of the project have been implemented.	X				City of Chula Vista				
5.11-2 Prior to the approval of any grading permit, the following measures shall be placed as notes on all grading plans, and shall be implemented during grading of each phase of the project to minimize construction emissions: a) Minimize simultaneous operation of multiple construction equipment units; b) Use low pollutant-emitting equipment construction equipment as practical; c) Use electrical construction equipment as practical; d) Use catalytic reduction for gasoline-powered equipment; e) Use injection timing retard for diesel-powered equipment; f) Water the construction areas a minimum of twice daily to minimize fugitive dust; g) Stabilize graded areas as quickly as possible to minimize fugitive dust; h) Pave permanent roads as quickly as possible to minimize dust; i) Use electricity from power poles instead of temporary generators during building, as feasible; j) Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry; k) Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads; l) Remove any visible track-out into traveled public streets within 30 minutes of occurrence; m) Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred; n) Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads; o) Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling; and p) Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph.	X	X	X		City of Chula Vista				
<i>Public Services and Utilities</i>									
<i>Water</i>									
5.13.1-1 Prior to the approval of the first final map, a final Subarea Master Plan (SAMP) shall be required for the project. The SAMP shall include the following: <ul style="list-style-type: none"> • Existing pipeline locations, size, and capacity • The proposed points of connection and system • The estimated water demands and/or sewer flow calculated • Governing fire department's fire flow requirements (flow rate, duration, hydrant spacing, etc) • Agency's Master Plan • Agency's planning criteria (see Sections 4.1 through 4.3 of the Water Agencies' Standards) 	X				City of Chula Vista				

**Table 2
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Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
<ul style="list-style-type: none"> Water quality maintenance Size of system and number of lots to be served Water facilities improvements shall be financed or installed on-site and off-site in accordance with the SAMP.									
5.13.1-2 Prior to the approval of the first final map, the applicant(s) shall secure and agree with the Otay Water District to construct all potable water facilities (on-site and off-site) required to serve the project. These water facilities improvements shall be financed or installed on-site and off-site in accordance with the fees and phasing in the approved Public Facilities Finance Plans for the SPA Plan.	X				City of Chula Vista				
<i>Recycled Water</i>									
5.13.2-1 Prior to the approval of the first final map, a final Subarea Master Plan (SAMP) shall be required for the project. The SAMP shall include the following: <ul style="list-style-type: none"> Existing pipeline locations, size, and capacity The proposed points of connection and system The estimated water demands and/or sewer flow calculated Governing fire department's fire flow requirements (flow rate, duration, hydrant spacing, etc) Agency's Master Plan Agency's planning criteria (see Sections 4.1 through 4.3 of the Water Agencies' Standards) Water quality maintenance Size of system and number of lots to be served Water facilities improvements shall be financed or installed on-site and off-site in accordance with the SAMP.	X				City of Chula Vista				
5.13.2-2 Recycled water facility improvements shall be financed or installed on- and off-site in accordance with the fees and phasing in the approved PFFP for the Villages Two, Three, and a portion of Four SPA Plan.	X				City of Chula Vista				
<i>Sewer</i>									
5.13.3-1 Sewer facility improvements shall be financed or installed on-site and off-site in accordance with the fees and phasing in the approved Public Facilities Financing Plan.	X				City of Chula Vista				
5.13.3-2 Prior to the recordation of the first Final Map or grading permit that creates any parcel located within the Wolf Canyon/Salt Creek Sewer Basin, the City Engineer shall be satisfied that the connections to the gravity sewer system from the southern portion of Village Two have been designed and secured to convey flow to Heritage Road and southerly to the Salt Creek Interceptor.	X				City of Chula Vista				
5.13.3-3 In order to ensure the timely construction of the Heritage Road regional facility, prior to the first final map that creates any parcel located within the Wolf Canyon/Salt Creek Sewer Basin, the necessary right-of-way for constructing full street improvements within the SPA Plan boundary shall be granted to the City.	X				City of Chula Vista				
<i>Police</i>									
5.13.5-1 Prior to the approval of each building permit, the applicant(s) shall pay Public Facilities Development Impact Fees (PFDIF). The proposed Public Facilities Financing Plan describes public facilities fees for police services based on equivalent dwelling units by development phase. The applicant(s) shall pay the public facilities fees at the rate in effect at the time building permits are issued.	X				City of Chula Vista				
5.13.5-2 The City of Chula Vista shall continue to monitor the Chula Vista Police Department responses to emergency calls and report the results to the Growth Management Oversight Committee on an annual basis.				X	City of Chula Vista				
<i>Fire Protection</i>									
5.13.6-1 Prior to the approval of each building permit, the applicant(s) shall pay Public Facilities Development Impact Fee (PFDIF) at the rate in effect at the time of building permit issuance.	X				City of Chula Vista				
5.13.6-2 The City of Chula Vista shall continue to monitor Chula Vista Fire Department responses to emergency fire and medical calls and report the results to the Growth Management Oversight Committee on an annual basis.				X	City of Chula Vista				
<i>Schools</i>									
5.13.7-1 Prior to the issuance of building permits, the applicant(s) shall pay all required school mitigation fees or enter into an agreement to help finance the needed facilities and services for the Chula Vista Elementary School District to the satisfaction of the School District.	X				City of Chula Vista and Chula Vista Elementary School District				

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Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
5.13.7-2 Prior to the issuance of building permits, the applicant(s) shall pay all required school mitigation fees or enter into an agreement to help finance the needed facilities and services for the Sweetwater Union High School District to the satisfaction of the School District.	X				City of Chula Vista and Sweetwater Union High School District				
<i>Libraries</i>									
5.13.8-1 Prior to approval of each building permit, the applicant(s) shall pay Public Facilities Development Impact Fees. Prior to the issuance of building permits, Applicants shall pay required Public Facility Development Impact fees at the rate in effect at the time of permit issuance.	X				City of Chula Vista				
<i>Parks and Recreation</i>									
5.13.9-1 Prior to the approval of the first final map, the applicant(s) shall dedicate neighborhood and community parkland. Prior to approval of the final map, or for projects not requiring a final map, prior to building permit, the applicant(s) shall pay park development fees; and prior to building permit the applicant(s) shall pay recreation development impact fees in accordance with the fees and phasing approved in the Public Facilities Financing Plan for the SPA Plan.	X				City of Chula Vista				
<i>Hazards and Risk of Upset</i>									
5.14-1 If soil is to be exported from the site during proposed grading and other construction activities, it should be characterized prior to proposed off-site use or disposal and handled in accordance with applicable environmental laws and regulations. In addition, contractors performing proposed grading and construction activities should employ adequate dust control measures to minimize exposure to soil and dust at the site.			X		City of Chula Vista				
5.14-2 If soil exhibiting hydrocarbon staining and/or odors are encountered at the site during grading and/or construction, the soil should be evaluated by a qualified professional (such as a professional engineer, registered geologist, or registered environmental assessor experienced in hazardous waste evaluations) and handled in accordance with applicable environmental laws and regulations.			X		City of Chula Vista				