

**ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE  
OTAY RANCH UNIVERSITY VILLAGES PROJECT (SCH #2013071077)  
FOR OTAY RANCH VILLAGE 3 LOTS 826 AND 827 REMOVAL ACTION WORKPLAN**

**AUGUST 2023**

**Introduction**

The Department of Toxic Substances Control (DTSC) is responsible for reviewing and approving a Removal Action Workplan (RAW) that has been prepared for Otay Ranch Village 3 Lots 826 and 827, located near the intersection Heritage Road and Paseo Cultura in the City of Chula Vista (Project Site). The RAW addresses the potential for vapor intrusion of impacted soil gas into residential development planned for construction on the Site, and its implementation includes the installation of a vapor intrusion mitigation system (VIMS) with sub-slab venting and a vapor barrier as part of the residential structures to be constructed at the Site.

Approval of the RAW by DTSC is considered a discretionary action subject to compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. To meet the requirements of CEQA, DTSC (acting as a responsible agency) has prepared an addendum to the *Otay Ranch University Villages Project Environmental Impact Report* (State Clearinghouse No. 2013071077), which was originally certified by City of Chula Vista (the lead agency). This Addendum updates the project description from the prior environmental review to incorporate the RAW's recommended remedy selection and addresses the potential for the proposed remedial activities to result in significant environmental impacts.

State CEQA Guidelines Section 15164 allows for the preparation of an addendum to a previously certified EIR to address minor changes to a project that do not meet the criteria for the preparation of a subsequent EIR or Negative Declaration as specified in Section 15162(a). This Addendum identifies and analyzes the potential environmental effects of the proposed remediation, and it concluded the Project activities will not result in significant and unavoidable impacts to the environment. Based on the foregoing analysis, implementation of the proposed remedial activities identified in the RAW constitute minor changes to which the criteria of 15162(a) are not applicable, thus an addendum is the appropriate CEQA document for approval of the RAW.

**Background Information and Prior Environmental Review**

*Removal Action Work Plan (RAW) and Project Site Information*

A Removal Action Work Plan (RAW) is a type of cleanup document that identifies the remedy for environmental contamination that best fits the site conditions. A RAW may be required for a site when DTSC determines, based on information obtained during characterization activities, that further action is required to address contamination at levels that pose a health risk to existing and/or future property users or that may be an ongoing source of contamination to the environment. Cleanup goals established in the RAW must be compatible with current and planned uses and ensure protection of human health and the environment. Contaminated sites are generally cleaned up to levels that allow for unrestricted, commercial/industrial, or recreational uses.

The subject RAW has been prepared in connection with a proposed 220-unit multifamily residential development project located on Lots 826 and 827 of Otay Ranch Village 3 (APNs 644-061-10-00 and 644-061-11-00), near the intersection of Heritage Road and Paseo Cultura in the

City of Chula Vista, San Diego County, California. The Project Site encompasses approximately 8.3 acres and is currently vacant. The Project Site is part of a larger master planned residential and commercial community commonly known as the Village of Escaya. The surrounding area includes single-family and multifamily residential development, an elementary school, commercial development, light-industrial development, the Otay Landfill, an auto wrecking yard, a sand and gravel excavation yard, and open-space areas. Historically the Site was undeveloped, with some portions possibly used for dry farming agricultural purposes.

Preparation of the RAW was triggered by the detection of elevated levels of chemicals of concern (COCs) in soil vapor during sampling activities – particularly benzene, bromodichloromethane, chloroform, ethylbenzene, tetrachloroethylene (PCE), and trichloroethene (TCE). The presence of these contaminants, if not remediated, could impact future residents and commercial workers at the Project Site. The RAW includes remedial action objectives (RAOs) which involve mitigating the potential health risk associated with the COCs at the Project Site and preventing soil gas or vapor intrusion from the subsurface into the planned residential buildings on Lots 826 and 827<sup>1</sup>. (Refer to the RAW for more specific details regarding sampling activities at the Site plus additional information regarding prior assessments and remediation activities in the vicinity.)

#### *Prior CEQA Review*

DTSC's CEQA documentation for the RAW is based on prior environmental review prepared by the City of Chula Vista ("City"). On December 2, 2014, the City certified an Environmental Impact Report (EIR) for the Otay Ranch University Villages Project (State Clearinghouse No. 2013071077)<sup>2</sup>. The EIR evaluated potential environmental effects associated with buildout of land use designations and implementation of policies set forth in the University Villages Project, which encompasses portions of three Sectional Planning Areas ("SPAs") within Otay Ranch; the Project Site is located within the Village Three North SPA that was evaluated as part of the EIR.

The EIR evaluated potential environmental effects associated with buildout of land use designations and implementation of policies set forth in the University Villages Project, and mitigation measures were identified and presented in a Mitigation Monitoring Reporting Program (MMRP). The EIR determined that even with incorporation of feasible mitigation measures there would be significant and unavoidable impacts involving Landforms and Aesthetics; Transportation, Circulation, and Access; Air Quality; Agricultural Resources; Global Climate Change; and Utilities. The City adopted a Statement of Overriding Considerations as part of its certification of the EIR and approval of the Otay Ranch University Villages Project.

Since its certification, there have been two addendums to the EIR – one addendum which addressed modifications to the applicable land use plan and zoning for Village Three North and a Portion of Village Four (dated September 19, 2016), and another addendum associated with preparation of a previous RAW for a school site located within Otay Ranch Village 3 (dated January 26, 2021). Each addendum determined that modifications would not result in new or substantially increased impacts from those previously identified and evaluated in the Otay Ranch University Villages Project EIR. Additionally, on February 6, 2023, the City of Chula Vista Planning

---

<sup>1</sup> It is noted that the RAW includes an assessment of an additional parcel – "Parcel 2" – which is located across Heritage Road and zoned for commercial use. However, it was determined that no response action was needed for Parcel 2, thus it is not included as part of the Project Site for which the subject RAW will be implemented.

<sup>2</sup> The EIR is available for review on the City of Chula Vista's website at the following web address: <https://www.chulavistaca.gov/departments/development-services/planning/planning-digital-library/eir>

Commission approved a Design Review Permit for the Artisan Apartments Project allowing construction of 220 residential apartment units on the Project Site<sup>3</sup>.

Although the EIR included a section evaluating hazards and hazardous materials, the prior environmental review did not identify or evaluate the potential environmental effects of the site-specific cleanup activities needed for remediation of the volatile organic compounds (VOCs) identified and addressed by the subject RAW. Because a previous EIR and EIR Addendums have been approved by the City as the lead agency, DTSC is required by CEQA to conduct an analysis of those previous documents and determine the type of environmental document required to be prepared for the project as provided by sections 15162, 15163, and 15164 of the CEQA Guidelines.

### **Description of Proposed Modifications**

The project as modified includes the previously approved residential land use project plus incorporation of the activities identified in the RAW to prevent the intrusion of residual VOCs in soil vapor. Activities to be conducted pursuant to the approved RAW include installation of a vapor intrusion mitigation system (VIMS) with sub-slab venting (SSV) and a vapor barrier. The SSV equipment will be designed to allow for retrofitting with sub-slab depressurization (SSD) system equipment in the event it is needed. The VIMS will be integrated into the design of the residential structures to be constructed at the site, and installation will occur concurrently during construction of the residential structures. The modified project includes the same site boundaries, building footprint, aesthetic design, and operational characteristics as previously evaluated. During the life of the project the VIMS will be subject to periodic maintenance, monitoring, sampling, and data interpretation consistent with the Operation and Maintenance Plan included as part of the RAW.

### **Scope of Addendum Analysis**

This Addendum has been prepared in accordance with the requirements of CEQA and the State CEQA Guidelines (Title 14 California Code of Regulations Section 15000 et seq.). This Addendum considers each of the environmental impacts that were analyzed in the prior EIR and focuses on determining whether the modified project would result in an increase in the severity of the impacts that were previously identified or would result in any new impacts not previously considered in the prior EIR. The criteria for determining the significance of environmental impacts in this Addendum are the same as those contained within the prior EIR. The topic areas considered in the Otay Ranch University Villages Project EIR include the following: Land Use, Landform and Aesthetics, Transportation and Circulation, Air Quality, Noise, Cultural Resources, Paleontological Resources, Biological Resources, Agricultural Resources, Water Quality and Hydrology, Geology and Soils, Public Services, Utilities, Global Climate Change, Hazards and Risk of Upset, Housing and Population, and Mineral Resources.

### **Basis for Decision to Prepare Addendum**

Under Section 15164(a) of the State CEQA Guidelines, an addendum to a previously certified EIR shall be prepared by a lead or responsible agency if some changes or additions are necessary but none of the conditions described in Section 15162(a) requiring the preparation of a

---

<sup>3</sup> The resolution for the Design Review Permit included a finding that the proposed land use development project was covered by prior environmental review in the *Otay Ranch University Villages Project EIR* and a condition of approval requiring installation of vapor barriers beneath buildings at the Site. However, for reasons explained in this Addendum, additional CEQA review and documentation is required for implementation of the RAW activities.

subsequent EIR or negative declaration are applicable. The conditions listed under Section 15162(a) are as follows:

1. *Substantial changes are proposed in the project that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
2. *Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*
3. *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
  - a. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
  - b. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
  - c. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
  - d. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

## **Environmental Review**

This Section provides analysis to support the conclusion that the modified project to implement the activities described in the RAW does not meet the criteria requiring preparation of a subsequent EIR as required under CEQA Guidelines Section 15164. Presented below is a summary of impacts from the EIR and evaluation of potential effects resulting from implementation of the RAW. The environmental topic areas in the summary of impacts are organized to align with the manner in which they appear in the Otay Ranch University Villages Project EIR.

### *Land Use*

EIR. The EIR determined that impacts related to Land Use would be less than significant with mitigation measures incorporated. For the Village Three North area, MM LU-4 was incorporated to require that proposed residential units be located at least 1,000 feet away from active solid waste disposal areas of the Otay Landfill as required by General Plan Policy E 6.4 and by Section 2.5 of the Amended and Restated Otay Landfill Expansion Agreement.

RAW. The project as modified does not require changes to the prior environmental analysis regarding land use. The RAW entails incorporating a VIMS as part of the land use development project that has been proposed for the site; it does not entail any changes to the land use

designation of the site or the type of development occurring at the site. The remedial activities set forth in the RAW would not conflict with any applicable land use plan, policy, or regulation. None of the mitigation measures identified in the EIR are applicable.

#### *Landforms and Aesthetics*

EIR. The EIR determined that the substantial change in the topography of the Otay Ranch area from buildout of the project would constitute a significant impact. Although mitigation measures were included to help ensure compatibility between the physical design of development and natural features of the area, the impact was nonetheless found to be significant and unavoidable.

RAW. The project as modified does not require changes to the prior environmental analysis regarding landforms and aesthetics. The VIMS equipment proposed as part of the RAW would be integrated into the already approved design of the proposed land use development and not result in any additional aesthetic changes. None of the mitigation measures identified in the EIR are applicable.

#### *Transportation, Circulation, and Access*

EIR. The traffic analysis assumed certain roadway improvements to be in place prior to commencement of each study scenario. These assumed roadways were taken into account due to other Otay Ranch communities planned improvements or City of Chula Vista and City of San Diego Circulation Element funded improvements in the project study area. If these improvements are not in place prior to each traffic scenario as assumed, additional traffic impacts would occur resulting in a potentially significant impact. Implementation of Mitigation Measures MM TCA-1 through MM TCA-17 would reduce previously identified significant impacts; however, some direct and cumulative impacts to intersections, roadways, freeways, and state highways would remain significant and unavoidable.

RAW. The project as modified does not require changes to the prior environmental analysis regarding transportation, circulation, and or access. No modifications to the transportation network or points of ingress or egress are proposed or would be required. Potential changes in the number of vehicular trips to and from the Project Site would be limited to a minor incremental increase associated with delivering and installing the VIMS components (approximately 48 additional vehicular round trips). These trips would take place within the same timeframe for site preparation and construction activities as was previously considered in the EIR. Such a limited change would not result in any new or substantially increased significant effects involving traffic. None of the mitigation measures identified in the EIR are applicable.

#### *Air Quality*

EIR. Implementation of Mitigation Measures AQ-1 through AQ-3 would reduce emissions related to construction and operational emissions. Potentially significant impacts arising from the siting of Village Three North within 1,000 feet from the active solid waste disposal areas of the Otay Landfill would be reduced to less than significant with implantation of MM LU-4. However, due to the magnitude of new air pollutant emissions sources generated from the larger project construction activities and operations, emissions of CO, NOx, VOC, PM10, and PM2.5 would continue to exceed the City of Chula Vista's emission threshold. As a result, air quality impacts would remain significant and unavoidable. Potentially significant impacts arising from the siting of on-site land uses that emit toxic air contaminants (TACs) would be reduced to less than significant.

RAW. The project as modified would not result in air quality effects requiring further review beyond the prior environmental analysis. Implementation of the VIMS would involve minor incremental increases in the types of short-term site preparation and construction activities that were previously evaluated in the EIR. There would be no new types of impacts, substantial increase in previously evaluated impacts, or need for new mitigation measures or revisions to existing mitigation measures. The VIMS will be similar to other such systems already installed over the greater Otay Ranch Village Three North development and is not anticipated to require any APCD permits. Should the sub-slab venting be converted to sub-slab depressurization system using blowers, the APCD will be consulted prior to activating the blowers to assess the need for any potential permits prior to operating the blowers. Further, activities will be conducted in compliance with mitigation measures MM AQ-1 and AQ-2 (Attachment A), as applicable. MM AQ-3 is specific to building permits and the siting of gas stations; therefore, it is not applicable to this project. Remediation activities will also comply with the requirements of SDAPCD Rule 55 to minimize nuisance dust emissions or odors to adjacent land uses.

#### *Noise*

EIR. The EIR determined that impacts involving noise and groundborne vibration would be less than significant with incorporation of mitigation measures. Implementation of Mitigation Measures MM NOI-1 through MM NOI-9 would reduce potential impacts involving excessive noise levels and temporary construction-related increases in noise levels such that they would be less than significant.

RAW. The project as modified does not require changes to the prior environmental analysis regarding noise and groundborne vibration impacts. Implementation of the RAW would entail short-term activities during installation of the VIMS equipment that generate noise and/or groundborne vibration. Such activities will be short term, and the characteristics of these activities are consistent with those of the short-term site preparation construction activities that have been evaluated as part of the already approved project. The activities will comply with MM NOI-8 (Attachment A), which conforms to City of Chula Vista standards of construction noise impacts on adjacent land uses including: limiting work to hours between 7:00am and 6:00pm on weekdays, and limiting work to hours between 8:00am and 5:00pm on Saturdays.

#### *Cultural Resources and Paleontological Resources*

EIR. Section 5.6 of the EIR evaluated Cultural Resources and Section 5.7 of the EIR evaluated Paleontological Resources. According to the EIR, one site within the Village Three area was determined to be significant under CEQA Guidelines Section 15064.5. Mitigation Measures MM CUL-1 through MM CUL-6 and MM PAL-1 through MM PAL-4 would reduce potential impacts to cultural resources to a less than significant impact.

RAW. The project as modified does not require changes to the prior environmental analysis regarding either cultural resources or paleontological resources. Since excavation is already part of the construction the associated land use project and installation of the VIMS will not require additional excavation activities, the RAW activities will not create any additional impacts beyond what has already been evaluated in the EIR. RAW activities will comply with MM CUL-1 through MM CUL-6 and MM PAL-1 through MM PAL-4 (Attachment A), as applicable.

### *Biological Resources*

EIR. The EIR, which contemplated direct and indirect impacts to biological resources from buildout of the specific plan area, identified a variety of potentially significant impacts concerning special-status species, habitat, wetlands, and wildlife corridors and movement. However, with implementation of Mitigation Measures MM BIO-1 through MM BIO-18, the EIR determined impacts involving biological resources would be less than significant.

RAW. The project as modified does not require changes to the prior environmental analysis regarding biological resources. The RAW entails incorporating a VIMS as part of the land use development that has been proposed for the site; it does not entail any changes to the physical form or functional characteristics of the land use development that would result in new or substantially increased adverse impacts to biological resources. Additionally, no aspects of the VIMS equipment or its installation will impede implementation of the mitigation measures identified in the EIR. Further, the project will comply with MM BIO-1 through MM BIO-18 (Attachment A), as applicable, and RAW activities will not commence until necessary prerequisite mitigation measures have been performed and/or verified. No new mitigation measures would be required, and potential impacts would remain less than significant.

### *Agriculture*

EIR. The EIR identified the incremental conversion of land classified of Farmland of Local Importance to non-agricultural use resulting from the project as a significant and unavoidable impact. The EIR determined that no feasible mitigation measures were available.

RAW. The project as modified does not require changes to the prior environmental analysis regarding agriculture. No additional agricultural land would be impacted by the remedial activities identified in the RAW.

### *Water Quality and Hydrology*

EIR. The EIR determined that impacts involving Water Quality and Hydrology would be less than significant with mitigation measures incorporated. Mitigation Measures MM HYD-1 through MM HYD-7 were included to address potentially significant impacts associated with erosion or siltation on- or off-site and degradation of water quality as a result of the proposed project.

RAW. The project as modified does not require changes to the prior environmental analysis regarding water quality and hydrology. The activities proposed in the RAW will not entail changes to water demand, water quality, flood risk, groundwater recharge, impervious surfaces, or runoff conditions. Further, activities will be conducted in compliance with mitigation measures MM HYD-1 through MM HYD-7 (Attachment A), as applicable.

### *Geology and Soils*

EIR. Excavation and ground-disturbing activities during construction of the proposed project could potentially leave loose soil exposed to the erosive forces of rainfall and high winds, would increase potential for soil erosion or the loss of topsoil. Additionally, a site-specific stormwater pollution prevention plan (SWPPP) would be prepared in accordance with the State Water Resources Control Board (SWRCB) describing best management practices (BMPs) to be used during and after construction to prevent discharge of sediment and other pollutants in storm water runoff from the project site. Mitigation Measures are developed from recommendations provided in the

geotechnical report, which will minimize or avoid potential impacts related to geologic hazards. Mitigation Measures MM GEO-1 and MM GEO-2 would reduce potential impacts associated with geology and soils to a less than significant level.

RAW. The project as modified does not require changes to the prior environmental analysis regarding geology and soils. The activities proposed in the RAW would not entail additional excavation, ground-disturbing activities, or other changes related to geology and soil that would go beyond the prior environmental analysis. RAW activities would comply with mitigation measures MM GEO-1 and MM GEO-2 (Attachment A), as applicable. No new mitigation measures would be required, and potential impacts would be less than significant.

### *Public Services*

EIR. The Public Services section of the EIR identified potentially significant impacts involving service and response times for police, fire, and emergency medical services. Also identified were potentially significant impacts involving school facilities, parks, and libraries due to increases in demand for these facilities. As identified in the EIR, with incorporation of mitigation measures MM PUB-1 through MM PUB-15, impacts would be reduced to a less than significant level.

RAW. Implementation of the RAW does not require changes to the prior environmental analysis. Implementation of the RAW would not result in any appreciable increased need for public services or increased demand for public facilities. Installation of the VIMS would occur during the same time as site preparation and construction activities for the previously approved land use project, and the characteristics of implementation (types of equipment used, duration of construction, number of construction-related vehicle trips required) would remain substantially similar to those of the previously approved project. Long-term operational characteristics of the project would be essentially the same as previously contemplated. None of the mitigation measures for public services are applicable to implementation of the RAW.

### *Utilities*

EIR. The Utilities section of the EIR included analysis of water supply, recycled water, sewer, solid waste disposal, and energy. Impacts involving water, recycled water, and solid waste disposal were determined to be less than significant. Mitigation measures were identified to address potential impacts involving water supply and sewer. While potential impacts regarding available sewer capacity were less than significant with mitigation, the EIR determined that the project would have a significant and unavoidable impact related to the construction or expansion of wastewater treatment facilities. Impacts involving energy use were determined to be significant and unavoidable because no assurance could be made that long-term energy would be supplied to site at full buildout, and because proposed project could increase demand for energy resources that exceed the City's available supply.

RAW. Implementation of the RAW does not require changes to the prior environmental analysis. Installation of the VIMS would occur during the same time as site preparation and construction activities for the previously approved land use project, and the characteristics of implementation (types of equipment used, duration of construction, number of construction-related vehicle trips required) would remain substantially similar to those of the previously approved project. As such, the project as modified would not result in greenhouse gas emissions substantially different from those identified in the EIR. No new mitigation measures would be required.



### *Global Climate Change*

EIR. Greenhouses gas emission impacts are analyzed under this section of the EIR. Impacts related to compliance with AB 32 would be less than significant without mitigation. However, the project's potential to exacerbate air quality problems resulting from global warming as a result of ozone formation was determined to be a significant and unavoidable impact with no feasible mitigation measures available.

RAW. Installation of the VIMS would occur during the same time as site preparation and construction activities for the previously approved land use project, and the characteristics of implementation (types of equipment used, duration of construction, number of construction-related vehicle trips required) would remain substantially similar to those of the previously approved project. As such, the project as modified would not result in greenhouse gas emissions substantially different from those identified in the EIR. No new mitigation measures would be required.

### *Hazards and Risk of Upset*

EIR. Within the Village Three North area where the Project Site is located, the EIR identified potentially significant impacts associated with exposure of construction workers and future residents to pesticide and herbicide residue for former agriculture use. Mitigation Measure MM HAZ-1 would reduce the potential hazards and risk of upset to a less than significant level. The EIR also determined that the area's proximity to Brown Field Municipal Airport would constitute a potentially significant impact but that MM HAZ-3 through MM HAZ-5 would reduce any impacts to a less than significant level.

RAW. The remedial activities set forth in the RAW are being undertaken in response to site investigations that have identified elevated concentrations of vapor-phase chemicals of concern (COCs) beneath the Site. The RAW has determined that implementation of a VIMS consisting of a vapor barrier and sub-slab venting equipment can effectively reduce the sub-slab COC concentrations so that they do not pose a risk to residential building occupants. Design and implementation of the VIMS is subject to review and regulation by DTSC, which ensures that the systems functions as intended and avoids creating additional hazardous conditions or risk of upset. No changes are required to the prior environmental analysis regarding risks associated with former agricultural use and/or proximity to Brown Field Municipal Airport. Additionally, the modified project will remain subject to applicable mitigation measures from the EIR plus other applicable regulations, policies, standards, and specifications.

### *Housing and Population*

EIR. The EIR determined that impacts involving housing and population would be less than significant. No mitigation measures were required to address potential effects.

RAW. The project as modified does not require changes to the prior environmental analysis regarding housing and population. Implementation of the RAW entails integrating VIMS equipment into the already approved design of the proposed residential land use development. No changes would occur that would affect the housing capacity of the project site or any other aspects with the potential to appreciably affect housing and population considerations.

### *Mineral Resources*

EIR. The EIR determined that impacts involving mineral resources would be less than significant. No mitigation measures were required to address potential effects.

RAW. The project as modified does not require changes to the prior environmental analysis regarding mineral resources. The VIMS equipment proposed as part of the RAW would be integrated into the already approved design of the proposed land use development and does not entail any changes with the potential to substantially affect mineral resources.

Regarding 15162(a)(2), the circumstances under which the project is undertaken have not changed in a manner such that some new or substantially increased significant environmental impact would occur. Existing and foreseeable planned development conditions at the Project Site and its vicinity remain essentially the same as what was previously considered in the Otay Ranch University Villages Project EIR and subsequent addendums. No other substantial changes involving physical conditions of the surrounding environment or the regulatory context are known to have occurred which would lead to new or substantially increased significant effects resulting from the modified project. Regarding 15162(a)(3), based on research and analysis performed during the preparation of this Addendum, there is no new information of substantial importance known concerning the project that will result in additional significant effects, any previously examined effects that will be substantially more severe; or infeasible mitigation measures or alternatives that are now feasible or considerably different from those analyzed in the previous EIR. As such, the conditions described under Sections 15162(a)(2) and (3) are not applicable.

Based on the foregoing information, the project as modified would not result in substantial changes to the project as described in 15162.

### **Conclusion**

As demonstrated in the preceding analysis, none of the conditions described in State CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR or Negative Declaration are applicable to the changes or additions necessary to address the proposed remedial activities included as part of the RAW for Otay Ranch Village 3 Lots 826 and 827. Therefore, no additional CEQA analysis is required beyond this Addendum. A Notice of Determination presenting the findings of this Addendum will be filed by DTSC with the California State Clearinghouse within the State of California's Office of Planning and Research.

**ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE  
OTAY RANCH UNIVERSITY VILLAGES PROJECT (SCH #2013071077)  
PROPOSED OTAY RANCH VILLAGE III LOTS 826 AND 827**

**JULY 2023**

**ATTACHMENT A**

**List of Mitigation Measures / Mitigation Monitoring and Reporting Program**

Attached for reference is a copy of the Mitigation Monitoring and Reporting Plan (MMRP) from the *Otay Ranch University Villages Project EIR*. In addition to listing the mitigation measures for the EIR, the MMRP identifies the time frame of mitigation and responsible party for each mitigation measure, and it identifies the monitoring reporting agency and duration of when mitigation measures shall occur and the authority for verifying the mitigation measures.

The MMRP can also be viewed by visiting the City of Chula Vista's Planning Digital Website at the following web address:

<https://www.chulavistaca.gov/departments/development-services/planning/planning-digital-library/eir>

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

| Mitigation Measure  | Time Frame of Mitigation and Responsible Party |                         |                            |                          | Monitoring Reporting Agency | Time Frame for Verification Frequency to |        | Date of Completion | Date of Verification |
|---|--|-------------------------|----------------------------|--------------------------|-----------------------------|--|--------|--------------------|----------------------|
|   | Planning <sup>1</sup>                          | Pre-Const. <sup>2</sup> | During Const. <sup>3</sup> | Post Const. <sup>4</sup> |                             | Monitor                                  | Report |                    |                      |
| <i>University Villages EIR Mitigation Measures</i>  |  |                         |                            |                          |                             |  |        |                    |                      |
| <i>Section 5.1 Land Use and Planning</i>  |  |                         |                            |                          |                             |  |        |                    |                      |
| <b>MM LU-1</b> Prior to approval of the mass grading permit for Village Eight East and Village Ten, the mass grading plans shall include the relocation of the City of San Diego waterlines to the satisfaction of the City of San Diego and the City of Chula Vista.   |  | X                       |                            |                          | City of Chula Vista         |  |        |                    |                      |
| <b>MM LU-2</b> Prior to approval of the first Final Map in Village Eight East, the Applicant shall provide evidence satisfactory to the Development Services Director (or their designee) that the:<br><br>1. Applicant has entered into an agreement with the City of San Diego to relocate the City of San Diego waterlines within Villages Eight East within the right-of-way of future Otay Valley Road, as approved by both the City of San Diego and the City of Chula Vista. The pipeline relocation work contemplated by said agreement shall be secured with the City of Chula Vista listed as a third party beneficiary of the bonds.<br>2. The City of San Diego has abandoned, or is required to abandon, any water main easements not needed as a consequence of the relocation of the City of San Diego waterlines within Village Eight East and entered into a Joint Use agreement for the new location of the facility within the City of Chula Vista right of way of future Otay Valley Road.<br><br>Prior to the Final Map approving the 1,200th Residential Dwelling Unit (Single Family and/or Multi-Family Residential) for Village Eight East, the new water line shall be constructed. | X  | X                       |                            |                          | City of Chula Vista         |  |        |                    |                      |
| <b>MM LU-3</b> Prior to approval of the first Final Map in Village Ten, the Applicant shall provide evidence satisfactory to the Development Services Director (or their designee) that the:<br><br>1. Applicant has entered into an agreement with the City of San Diego to relocate the City of San Diego waterlines within Village Ten within the right-of-way of future Otay Valley Road, as approved by both the City of San Diego and the City of Chula Vista. The pipeline relocation work contemplated by said agreement shall be secured with the City of Chula Vista listed as a third party beneficiary of the bonds.<br>2. The City of San Diego has abandoned, or is required to abandon, any water main easements not needed as a consequence of the relocation of the City of San Diego waterlines within Village Ten and entered into a Joint Use agreement for the new location of the facility within the City of Chula Vista right of way of future Otay Valley Road.<br><br>Prior to the Final Map approving the 580th Residential Dwelling Unit (Single Family and/or Multi-Family Residential) for Village Ten, the new water line shall be constructed.                                | X  | X                       |                            |                          | City of Chula Vista         |  |        |                    |                      |
| <b>MM LU-4</b> Prior to approval of each residential building permit in Village Three North and a Portion of Village Four, the applicant shall provide evidence satisfactory to the Development Services Director (or their designee) that each proposed residential unit to be constructed shall be located at least 1,000 feet away from the then active solid waste disposal areas of the Otay Landfill as required by General Plan Policy E 6.4 (as corrected) and by Section 2.5 of the Amended and Restated Otay Landfill Expansion Agreement.<br><br>Notwithstanding the typically ministerial nature of building permit approvals, the City shall have and retain discretion here to deny any building permit application regarding any residential lot or parcel that does not comply with this Mitigation Measure.  | X  | X                       |                            |                          | City of Chula Vista         |  |        |                    |                      |
| <i>Section 5.2 Landform and Aesthetics</i>  |  |                         |                            |                          |                             |  |        |                    |                      |
| <b>MM AES-1</b> Prior to issuance of the first Final Maps for Village Three North, Village Eight East, and Village Ten, the Applicant shall prepare to the satisfaction of the Development Services Director (or their designee), a Landscape Master Plan. The Landscape Master Plan shall demonstrate compliance with Otay Ranch GDP Policies pertaining to softening manufactured slopes, particularly on visible manufactured slopes greater than 25 feet in height, through plant selection, placement, and density, etc. The Landscape Master Plan shall also demonstrate compliance with Otay Ranch GDP Policies pertaining to blending development harmoniously with natural features of the land including the OVRP and its major canyons.  | X  | X                       |                            |                          | City of Chula Vista         |  |        |                    |                      |

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

| Mitigation Measure   | Time Frame of Mitigation and Responsible Party |            |               |             | Monitoring Reporting Agency | Time Frame for Verification Frequency to |        | Date of Completion | Date of Verification |
|--|--|------------|---------------|-------------|-----------------------------|--|--------|--------------------|----------------------|
|  | Planning                                       | Pre-Const. | During Const. | Post Const. |                             | Monitor                                  | Report |                    |                      |
| <b>MM AES-2</b> Concurrent with the preparation of site-specific plan(s) for park sites and prior to issuance of a building permit for any park, the Applicant shall prepare, or in the case of the City being the lead on the preparation of the site specific plan, the Applicant shall fund the preparation of a lighting plan and photometric analysis. The plan shall be prepared to the satisfaction of the Development Services Director (or their designee) and evaluate the proposed height, location, and intensity of all exterior lighting for compliance with the City's performance standards for light, and glare (Chula Vista Municipal Code 19.66.100).   | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM AES-3</b> Concurrent with design review and prior to the issuance of building permits for mixed-use residential, commercial, Community Purpose Facility and multi-family residential, the Applicant shall prepare a lighting plan and photometric analysis. The plan shall be prepared to the satisfaction of the Development Services Director (or their designee) and evaluate the proposed height, location, and intensity of all exterior lighting for compliance with the City's performance standards for light, and glare (Chula Vista Municipal Code 19.66.100).   | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM AES-4</b> Prior to design review approval for any structure three stories and above, the Applicant shall prepare to the satisfaction of the Development Services Director (or their designee), a shadow analysis demonstrating that adjacent shadow-sensitive uses are not permanently shadowed, and/or any other approved city-standard in place at the time the shadow analysis is performed.  | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <i>Section 5.3 Transportation, Circulation, and Access</i>   |  |            |               |             |                             |  |        |                    |                      |
| <b>MM TCA-1</b> Prior to the issuance of the building permit for the 2,463rd DU for development east of I-805 commencing from April 4, 2011, the Applicant may:<br><br>a) Prepare a traffic study that demonstrates, to the satisfaction of the City Engineer, that the circulation system has additional capacity without exceeding the GMO traffic threshold standards.<br>b) Demonstrate that other improvements are constructed which provide the additional necessary capacity to comply with the GMO (Chapter 19.09 of the Chula Vista Municipal Code) traffic threshold to the satisfaction of the City Engineer.<br>c) Agree to the City Engineer's selection of an alternative method of maintaining GMO traffic threshold compliance.<br>d) Enter into agreement, approved by the City, with other Otay Ranch developers that alleviates congestion and achieves GMO traffic threshold compliance for Olympic Parkway. The agreement will identify the deficiencies in transportation infrastructure that will need to be constructed, the parties that will construct said needed infrastructure, and a timeline for such construction, as well as providing assurances for construction, in accordance with the City's customary requirements, for said infrastructure.<br><br>If GMO compliance cannot be achieved through 1a, 1b, 1c, or 1d, then the City may, in its sole discretion, stop issuing new building permits within the project area, after building permits for 2,463 DU have been issued for any development east of I-805 after April 4, 2011, until such time that GMO traffic threshold standard compliance can be assured to the satisfaction of the City Manager.<br><br>These measures shall constitute full compliance with growth management objectives and policies in accordance with the requirements of the General Plan, Chapter 10, and with regard to traffic thresholds set forth in the GMO. | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM TCA-2</b> Project Applicant shall construct the access and frontage improvements consistent with the triggers identified in Table 5.3-56 (Attachment A) to the satisfaction of the Development Services Director and the City Engineer.  | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM TCA-3</b> The year 2015 scenario assumes the following intersection and roadway improvements are in place:<br><br><ul style="list-style-type: none"> <li>• Phase 1 of the I-805 South Project, including improvements to I-805 between Home Avenue and East Palomar Street</li> <li>• Heritage Road, south of Main Street to the Chula Vista city limit as a 4-lane Major Road</li> </ul> If the project equivalent dwelling unit limit of 611th EDU is exceeded prior to these improvements being constructed and open to traffic, then one of the following steps shall be taken, each to the satisfaction of the City Engineer:<br>i. Development in Village Three and the Portion of Village Four shall stop until those assumed future roadways are constructed by others as presently planned; or<br>ii. City and the Applicant shall meet to determine the need for the incomplete roadway segments. Because a number of factors, including changes to the tolling structure at SR-125, may affect future traffic patterns in Otay Ranch, additional traffic analysis of the roadway network and levels of service assessment may be necessary at that time to determine: (i) if  | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |

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

| Mitigation Measure  | Time Frame of Mitigation and Responsible Party |            |               |             | Monitoring Reporting Agency | Time Frame for Verification Frequency to |        | Date of Completion | Date of Verification |
|---|--|------------|---------------|-------------|-----------------------------|--|--------|--------------------|----------------------|
|   | Planning                                       | Pre-Const. | During Const. | Post Const. |                             | Monitor                                  | Report |                    |                      |
| iii. such improvements are in fact necessary; and (ii) the scope and timing of additional circulation improvements, if any; or Applicant shall construct the missing roadway links and receive a transportation development impact fee credit for those improvements as applicable; or<br>iv. An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Management Ordinance (GMO) (Chapter 19.09 of the Chula Vista Municipal Code).  |  |            |               |             |                             |  |        |                    |                      |
| <b>MM TCA-4</b> <b>Intersections:</b> I-805 SB Ramps / Olympic Parkway (CV), I-805 NB Ramps / Olympic Parkway (CV), and Brandywine Avenue / Olympic Parkway (CV); <b>Roadways:</b> Olympic Parkway, between I-805 SB Ramps and I-805 NB Ramps (CV); Olympic Parkway, between I-805 NB Ramps and Oleander Avenue (CV); Olympic Parkway, between Oleander Avenue Brandywine Avenue (CV); and Olympic Parkway, between Brandywine Avenue and Heritage Road (CV) – Prior to issuance of the Final Map that contains the 956th equivalent dwelling unit (EDU) in Village Three North, the Project Applicant shall construct Heritage Road, between Olympic Parkway and Main Street, as a Six-Lane Prime Arterial.  | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM TCA-5</b> Heritage Road / Main Street (all-way stop controlled) (CV) – Prior to issuance of the Final Map that contains the 751st EDU in Village Three North, the Project Applicant shall signalize Heritage Road / Main Street intersection.   | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM TCA-6</b> La Media Road (SB) / Main Street (WB) (all-way stop controlled) (CV) – Prior to issuance of the Final Map that contains the 880th EDU in Village Eight East, the Project Applicant shall signalize the La Media Road (SB) /Main Street (WB) intersection.   | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM TCA-7</b> La Media Road (NB) / Main Street (WB) (all-way stop controlled) (CV) – Prior to issuance of the Final Map that contains the 880th EDU in Village Eight East, the Project Applicant shall signalize the La Media Road (NB) /Main Street (WB) intersection.   | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM TCA-8</b> La Media Road (SB) / Main Street (EB) (all-way stop controlled) (CV) – Prior to issuance of the Final Map that contains the 880th EDU in Village Eight East, the Project Applicant shall signalize the La Media Road (SB) /Main Street (EB) intersection.   | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM TCA-9</b> La Media Road (NB) / Main Street (EB) (all-way stop controlled) (CV) – Prior to issuance of the Final Map that contains the 880th EDU in Village Eight East, the Project Applicant shall signalize the La Media Road (NB) / Main Street (EB) intersection.  | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM TCA-10</b> Magdalena Avenue / Main Street (one-way stop controlled) (CV) – Prior to issuance of the Final Map that contains the 1,693rd EDU in Village Eight East, the Project Applicant shall signalize the Magdalena Avenue / Main Street intersection  | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM TCA-11</b> The year 2020 scenario assumes the following intersection and roadway improvements are in place: <ul style="list-style-type: none"> <li>• Heritage Road, south of Main Street to the Chula Vista city limit as a 6-lane Prime Arterial</li> <li>• Olay Lakes Road between H Street and Telegraph Canyon Road as a 6-lane Prime Arterial</li> <li>• Quarry Driveway (Int #65) @ Main Street as an all-way stop controlled intersection</li> </ul> If the first Final Map containing the 4,070th EDU is submitted for approval prior to these improvements being constructed and open to traffic, then one of the following steps shall be taken each to the satisfaction of the City Engineer: <ol style="list-style-type: none"> <li>i. Development in Village Three and the Portion of Village Four and Village Eight East shall stop until those assumed future roadways are constructed by others as presently planned; or</li> <li>ii. City and the Applicant shall meet to determine the need for the incomplete roadway segments. Because a number of factors, including changes to the tolling structure at SR-125, may affect future traffic patterns in Olay Ranch, additional traffic analysis of the roadway network and levels of service assessment may be necessary at that time to determine: (i) if such improvements are in fact necessary; and (ii) the scope and timing of additional circulation improvements, if any; or</li> <li>iii. Applicant shall construct the missing roadway links and receive a transportation development impact fee credit for those improvements as applicable; or</li> <li>iv. An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Management Ordinance (GMO) (Chapter 19.09 of the Chula Vista Municipal Code).</li> </ol> | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM TCA-12</b> <b>Intersections:</b> Heritage Road / Olympic Parkway (CV) and La Media Road / Olympic Parkway (CV); <b>Roadways:</b> Olympic Parkway, between Heritage Road and Santa Venetia Street (CV); and Heritage Road, between East Palomar Street and Olympic Parkway (CV) – Prior to the issuance of each building permit, the Project Applicant shall pay the appropriate Transportation Development Impact Fees (TDIF) for the construction of Main Street, between Heritage Road and La Media Road, as a Six-Lane Prime Arterial,   | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |

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

| Mitigation Measure   | Time Frame of Mitigation and Responsible Party   |            |               |             | Monitoring Reporting Agency | Time Frame for Verification Frequency to |        | Date of Completion | Date of Verification |
|--|--|------------|---------------|-------------|-----------------------------|--|--------|--------------------|----------------------|
|  | Planning   | Pre-Const. | During Const. | Post Const. |                             | Monitor                                  | Report |                    |                      |
|  | including the construction of Main Street bridge, the signalization of Quarry Driveway / Main Street (Int #65), and the signalization of Village Three North R-20 Driveway / Main Street (Int #66). The project will signalize the intersection of Village Three North R-20 Driveway / Main Street (Int #66) in conjunction with the construction of Main Street, while the TDIF program will signalize the intersection of Quarry Driveway / Main Street (Int #65). The analysis shows the need for Main Street from the Heritage Road to La Media Road is triggered by the 4,737 <sup>th</sup> EDU. If the project equivalent dwelling unit limit of 4,736 EDU is reached prior to this roadway segment being constructed and open to traffic, then one of the following steps shall be taken as determined by the City Engineer: <ol style="list-style-type: none"> <li>Development in Villages Three North, Eight East, and Ten shall stop until the future roadway is constructed by the City; or</li> <li>City and the Applicant shall meet to determine the need for the incomplete roadway segments. Because a number of factors, including changes to the tolling structure at SR-125, may affect future traffic patterns in Otay Ranch, additional traffic analysis of the roadway network and levels of service assessment may be necessary at that time to determine: (i) if such improvements are in fact necessary; and (ii) the scope and timing of additional circulation improvements, if any; or</li> <li>Applicant shall construct the missing roadway link and receive a transportation development impact fee credit for the improvements as applicable; or</li> <li>An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Management Ordinance.</li> <li>All to the satisfaction of the City Engineer.</li> </ol> |            |               |             |                             |  |        |                    |                      |
| <b>MM TCA-13</b> <b>Intersection:</b> Discovery Falls Drive / Hunte Parkway (CV) – Prior to issuance of the 1,295th EDU of Village Ten, the Project Applicant shall construct a dedicated right-turn lane at the northbound Discovery Falls Drive approach to the Discovery Falls Drive/Hunte Parkway intersection.  | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM TCA-14</b> I-805 Northbound On-Ramp at Main Street - Prior to project buildout, the Project Applicant shall work with Caltrans to, and Caltrans can and should, adjust the ramp meter rate at the I-805 northbound on ramp at Main Street such that the ramp meter reflects the additional vehicle traffic attributable to the project.  | X  | X          | X             | X           | City of Chula Vista         |  |        |                    |                      |
| <b>MM TCA-15</b> The Project Applicant shall incorporate the following measures as part of the project design and development, consistent with the identified triggers, to the satisfaction of the Development Services Director: <ul style="list-style-type: none"> <li>Implement pedestrian circulation improvements to improve the internal pedestrian circulation and encourage the usage of public transportation (concurrent with the approval of improvement plans for each village).</li> <li>Implement bicycle circulation improvements to improve internal bicycle circulation and encourage the usage of bicycles (concurrent with the approval of improvement plans for each village).</li> <li>Participate in car sharing and bike sharing programs through HOA noticing, should such programs become available.</li> <li>Promote Carpool/Vanpool programs by providing preferential parking for carpools and vanpools (concurrent with the approval of site plans for each village core).</li> <li>Promote available websites providing transportation options for residents and businesses (concurrent with issuance of certificate of occupancy).</li> <li>Create and distribute a "new resident" information packet addressing alternative modes of transportation (concurrent with issuance of certificate of occupancy).</li> <li>Promote programs to encourage workplace peak hour trip reduction, including staggered work hours, regional ride-matching services, and telecommuting (concurrent with issuance of certificate of occupancy).</li> <li>Orient buildings to the main street or activity area, such that they are not separated from the street by vast parking areas or fences, thereby encouraging pedestrian traffic (concurrent with the approval of site plans for each village core).</li> <li>Where transit is available on-site, participate in providing the necessary transit facilities, such as bus pads, shelters, signs, lighting, and trash receptacles (concurrent with the approval of improvement plans for each village).</li> <li>Coordinate with the MPO as to the future siting of transit stops/stations within the project site (concurrent with the approval of improvement plans, and/or site plans, for each village).</li> </ul> | X  | X          | X             | X           | City of Chula Vista         |  |        |                    |                      |
| <b>MM TCA-16</b> The year 2030 scenario assumes the following intersection and roadway improvements are in place: <ul style="list-style-type: none"> <li>Main Street between SR-125 right-of-way (western boundary) and Eastlake Parkway/University Drive; is constructed as a 6-lanes Gateway Street (6,432nd EDU)</li> </ul>   | X  | X          | X             |             | City of Chula Vista         |  |        |                    |                      |

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

| Mitigation Measure  | Time Frame of Mitigation and Responsible Party |            |               |             | 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"> <li>SR-125 / Main Street interchange constructed (6,432 EDU)</li> <li>Olay Valley Road constructed between SR-125 right-of-way (western boundary) and Village Nine Street "B" (Int #74), including an overpass at SR-125 (7,767th EDU).</li> </ul> <p>If the project equivalent dwelling unit limit of EDUs identified above is submitted for approval prior to the respective improvements being constructed and open to traffic, then one of the following steps shall be taken each to the satisfaction of the City Engineer:</p> <ol style="list-style-type: none"> <li>Development in Village Three and Portion of Village Four, Village Eight East, and Village Ten shall stop until those assumed future roadways are constructed by others as presently planned; or</li> <li>City and the Applicant shall meet to determine the need for the incomplete roadway segments. Because a number of factors, including changes to the tolling structure at SR-125, may affect future traffic patterns in Olay Ranch, additional traffic analysis of the roadway network and levels of service assessment may be necessary at that time to determine: (i) if such improvements are in fact necessary; and (ii) the scope and timing of additional circulation improvements, if any; or</li> <li>Applicant shall construct the missing roadway links and receive a transportation development impact fee credit for those improvements as applicable; or</li> <li>An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Management Ordinance (GMO) (Chapter 19.09 of the Chula Vista Municipal Code).</li> </ol>  |  |            |               |             |                             |  |        |                    |                      |
| <b>MM TCA-17</b> The proposed project shall be implemented, or phased, consistent with the development timeframe set forth in Project Description Table 4-3. In the event that project development substantially deviates from the phasing set forth in Table 4-3 (e.g., Village Three being built first, followed by Village Eight East and then Village Ten), the Applicant, or its designee, shall conduct additional environmental analysis consistent with the requirements of CEQA and as approved by the Development Services Director, or designee. Additional analysis may include a supplemental traffic study that analyzes the potential traffic circulation impacts associated with the phasing deviation, and identifies new circulation improvements or other mitigation measure(s), if needed.  | X  | X          | X             |             | City of Chula Vista         |  |        |                    |                      |
| <i>Section 5.4 Air Quality</i>  |  |            |               |             |                             |  |        |                    |                      |
| <b>MM AQ-1</b> Prior to approval of any grading permits, the Project Applicant or its designee shall place the following on all grading plans to the satisfaction of the Development Services Director and City Engineer, and these requirements shall be implemented during grading of each phase of the project to minimize NOx emissions: <ul style="list-style-type: none"> <li>Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall turn their engines off when not in use to reduce vehicle emissions;</li> <li>All construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. A copy of each unit's BACT documentation shall be provided at the time of mobilization of each applicable unit of equipment;</li> <li>All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications;</li> <li>All diesel-fueled, on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible. To achieve this standard, new vehicles shall be used, or older vehicles shall use post-combustion controls that reduce pollutant emissions to the greatest extent feasible;</li> <li>The effectiveness of the latest diesel emission controls is highly dependent on the sulfur content of the fuel. Therefore, diesel fuel used by on- and off-road construction equipment shall be low sulfur (less than 15 ppm) or other alternative, low-polluting diesel fuel formulation;</li> <li>The use of electrical construction equipment shall be employed where feasible;</li> <li>The use of catalytic reduction for gasoline-powered equipment shall be employed where feasible;</li> <li>The use of injection timing retard for diesel-powered equipment shall be employed where feasible.</li> </ul> | X  | X          | X             |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM AQ-2</b> Prior to approval of any grading permits, the Project Applicant or its designee shall place the following Standard Construction Best Management Practices (BMPs) on all grading plans to the satisfaction of the Development Services Director and City Engineer and shall implement these BMPs during project construction to minimize PM10 and PM2.5 emissions, including: <ul style="list-style-type: none"> <li>Water, or utilize another acceptable SDAPCD dust control agent on, the grading areas at least twice daily to minimize</li> </ul>   | X  | X          | X             |             | City of Chula Vista         |  |        |                    |                      |



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

| Mitigation Measure  | Time Frame of Mitigation and Responsible Party |            |               |             | Monitoring Reporting Agency | Time Frame for Verification Frequency to |        | Date of Completion | Date of Verification |
|---|--|------------|---------------|-------------|-----------------------------|--|--------|--------------------|----------------------|
|   | Planning                                       | Pre-Const. | During Const. | Post Const. |                             | Monitor                                  | Report |                    |                      |
| fugitive dust; <ul style="list-style-type: none"> <li>• Stabilize grading areas as quickly as possible to minimize fugitive dust;</li> <li>• Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry;</li> <li>• Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads;</li> <li>• Remove any visible track-out into traveled public streets within 30 minutes of occurrence;</li> <li>• Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred;</li> <li>• Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads;</li> <li>• Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling;</li> <li>• Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 miles per hour (mph);</li> <li>• Cover/water on-site stockpiles of excavated material;</li> <li>• Enforce a 20 mph speed limit on unpaved surfaces;</li> <li>• Pave permanent roads as quickly as possible to minimize dust;</li> <li>• During construction, site grading activities within 500 feet of a school in operation shall be discontinued or all exposed surfaces shall be discontinued or all exposed surfaces shall be watered to minimize dust transport off site to the maximum degree feasible, when the wind velocity is greater than 15mph in the direction of the school;</li> <li>• During blasting, utilize control measures to minimize fugitive dust. Control measures may include, but are not limited to, blast enclosures, vacuum blasters, drapes, water curtains or wet blasting.</li> </ul>  |  |            |               |             |                             |  |        |                    |                      |
| <b>MM AQ-3</b> Prior to approval of the building permit for any uses that are regulated for TACs by the SDAPCD, the Project Applicant shall demonstrate to the satisfaction of the Development Services Director (or their designee) that the use complies with established criteria (such as those established by SDAPCD Rule 1200 and CARB). Also, gas stations shall not be located within 50 feet of a sensitive receptor, in accordance with CARB's siting recommendations.  | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| Section 5.5 Noise   |  |            |               |             |                             |  |        |                    |                      |
| <b>MM NOI-1</b> Site-Specific Acoustical Analysis – Single- and Multi-Family Residential Development - Exterior. Prior to the approval of rough grading permits for residential development adjacent to Main Street and Heritage Road (Village Three), Otay Valley Road, SR-125 and Main Street (Village Eight), and Discovery Falls Drive and University Drive (Village Ten), the Project Applicant or its designee shall: (i) prepare a site-specific acoustical study based on the Final Map design; (ii) construct noise barriers as specified below; and (iii) implement any additional noise control measures recommended as a result of the analysis necessary to achieve compliance with the City's Land Use/Noise Compatibility Guidelines and the City's Noise Ordinance (Municipal Code Section 19.68) for exterior noise sensitive land uses. Implementation of all recommended measures shall be to the satisfaction of the Development Services Director (or their designee) and all required noise control measures shall be made conditions of grading permit issuance. The acoustical study shall include, but not be limited to the following: <ol style="list-style-type: none"> <li>1. Specification of the location, height, and building material to be used for the noise barriers to be constructed in accordance with Figures 12, 13 and 14 (Approximate Sound Wall Locations), contained in the Noise Assessment Technical Report for the Otay Ranch University Villages Project (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 (with the exception of expansion joints gaps and other construction techniques, which could create an opening or crack). 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;</li> <li>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. Measures to reduce noise levels may include, but are not 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; and</li> <li>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.</li> </ol> | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM NOI-2</b> Site-Specific Acoustical Analysis – Single-Family Residences - Interior. Concurrent with design review and prior to the approval of   | X  | X          | X             |             | City of Chula Vista         |  |        |                    |                      |

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

| Mitigation Measure  | Time Frame of Mitigation and Responsible Party   |            |               |             | 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>building permits for single-family residential development where the exterior noise level exceeds 60 dBA CNEL as indicated in the Noise Assessment Technical Report for the Otay Ranch University Villages Project (Dudek 2014), the Applicant or its designee shall: (i) prepare a site-specific acoustical analysis identifying those noise control measures necessary to ensure that interior noise levels due to exterior noise sources will be at or below 45 dBA CNEL; and (ii) implement all measures recommended as a result of the analysis necessary to achieve compliance with the City's Land Use/Noise Compatibility Guidelines and the City's Noise Ordinance (Municipal Code Section 19.68) for single-family residential interior uses. This mitigation measure shall apply to neighborhoods R-1, R-2, R-9, R-11 and R-20 in Village Three North; and neighborhoods R-11a and R-13 in Village Eight East where exterior noise levels exceed 60 dBA CNEL.</p> <p>Measures to reduce noise levels may include, but are not 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 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 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.</p> <p>Design-level architectural plans shall be used to assess the exterior-to-interior transmissions loss for habitable rooms. Contingent upon the results of the interior acoustical analysis, the 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 Development Services Director (or their designee), and all required noise control measures identified in the acoustical analysis shall be made conditions of building permit issuance.</p> |            |               |             |                             |  |        |                    |                      |
| <p><b>MM NOI-3</b> Site-Specific Acoustical Analysis – Multi-Family Residences - Interior. 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 as indicated in the Noise Assessment Technical Report for the Otay Ranch University Villages Project (Dudek 2014), the Applicant or its designee shall: (i) prepare a site-specific acoustical analysis identifying those noise control measures necessary to achieve 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); and (ii) implement those measures necessary to achieve compliance with all applicable noise standards.</p> <p>This mitigation measure shall apply to neighborhoods R-14a, R-15a, R-16, R-17 and R-18d in Village Eight East; and neighborhoods R-5, R-6, R-7, R-8, R-9, R-10, R-17a, R-17b, R-17c, R-18a, R-18b, R-19a, R-19b, and R-19c in Village Ten, where exterior noise levels exceed 60 dBA CNEL.</p> <p>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 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 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.</p> <p>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.</p> <p>The acoustical analysis shall be prepared to the satisfaction of the Development Services Director (or their designee), and all required</p> | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |

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

| Mitigation Measure   | Time Frame of Mitigation and Responsible Party |            |               |             | Monitoring Reporting Agency | Time Frame for Verification Frequency to |        | Date of Completion | Date of Verification |
|--|--|------------|---------------|-------------|-----------------------------|--|--------|--------------------|----------------------|
|  | Planning                                       | Pre-Const. | During Const. | Post Const. |                             | Monitor                                  | Report |                    |                      |
| noise control measures identified in the acoustical analysis shall be made conditions of building permit issuance.   |  |            |               |             |                             |  |        |                    |                      |
| <p><b>MM NOI-4</b> Site-Specific Acoustic Analysis – Non-Residential Commercial and/or Mixed-Use Residential – Exterior. Concurrent with design review and prior to the approval of building permits for non-residential commercial and/or mixed use residential area where exterior noise levels exceed 65 dBA CNEL as indicated in the Noise Assessment Technical Report for the Otay Ranch University Villages Project (Dudek 2014), the Applicant or its designee shall: (i) prepare a site-specific acoustical analysis identifying those noise control measures necessary to ensure that exterior noise levels at the boundary of the proposed noise sensitive land use will be below 65 dBA CNEL; and (ii) implementation of any measures recommended as a result of the analysis.</p> <p>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 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 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.</p> <p>The acoustical analysis shall be prepared to the satisfaction of the Development Services Director (or their designee), and all required noise control measures identified in the acoustical analysis shall be made conditions of building permit issuance.</p>  | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <p><b>MM NOI-5</b> Site-Specific Acoustical Analysis – Industrial Zone. 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 identify those noise control measures necessary 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 acoustical analysis shall be prepared to the satisfaction of the Development Services Director (or their designee). All required noise control measures identified in the acoustical analysis shall be made conditions of development approval.</p>  | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <p><b>MM NOI-6</b> As a condition of approval of the proposed project, the City shall limit the active programming operational hours for neighborhood park sites to 7:00 am–10:00 pm, 7 days a week.</p>   | X  |            |               | X           | City of Chula Vista         |  |        |                    |                      |
| <p><b>MM NOI-7</b> Concurrent with design review and prior to the approval of building permits for the elementary schools: an acoustical analysis shall be prepared identifying the noise control measures necessary to ensure that noise levels at exterior use areas (i.e., playground, sports fields, athletic courts, etc.) will be below 65 dBA CNEL and requiring 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.</p> <p>The acoustical analysis shall also address control measures for outdoor school activity noise and its effect upon immediately adjacent residential land uses, to ensure school activity related noise levels do not exceed 65 dB CNEL at exterior use areas of adjacent residential properties.</p> <p>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 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.</p> <p>The acoustical analysis shall be prepared consistent with all applicable requirements 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.</p> <p>Mitigation measure NOI-7 is consistent with the <i>School Site Selection and Approval Guide</i> prepared by the California Department of Education, which provides that if a school district is considering a potential school site near a freeway or other source of noise, it should hire an acoustical engineer to determine the level of sound that location is subject to and assist in designing the school site that should</p> | X  | X          | X             |             | City of Chula Vista         |  |        |                    |                      |

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

| Mitigation Measure   | Time Frame of Mitigation and Responsible Party |            |               |             | Monitoring Reporting Agency | Time Frame for Verification Frequency to |        | Date of Completion | Date of Verification |
|--|--|------------|---------------|-------------|-----------------------------|--|--------|--------------------|----------------------|
|  | Planning                                       | Pre-Const. | During Const. | Post Const. |                             | Monitor                                  | Report |                    |                      |
| be chosen. The <i>Guide</i> provides further that the American Speech-Language-Hearing Association guidelines recommend that in classrooms sounds dissipate in 0.4 seconds or less (and not reverberate) and that background noise not rise above 30 decibels.   |  |            |               |             |                             |  |        |                    |                      |
| <b>MM NOI-8</b> The Project Applicant or its designee shall limit all project-related site preparation and construction activities 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. Minor construction (i.e., minor household do-it-yourself type projects) and non-noise-generating construction activities such as interior painting are not subject to these restrictions.   |  | X          | X             |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM NOI-9</b> Prior to the issuance of a grading permit, and in the event that blasting is proposed in Village Four, the Project Applicant or its designee shall prepare a blasting plan to ensure that exterior noise levels at noise sensitive land uses are in compliance with the City of Chula Vista General Plan Exterior Land Use / Noise Compatibility Guidelines and the City’s Noise Ordinance Exterior Noise Limits. The plan shall be prepared by a licensed blasting engineer and identify when such blasting events would occur, the approximate amount of explosives to be used (which amount shall be limited to the extent practicable so as to minimize resulting noise), and the location and proximity of the blasting event relative to sensitive receptors. If deemed beneficial for noise reduction purposes, the plan shall include a requirement that blasting mats be used. The blasting plan shall also detail the surrounding zone in which noise-sensitive land uses would be notified of planned blasting activities, and of the nature of audible warning signals to be used just prior to blasting. The blasting plan shall be prepared to the satisfaction of the Development Services Director (or their designee), and all noise control measures identified in the blasting plan shall be made conditions of grading permit issuance.  | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <i>Section 5.7 Cultural Resources</i>  |  |            |               |             |                             |  |        |                    |                      |
| <b>MM CUL-1</b> Prior to issuance of land development permits, including clearing or grubbing and grading permits, the Applicant shall provide written confirmation and incorporate into grading plans, to the satisfaction of the Development Services Director or their designee, that a principal investigator (PI) meeting the criteria listed in the Secretary of the Interior guidelines (36 CFR 61) has been retained in an oversight capacity to ensure that an archaeological monitor(s) will be present during all cutting of previously undisturbed soil. If these cutting activities occur in more than one location, multiple monitors shall be provided to monitor these areas, as determined necessary by the PI.   | X  | X          | X             |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM CUL-2</b> During the initial grading of previously undisturbed soils within the SPA Plan areas) and off-site improvement areas, prehistoric and historic resources may be encountered. In the event that the archaeological monitor identifies a potentially significant site, the monitor shall secure the discovery site from further impacts by delineating the site with staking and flagging, and by diverting grading equipment away from the archaeological site. Following notification to the City, the archaeological monitor shall conduct investigations as necessary to determine if the discovery is significant under the criteria listed in CEQA and the environmental guidelines of the City. If the discovery is determined to be not significant, grading operations may resume and the archaeological monitor shall summarize the findings in a letter report submitted to the City following the completion of mass grading activities. The letter report shall describe the results of the on-site archaeological monitoring, each archaeological site observed, the scope of testing conducted, results of laboratory analysis (if applicable), and conclusions. The letter report shall be completed to the satisfaction of the City of Chula Vista’s Development Services Director or their designee prior to the release of grading bonds. Any artifacts recovered during the evaluation of resources shall be curated at a facility approved by the City. |  |            | X             |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM CUL-3</b> For the cultural prehistoric/historic resources that are determined to be significant, alternate means of achieving mitigation shall be pursued. In general, these forms of mitigation include:<br><br><ol style="list-style-type: none"> <li>1. site avoidance by preservation of archaeological site in a natural state in open space, or in specific open space easements,</li> <li>2. site avoidance by preservation through capping the site and placing landscaping on top of the fill,</li> <li>3. data recovery through implementation of an excavation and analysis program,</li> <li>4. a combination of one or more of the above measures.</li> </ol>   |  |            | X             |             | City of Chula Vista         |  |        |                    |                      |
| See Chapter 9.0 in the <i>Cultural Resources Study for the University Villages Project at Otay Ranch</i> (Appendix F of this EIR) for the detailed mitigation and monitoring program for each of the identified significant sites that would be impacted.  |  |            |               |             |                             |  |        |                    |                      |

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

| Mitigation Measure   | Time Frame of Mitigation and Responsible Party |            |               |             | 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><b>MM CUL-4</b> For those sites that are found to contain significant resources and for which avoidance and preservation is not feasible or appropriate, the Applicant shall prepare a Data Recovery Plan. The plan will, at a minimum, include the following:</p> <ol style="list-style-type: none"> <li>1. a statement of why data recovery is appropriate as a mitigation measure,</li> <li>2. a research plan that explicitly provides the research questions that can reasonably be expected to be addressed by excavation and analysis of the site,</li> <li>3. a statement of the types and kinds of data that can reasonably be expected to exist at the site and how these data will be used to answer important research questions,</li> <li>4. a step-by-step discussion of field and laboratory methods to be employed,</li> <li>5. provisions for curation and storage of the artifacts, notes, and photographs will be stated.</li> </ol> <p>Grading operations within the affected area may resume once the site has been fully evaluated and mitigated to the satisfaction of the Development Services Director or their designee. All significant artifacts collected during the implementation of the Data Recovery Plan shall be curated at a facility approved by the City.</p> |  |            | X             |             | City of Chula Vista         |  |        |                    |                      |
| <p><b>MM CUL-5</b> Following the completion of mass grading operations, the Applicant shall prepare a plan that addresses the temporary on-site presentation and interpretation of the results of the archaeological studies for the proposed project. This could be accomplished through exhibition within a future community center, civic building and/or multi-purpose building. Any artifacts used for public displays shall be selected from the curated collections originating from the project. This exhibition will only be for temporary display of artifacts for public interpretation and display purposes. Artifacts selected for the exhibit shall be withdrawn on loan from the curation facility and will subsequently returned to that facility upon the close of the exhibition. The applicant will be responsible for the artifacts during the display period and for the return of the artifacts at the close of the exhibition. The consulting archaeologist shall act on the applicant's behalf to coordinate the curation of all collections and the subsequent use of selected artifacts for the public display.</p>  |  |            | X             |             | City of Chula Vista         |  |        |                    |                      |
| <p><b>MM CUL-6</b> If human remains are discovered during grading or site preparation activities within the SPA Plan area(s) and off-site improvement areas, the archaeological monitor shall secure the discovery site from any further disturbance. State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the San Diego County Coroner has made the necessary findings as to the origin and disposition of the remains pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most likely Descendent (MLD) of the deceased Native American. The MLD will assist the City in determining what course of action shall be taken to deal with the remains. Grading operations within the affected area may resume once the site has been fully evaluated and mitigated to the satisfaction of the Development Services Director or their designee. The Archaeological Monitor shall summarize the findings in a letter report to the City following the completion of mass grading activities.</p>   |  |            | X             |             | City of Chula Vista         |  |        |                    |                      |
| <i>Section 5.7 Paleontological Resources</i>   |  |            |               |             |                             |  |        |                    |                      |
| <p><b>MM PAL-1</b> Prior to the issuance of grading permits for the proposed project, including the Off-site Improvement Areas, the Applicant shall confirm to the Development Services Director, or their designee, that a qualified paleontologist (QP) has been retained to carry out an appropriate mitigation program. A QP is defined as an individual with a doctorate or a master's degree in paleontology or geology, who is familiar with paleontological procedures and techniques. A pre-grade meeting shall be held between the paleontologist and the grading and excavation contractors.</p>  | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <p><b>MM PAL-2</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., San Diego, Otay, and Sweetwater formations) to inspect cuts for contained fossils. (A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials.) 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 cutting of previously undisturbed sediments of moderately sensitive geologic formations (i.e., unnamed river terrace deposits of the Mission Valley Formation) to inspect cuts for contained fossils.</p> <p>A. The monitor shall be on site on at least a quarter-time basis during the original cutting of previously undisturbed sediments of low sensitivity geologic formations (i.e., Lindavista Formation and Santiago Peak Volcanics [metasedimentary portion only]) to inspect cuts for contained fossils. He or she shall periodically (every several weeks) inspect original cuts in deposits with an</p>   |  |            | X             |             | City of Chula Vista         |  |        |                    |                      |

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

| Mitigation Measure  | Time Frame of Mitigation and Responsible Party |            |               |             | Monitoring Reporting Agency | Time Frame for Verification Frequency to |        | Date of Completion | Date of Verification |
|---|--|------------|---------------|-------------|-----------------------------|--|--------|--------------------|----------------------|
|   | Planning                                       | Pre-Const. | During Const. | Post Const. |                             | Monitor                                  | Report |                    |                      |
| unknown resource sensitivity (i.e., Quaternary alluvium).<br>B. In the event that fossils are discovered in unknown, low, or moderately sensitive formations, the Applicant shall increase the per-day field monitoring time. Conversely, if fossils are not discovered, the monitoring, at the discretion of the Planning Department, shall be reduced. A paleontological monitor is not needed during grading of rocks with no resource sensitivity (i.e., Santiago Peak Volcanics, metavolcanic portion).  |  |            |               |             |                             |  |        |                    |                      |
| <b>MM PAL-3</b> When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases, this fossil salvage can be completed in a short period of time. However, some fossil specimens (such as a complete whale skeleton) may require an extended salvage time. In these instances, 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. Because of the potential for the recovery of small fossil remains such as isolated mammal teeth, it may be necessary in certain instances and at the discretion of the paleontological monitor to set up a screen-washing operation on the site.   |  |            | X             |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM PAL-4</b> Prepared fossils along with copies of all pertinent field notes, photos, and maps shall be deposited in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed. This report shall include discussions of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils.   |  |            | X             | X           | City of Chula Vista         |  |        |                    |                      |
| <i>Section 5.8 Biological Resources</i>   |  |            |               |             |                             |  |        |                    |                      |
| <b>MM BIO-1</b> Prior to the approval of the first Final Map for the project, the Project Applicant shall coordinate with the City of Chula Vista (City) Engineer and annex the project area within the Otay Ranch Preserve Community Facilities District No. 97-2.<br><br>Prior to the 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 "Developable Area" as defined by the RMP. Access for maintenance purposes shall also be conveyed to the satisfaction of the POM. 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.<br><br>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.<br><br>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         |  |        |                    |                      |
| <b>MM BIO-2</b> Prior to the issuance of any land development permits that impact maritime succulent scrub, including clearing and grubbing or grading permits, the Project Applicant shall prepare a restoration plan to restore impacts to maritime succulent scrub at a 1:1 ratio pursuant to the Otay Ranch RMP. A total of 5.5 acres will require restoration. The maritime succulent scrub restoration shall be prepared by a City-approved biologist and to the satisfaction of the Development Services Director (or their designee) pursuant to the Otay Ranch RMP restoration requirements. The restoration plan shall include, at a minimum, an implementation strategy; species salvage and relocation; appropriate seed mixtures and planting method; irrigation; quantitative and qualitative success criteria; maintenance, monitoring, and reporting program; estimated completion time; and contingency measures. The Project Applicant shall also be required to implement the revegetation plan subject to the oversight and approval of the Development Services Director (or their designee).  | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM BIO-3</b> Prior to issuance of land development permits, including clearing, grubbing, grading and construction permits for the Future and Planned Facilities associated with Village Ten, the Project Applicant shall provide a revegetation plan for temporary impacts to 0.3 acres of coastal sage scrub habitat. The revegetation plan must be prepared by a qualified City-approved biologist familiar with the City's MSCP Subarea Plan and must include, but not be limited to, an implementation plan; appropriate seed mixtures and planting method; irrigation method; quantitative and qualitative success criteria; maintenance, monitoring, and reporting program; estimated completion time; and  | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |

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

| Mitigation Measure  | Time Frame of Mitigation and Responsible Party |            |               |             | Monitoring Reporting Agency | Time Frame for Verification Frequency to |        | Date of Completion | Date of Verification |
|---|--|------------|---------------|-------------|-----------------------------|--|--------|--------------------|----------------------|
|   | Planning                                       | Pre-Const. | During Const. | Post Const. |                             | Monitor                                  | Report |                    |                      |
| contingency measures. The Project Applicant shall be required to prepare and implement the revegetation plan subject to the oversight and approval of the Development Services Director (or their designee).  |  |            |               |             |                             |  |        |                    |                      |
| <p><b>MM BIO-4</b> Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits for any areas adjacent to the preserve and the off-site facilities located within the preserve, the Project Applicant shall provide written confirmation that a City-approved biological monitor has been retained and shall be on site during clearing, grubbing, and/or grading activities. The biological monitor shall attend all pre-construction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas and protective fencing. The biological monitor shall be authorized to halt all associated project activities that may be in violation of the City's MSCP Subarea Plan and/or permits issued by any other agencies having jurisdictional authority over the project.</p> <p>Before construction activities occur in areas containing sensitive biological resources within the off-site facilities area, all workers shall be educated by a City-approved biologist to recognize and avoid those areas that have been marked as sensitive biological resources.</p>  | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <p><b>MM BIO-5</b> Prior to issuance of grading permits in portions of the SPA Plan areas that are adjacent to the Preserve, the Project Applicant shall install fencing. Prior to issuance of land development permits, including clearing, grubbing, grading and/or construction permits, the Project Applicant shall install fencing in accordance with Chula Vista Municipal Code (CVMC) 17.35.030. Prominently colored, well-installed fencing and signage 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 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 that work was conducted as authorized under the approved land development permit and associated plans.</p>   | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <p><b>MM BIO-6</b> Prior to issuance of land development permits, including clearing, grubbing, grading, and construction permits, the following notes shall be included on the applicable construction plans to the satisfaction of the Development Services Director (or their designee):</p> <ul style="list-style-type: none"> <li>• A qualified biologist shall be on site to monitor all vegetation clearing and periodically thereafter to ensure implementation of appropriate resource protection measures.</li> <li>• Dewatering shall be conducted in accordance with standard regulations of the RWQCB. A permit to discharge water from dewatering activities will be required. This will minimize erosion, siltation, and pollution within sensitive communities.</li> <li>• 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.</li> <li>• Material stockpiles shall be covered when not in use. This will prevent fly-off that could damage nearby sensitive vegetation communities.</li> <li>• Graded area shall be periodically watered to minimize dust that may affect adjacent vegetation.</li> </ul>   | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <p><b>MM BIO-7</b> Prior to issuance of any land development permits, including clearing or grubbing and grading and/or construction permits, the project will be required to obtain a HILT Permit pursuant to Section 17.35 of the Chula Vista Municipal Code for impacts to Chula Vista MSCP Tier I, II, and III vegetation communities as shown below in Tables 5.8-24 and 5.8-25 and in accordance with Table 5-3 of the City of Chula Vista MSCP Subarea Plan. These impacts are due to the proposed development and are not associated with Planned or Future Facilities. Mitigation for off-site impacts outside of Otay Ranch will be in accordance with the City of Chula Vista MSCP Subarea Plan and the City's Habitat Loss and Incident Take (HLIT) ordinance and as provided in the HLIT Findings. Mitigation for impacts associated with the landfill (off-site Area 5) is not required.</p> <p>Prior to issuance of any land development permits, the Applicant shall mitigate for direct impacts pursuant to Section 5.2.2 of the City's MSCP Subarea Plan. In compliance with the City's MSCP Subarea Plan, the Applicant shall secure mitigation credits within a City/Wildlife Agency-approved Conservation Bank or other approved location offering such credits consistent with the ratios specified in Tables 5.8-24 and 5.8-25.</p> <p>The Applicant shall be required to provide verification of purchase to the City, prior to issuance of any land development permits.</p> | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |

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

| Mitigation Measure  | Time Frame of Mitigation and Responsible Party |            |               |             | 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>In the event that a Project Applicant is unable to secure mitigation through an established mitigation bank approved by the City and Wildlife Agencies, the Project Applicant shall secure the required mitigation through the conservation of an area containing in-kind habitat within the City's MSCP Subarea Plan or MSCP Planning Area in accordance with the mitigation ratios contained in Table 5-3 of the City's MSCP Subarea Plan and subject to Wildlife Agency concurrence. Prior to issuance of any land development permit, and to the satisfaction and oversight of the City's Development Services Director (or their designee), the Applicant shall secure the parcel(s) that will be permanently preserved for in-kind habitat impact mitigation, prepare a long-term Management and Monitoring Plan (MMP) for the mitigation area, secure an appropriate management entity to ensure long-term biological resource management and monitoring of the mitigation area is implemented in perpetuity, and establish a long-term funding mechanism for the management and monitoring of the mitigation area in perpetuity.</p> <p>The long-term MMP shall provide management measures to be implemented to sustain the viability of the preserved habitat and identify timing for implementing the measures prescribed in the MMP. The mitigation parcel shall be restricted from future development and permanently preserved through the recordation of a conservation easement or other mechanism approved by the Wildlife Agencies as being sufficient to insure that the lands are protected in perpetuity. The conservation easement or other mechanism approved by the Wildlife Agencies shall be recorded prior to issuance of any land development permits.</p> <p>The Project Applicant shall be responsible for maintaining the biological integrity of the mitigation area and shall abide by all management and monitoring measures identified in the MMP until such time as the established long-term funding mechanism has generated sufficient revenues to enable a City-approved management entity to assume the long-term maintenance and management responsibilities.</p> |  |            |               |             |                             |  |        |                    |                      |
| <p><b>MM BIO-8</b> Prior to issuance of grading permits in portions of the SPA Plan areas that are adjacent to the Preserve, the Project Applicant shall develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be developed, approved, and implemented during construction to control storm water runoff such that erosion, sedimentation, pollution, and other adverse effects are minimized. The following performance measures contained in the Edge Plans shall be implemented to avoid the release of toxic substances associated with urban runoff:</p> <ul style="list-style-type: none"> <li>• Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures.</li> <li>• 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.</li> <li>• 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.</li> <li>• Permanent energy dissipaters shall be included for drainage outlets.</li> <li>• The BMPs contained in the SWPPP shall include, but are not limited to, silt fences, fiber rolls, gravel bags, and soil stabilization measures such as erosion control mats and hydro-seeding.</li> <li>• The project area drainage basins will be designed to provide effective water quality control measures, as outlined in the Water Quality Technical Report. Design and operational features of the drainage basins will include design features to provide maximum infiltration, 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.</li> </ul>   | X  | X          | X             |             | City of Chula Vista         |  |        |                    |                      |
| <p><b>MM BIO-9</b> The City requires that impacts to wetlands be avoided to the maximum extent possible and where impacts are unavoidable, compensatory mitigation within the Chula Vista Subarea or Chula Vista Planning Area shall be required resulting in no overall net loss of wetlands. A total of up to 1.03 acres of wetland and 0.56 acre of waters of the U.S./State within the project may be impacted within the Development Area. Off-site areas may impact a total of up to 0.98 acre of wetlands and 0.38 acre of waters (0.24 acre of waters of the U.S. and 0.14 acre of water of the State). Prior to issuance of land development permits, including clearing, grubbing, and grading</p>  | X  | X          | X             |             | City of Chula Vista         |  |        |                    |                      |



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

| Mitigation Measure  | Time Frame of Mitigation and Responsible Party  |            |               |             | Monitoring Reporting Agency | Time Frame for Verification Frequency to |        | Date of Completion | Date of Verification |
|---|---|------------|---------------|-------------|-----------------------------|--|--------|--------------------|----------------------|
|   | Planning  | Pre-Const. | During Const. | Post Const. |                             | Monitor                                  | Report |                    |                      |
|   | permits that impact jurisdictional waters, the Project Applicant 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 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. |            |               |             |                             |  |        |                    |                      |
| <b>MM BIO-10</b> 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 have been obtained.  | X   | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM BIO-11</b> The Project Applicant shall implement one of the following prior to the issuance of grading permits for areas impacting vernal pools within Village Three North: <ol style="list-style-type: none"> <li>The Project Applicant shall restore 240 square feet of vernal pools within the Village Thirteen (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 pool species. The property owner has prepared a Conceptual Vernal Pool Mitigation Plan (Dudek 2008). The Plan includes, but is not limited to an implementation plan, maintenance and monitoring program, estimated completion time, and relevant contingency measures.</li> <li>The Project Applicant shall restore 240 square feet of vernal pools somewhere other than the Village Thirteen (resort) planning area. The restoration would still 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 pool species.</li> <li>The Project Applicant shall buy into a mitigation bank in an amount that would mitigate for impacts to 120 square feet of vernal pool.</li> </ol>  | X   | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM BIO-12</b> Prior to the issuance of land development permits, including clearing or grubbing and grading permits, for areas with salvageable sensitive biological resources, including Otay tarplant, variegated dudleya, San Diego barrel cactus, San Diego bur-sage, singlewhorl burbush, south coast salscale, San Diego marsh-elder, and Robinson's pepper grass (including plant materials and soils/seed bank), the Project Applicant shall prepare a Resource Salvage Plan. The Resource Salvage Plan shall be prepared by a City-approved biologist to the satisfaction of the Development Services Director (or their designee).<br><br>The Resource Salvage Plan shall, at a minimum, evaluate options for plant salvage and relocation, including individual cactus salvage, 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 singlewhorl burbush, south coast salscale, San Diego marsh-elder, and Robinson's pepper grass, species that are all considered special-status by the CEQA and that would be impacted with project implementation. Relocation efforts may include seed collection and/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, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, and any relevant contingency measures. The program shall also be subject to the oversight of the Development Services Director (or their designee). | X   | X          | X             |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM BIO-13</b> 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. The breeding season is defined as February 15 to August 15 for coastal California gnatcatcher and other non-raptor birds and January 15 to August 31 for raptor species. 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  |   | X          |               |             | City of Chula Vista         |  |        |                    |                      |

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

| Mitigation Measure  | Time Frame of Mitigation and Responsible Party |            |               |             | Monitoring Reporting Agency | Time Frame for Verification Frequency to |        | Date of Completion | Date of Verification |
|---|--|------------|---------------|-------------|-----------------------------|--|--------|--------------------|----------------------|
|   | Planning                                       | Pre-Const. | During Const. | Post Const. |                             | Monitor                                  | Report |                    |                      |
| 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.  |  |            |               |             |                             |  |        |                    |                      |
| <b>MM BIO-14</b> Prior to issuance of any land development permits, including clearing, grubbing, and grading permits, the Project Applicant shall retain a City-approved biologist to conduct focused surveys for northern harrier to determine the presence or absence of this species within 900-feet of the construction area. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction. The results of the survey must be submitted to the City for review and approval. If active nests are detected by the City-approved biologist, a bio-monitor shall be on site during construction to minimize construction impacts and ensure that no nests are removed or disturbed until all young have fledged.  | X  | X          | X             |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM BIO-15</b> Prior to issuance of any land development permits (including clearing, grubbing, and 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  | X          | X             |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM BIO-16</b> Prior to issuance of grading permits, the Project Applicant shall submit evidence to the satisfaction of the Development Services Director (or their designee), showing that the following features of the Preserve Edge Plans (Olay Ranch Company 2013a through 2013c) have been incorporated into grading and landscaping plans:<br><br><ol style="list-style-type: none"> <li>1. Provide post and fencing and signage for sensitive habitat adjacent to trails. Prior to the issuance of land development permits, including clearing or grubbing and grading and/or construction permits, for the project, the project owner shall submit wall and fence plans depicting appropriate barriers to prevent unauthorized access to the Preserve. The wall and fence plans shall, at a minimum, illustrate the locations and cross-sections of proposed walls, fences, informational and directional signage, access controls, and/or boundary markers along the Preserve boundary and off-site pedestrian trails as conceptually described in the Edge Plans. The required wall and fence plan shall be subject to the approval of the Development Services Director (or their designee).</li> <li>2. Install canyon subdrains to prevent erosion of drainage and wetlands within the Preserve.</li> <li>3. Prevent release of toxins, chemicals, petroleum products, exotic plant materials and other elements that might degrade or harm the natural environment or ecosystem within the Preserve.</li> <li>4. Implement all necessary requirements for water quality as specified by the State and local agencies</li> <li>5. Phase out agricultural uses adjacent to the Preserve to remove pollutants from the project site.</li> <li>6. No invasive non-native plant species shall be introduced into areas immediately adjacent to, or within, the Preserve. All slopes immediately adjacent, or within, to the Preserve shall be planted with native species that reflect the adjacent native habitat, per the Edge Plan. Prior to the issuance of land development permits, including clearing or grubbing and grading and/or construction permits, for 1) areas within the 100-foot Preserve edge, and 2) infrastructure (e.g., roads, trails, utilities, etc.) sited within the Preserve, the Project Applicant shall prepare and submit to the satisfaction of the Development Services Director (or their designee) landscape plans to ensure that the proposed plant palette is consistent with the plant list contained in the Preserve Edge Plans for each village. The landscape plan shall also incorporate a manual weeding program for areas adjacent to the Preserve. The manual weeding program shall describe, at a minimum, the entity responsible for controlling invasive species, the maintenance activities and methods required to control invasive species, and a maintenance/monitoring schedule. All fuel modification shall be incorporated into development plans and shall not include any areas within the Preserve.</li> </ol> | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <b>MM BIO-17:</b> In accordance with the City's Adjacency Management Guidelines, the following mitigation measures shall be implemented to further reduce indirect impacts (from lighting, noise, invasive species, toxic substances, and public access) to sensitive biological resources located in the adjacent Preserve areas:  |  | X          | X             |             | City of Chula Vista         |  |        |                    |                      |

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

| Mitigation Measure   | Time Frame of Mitigation and Responsible Party  |            |               |             | Monitoring Reporting Agency | Time Frame for Verification Frequency to |        | Date of Completion | Date of Verification |
|--|---|------------|---------------|-------------|-----------------------------|--|--------|--------------------|----------------------|
|  | Planning  | Pre-Const. | During Const. | Post Const. |                             | Monitor                                  | Report |                    |                      |
|  | <ol style="list-style-type: none"> <li><i>Lighting.</i> In compliance with the Chula Vista MSCP Subarea Plan, all lighting shall be shielded and directed away from the Preserve. Concurrent with design review and prior to issuance of a building permit for any development located adjacent to the Preserve, the Applicant shall prepare a lighting plan and photometric analysis to the satisfaction of the Development Services Director (or their designee), 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 Development Services Director (or their designee).</li> <li><i>Noise.</i> 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. A 100-foot buffer around community park areas, specifically Community Parks (P-2) south of Village Eight East and in Portion of Village Four, should be installed in sections adjacent to Preserve habitat occupied by sensitive species such as the coastal cactus wren. Potential noise generating uses, such as baseball diamonds and soccer fields, should be oriented away from sensitive species habitat in these areas. Construction activities shall include noise reduction measures or be conducted outside the breeding season of sensitive bird species.</li> <li><i>California Gnatcatcher.</i> For any work proposed between February 15 and August 15, prior to issuance of any land development permits, including clearing, grubbing, grading, and construction permits, associated with the off-site facilities located within the Preserve, the Project Applicant shall retain a City-approved biologist to conduct a pre-construction survey for the coastal California gnatcatcher to reaffirm the presence and extent of occupied habitat. The pre-construction survey area for the coastal California gnatcatcher shall encompass all habitats within the project work zone, as well as within a 300-foot buffer. 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 coastal California gnatcatcher is detected, a minimum 300-foot buffer delineated by orange biological fencing shall be established around the detected species to ensure that no work shall occur within the occupied habitat from February 15 through August 15 and on-site noise reduction techniques shall be implemented to ensure that construction noise levels do not exceed 60 dB(A) Leq-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.</li> <li><i>Invasive Species.</i> Prior to issuance of land development permits, including clearing or grubbing and grading and/or construction permits for 1) areas within the 100-foot Preserve edge, and 2) infrastructure (e.g., roads, trails, utilities, etc.) sited within the Preserve, the Project Applicant shall prepare and submit to the satisfaction of the Development Services Director (or their designee), landscape plans to ensure that the proposed plant palette is consistent with the plant list contained in the Preserve Edge Plan. The landscape plan shall also incorporate a manual weeding program for areas adjacent to the preserve. The manual weeding program shall describe at a minimum, the entity responsible for controlling invasive species, the maintenance activities and methods required to control invasives, and a maintenance/monitoring schedule.</li> <li><i>Toxic Substances.</i> See MMS BIO-4, BIO-6, BIO-8, BIO-16</li> <li><i>Public Access.</i> Prior to issuance of grading permits, the Project Applicant 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 Development Services Director (or their designee).</li> </ol> |            |               |             |                             |  |        |                    |                      |
| <p><b>MM BIO-18</b> In accordance with the City's Adjacency Management Guidelines, the following mitigation measures shall be implemented to further reduce indirect impacts from noise to sensitive biological resources located in the adjacent Preserve areas emanating from the community parks:</p> <p>Concurrent with the preparation of site-specific plan(s), and prior to the approval of a precise grading plan, the Project Applicant shall</p> |   | X          | X             |             | City of Chula Vista         |  |        |                    |                      |

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

| Mitigation Measure  | Time Frame of Mitigation and Responsible Party |            |               |             | 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>prepare, or in the case of the City being the lead on the preparation of the site specific plan, the Project Applicant shall fund the preparation of an acoustical analysis to ensure that noise impacts to surrounding Preserve areas have been minimized. The park design shall include measures to minimize noise impacts adjacent to the Preserve. Features that may be included in the park design may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>berms or walls;</li> <li>inclusion of a minimum of 100 feet between the Preserve boundary and park uses where adjacent to habitat occupied by sensitive species such as coastal California gnatcatcher and coastal cactus wren;</li> <li>allow uses within the 100-foot buffer adjacent to the Preserve that may include access roads, parking, picnic areas, walking paths, and graded slopes;</li> <li>orient potential noise generating uses such as soccer fields and baseball diamonds away from occupied coastal California gnatcatcher and coastal cactus wren habitat.</li> </ul>  |  |            |               |             |                             |  |        |                    |                      |
| <i>Section 4.10 Water Quality and Hydrology</i>   |  |            |               |             |                             |  |        |                    |                      |
| <p><b>MM HYD-1</b> <i>Erosion Control.</i> The developer shall monitor any erosion at the project's outfalls at the Olay River and, prior to the last building permit for the project, obtain approval for and complete any reconstructive work necessary to eliminate any existing erosion and prevent future erosion from occurring, all to the satisfaction of the Development Services Director.</p>  |  | X          | X             |             | City of Chula Vista         |  |        |                    |                      |
| <p><b>MM HYD-2</b> <i>Storm Water Pollution Prevention Plan.</i> Prior to issuance of each grading permit for each village or any land development permit, including clearing and grading, the Project Applicant shall submit a notice of intent and obtain coverage under the NPDES permit for construction activity from the SWRCB. Adherence to all conditions of the General Permit for Construction Activity is required. The Applicant shall be required under the SWRCB General Construction Permit to develop a SWPPP and monitoring plan that shall be submitted to the City Engineer and the Director of Public Works. The SWPPP shall be incorporated into the grading and drainage plans and shall specify both construction and post-construction structural and non-structural BMPs on site to reduce the amount of sediments and pollutants in construction and post-construction surface runoff before it is discharged into off-site storm water facilities. Section 7 of the City's Storm Water Manual outlines construction site BMP requirements. The SWPPP shall also address operation and maintenance of post-construction pollution prevention measures, including short-term and long-term funding sources and the party or parties that will be responsible for said measures. The grading plans shall note the condition requiring a SWPPP and monitoring plans.</p> | X  | X          | X             | X           | City of Chula Vista         |  |        |                    |                      |
| <p><b>MM HYD-3</b> <i>Supplemental Water Quality Report.</i> Prior to issuance of each grading permit, the Applicant shall submit supplemental reports to the Olay Ranch Villages Three North and Portion of Village Four, Village Eight East, and Village Ten Tentative Map Water Quality Technical Reports, respectively, prepared by Hunsaker and Associates' San Diego, Inc. (2014) that identifies which on-site storm water management measures from the Water Quality Technical Report have been incorporated into the project to the satisfaction of the City Engineer. If a storm water management option is chosen by the Applicant that is not shown in the water quality technical report, a project-specific water quality technical report shall be prepared for the parcel, referencing the Olay Ranch Villages Three North and Portion of Village Four, Village Eight East, or Village Ten Tentative Map Water Quality Technical Reports, prepared by Hunsaker and Associates and dated March 2014, for information relevant to regional design concepts (e.g., downstream conditions of concern) to the satisfaction of the City Engineer.</p>   | X  | X          |               |             | City of Chula Vista         |  |        |                    |                      |
| <p><b>MM HYD-4</b> <i>Post-Construction/Permanent BMPs.</i> Prior to issuance of each grading permit, the City Engineer shall verify that parcel owners have incorporated and will implement post-construction BMPs in accordance with current regulations. In particular, Applicants are required to comply with the requirements of Section 2c of the City of Chula Vista's Standard Urban Storm Water Management Plan (SUSMP), the Chula Vista Development Storm Water Manual, and the Olay Ranch Villages Three North and Portion of Village Four, Village Eight East, and Village Ten Tentative Map Water Quality Technical Report, respectively, or any supplements thereto to the satisfaction of the City Engineer. Specifically, the Applicant shall implement low impact development BMPs in the preparation of all site plans and, the Applicant shall incorporate structural on-site design features into the project design to address site design and treatment control BMPs as well as requirements of the hydromodification management plan. The Applicant shall monitor and mitigate any erosion in downstream locations that may occur as a result of on-site development.</p>  |  |            |               | X           | City of Chula Vista         |  |        |                    |                      |

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

| Mitigation Measure   | Time Frame of Mitigation and Responsible Party |            |               |             | Monitoring Reporting Agency                                    | Time Frame for Verification Frequency to |        | Date of Completion | Date of Verification |
|--|--|------------|---------------|-------------|--|--|--------|--------------------|----------------------|
|  | Planning                                       | Pre-Const. | During Const. | Post Const. |  | Monitor                                  | Report |                    |                      |
| <b>MM HYD-5</b> <i>Limitation of Grading.</i> The Project Applicant shall comply with the Chula Vista Development Storm Water Manual limitation of grading requirements, which limit disturbed soil area to 100 acres, unless expansion of a disturbed area is specifically approved by the Director of Public Works. With any phasing resulting from this limitation, if required, the Project Applicant shall provide, to the satisfaction of the City Engineer, erosion and sediment control BMPs in areas that may not be completed, before grading of additional area begins.   |  |            | X             |             | City of Chula Vista  |  |        |                    |                      |
| <b>MM HYD-6</b> <i>Hydromodification Criteria.</i> The Project Applicant shall comply, to the satisfaction of the City Engineer, with city hydromodification criteria (Municipal Permit Order R9-2007-0001 Section D.1.g) or the hydrograph modification management plan, as applicable, addressed regionally at the SPA Plan level concurrent with grading and improvement plans for each village.  |  | X          | X             |             | City of Chula Vista  |  |        |                    |                      |
| <b>MM HYD-7</b> <i>Scour Analysis.</i> Concurrent with all grading plan submittals, the Applicant shall prepare a scour analysis for all structures within the 100-year flood hazard area. Additionally, all said structures shall be monitored until the last building permit for the project has been issued.  | X  | X          |               |             | City of Chula Vista  |  |        |                    |                      |
| <i>Section 5.11 Geology and Soils</i>  |  |            |               |             |  |  |        |                    |                      |
| <b>MM GEO-1</b> Prior to the issuance of each grading permit for Village Three North and Portion of Village Four, Village Eight East, and Village Ten, the Applicant shall verify that the applicable recommendations in the Geotechnical Investigation prepared by Geocon, dated May 23, 2013; November 21, 2012; and November 20, 2012, respectively, have been incorporated into the final project design and construction documents to the satisfaction of the City Engineer. These recommendations address issues including but not limited to site grading, retaining walls, seismic design, slope stability, backdrain systems, undercuts, excavation and fill, monitoring, and soil testing. Geotechnical review of grading plans shall include a review of all proposed storm drain facilities to ensure the storm water runoff would not interfere with the proposed geotechnical recommendations. | X  | X          |               |             | City of Chula Vista  |  |        |                    |                      |
| <b>MM GEO-2</b> All graded slopes shall have a minimum factor of safety of 1.5. Strategies to increase stability may include, but are not limited to, a stability buttress or shear pins. All slope stability strategies shall be to the satisfaction of the City Engineer.  |  |            | X             |             | City of Chula Vista  |  |        |                    |                      |
| <i>Section 5.12 Public Services</i>  |  |            |               |             |  |  |        |                    |                      |
| <b>MM PUB-1</b> Prior to the issuance of each building permit for any residential dwelling units, the Applicant(s) shall pay a Public Facilities Development Impact Fee (PFDIF) in accordance with the fees in effect at the time of building permit issuance and phasing approved in the Public Facilities Finance Plan, unless stated otherwise in a separate development agreement.   | X  | X          |               |             | City of Chula Vista  |  |        |                    |                      |
| <b>MM PUB-2</b> Prior to issuance of the first building permit for Village Ten, the Applicant(s) will be required to build a temporary fire station in the currently designated Community Purpose Facilities (CPF) site if a fire station has not yet been built in Village Eight West or the EUC as identified in the Fire Facility Equipment and Deployment Master Plan (FFMP).  | X  | X          |               |             | City of Chula Vista and Chula Vista Fire Department            |  |        |                    |                      |
| <b>MM PUB-3</b> Prior to the issuance of each building permit for any residential dwelling units, the Applicant(s) shall pay the City's Public Facilities Development Impact Fee (PFDIF) in accordance with the fees in effect at the time of building permit issuance and phasing approved in the Public Facilities Finance Plan, unless stated otherwise in a separate development agreement.  | X  | X          |               |             | City of Chula Vista  |  |        |                    |                      |
| <b>MM PUB-4</b> The City of Chula Vista will continue to monitor the Chula Vista Police Department responses to emergency calls and report the results to the Growth Management Oversight Commission on an annual basis.   |  |            |               | X           | City of Chula Vista  |  |        |                    |                      |
| <b>MM PUB-5</b> Prior to issuance of each building permit, site plans shall be reviewed by the Chula Vista Police Department or its designee to ensure the incorporation of Crime Prevention through Environmental Design Features (CPTED) features and other recommendations of the Chula Vista Police Department, including but not limited to, controlled access points to parking lots and buildings, maximizing visibility along building fronts, sidewalks and public parks, and providing adequate street, parking lot and parking structure visibility and lighting.   | X  | X          |               |             | City of Chula Vista and the Chula Vista Police Department      |  |        |                    |                      |
| <b>MM PUB-6</b> Prior to the issuance of each building permit for any residential dwelling units, the Applicant(s) shall provide evidence or certification by the Chula Vista Elementary School District (CVSD) that any fee charge, dedication or other requirement levied by the school district has been complied with or that the district has determined the fee, charge, dedication or other requirements do not apply to the construction or that the Applicant has entered into a school mitigation agreement. School Facility Mitigation Fees shall be in accordance with the fees in effect at the time of building permit issuance.   | X  | X          |               |             | City of Chula Vista and Chula Vista Elementary School District |  |        |                    |                      |
| <b>MM PUB-7</b> Prior to approval of a Final Map for private development on parcels S-1 in Village Three North, Village Eight East, and Village Ten, designated for future schools, the Applicant shall provide evidence from the CVESD that the site has been determined by the district to not be needed for future use as a school site.  | X  | X          |               |             | City of Chula Vista and Chula Vista Elementary School District |  |        |                    |                      |

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

| Mitigation Measure   | Time Frame of Mitigation and Responsible Party |            |               |             | Monitoring Reporting Agency                 | Time Frame for Verification Frequency to |        | Date of Completion | Date of Verification |
|--|--|------------|---------------|-------------|---|--|--------|--------------------|----------------------|
|  | Planning                                       | Pre-Const. | During Const. | Post Const. |   | Monitor                                  | Report |                    |                      |
| <b>MM PUB-8</b> Prior to the approval of each Final Map for the project, or, for any residential development within the project that does not require a Final Map, prior to building permit approval, the Applicant shall either dedicate parkland and/or pay applicable Park Acquisition and Development in-lieu fees in accordance with the phasing indicated in the project's approved SPA Plan, the PFFP, and a park agreement, if any, subject to approval of the Development Services Director or their designee. In-lieu fees shall be based on the Park Acquisition and Development fees in effect at the time of issuance of building permits, unless stated otherwise in a parks or development agreement.   | X  | X          |               |             | City of Chula Vista                         |  |        |                    |                      |
| <b>MM PUB-9</b> Prior to the issuance of each building permit for any residential dwelling units, the Applicant shall pay recreation facility development impact fees (part of the Public Facilities Development Impact Fee) in accordance with the fees in effect at the time of building permit issuance and phasing approved in the Public Facilities Finance Plan, subject to approval of the Development Services Director or their designee.   | X  | X          |               |             | City of Chula Vista                         |  |        |                    |                      |
| <b>MM PUB-10</b> Prior to the approval of the first Final Map for each village (Village Three North, Village Eight East, and Village Ten) the Applicant shall enter into an agreement with the City that provide the following: phased dedication of public park sites, payment of Park Improvement Fees, schedule for completion of improvements, including utilities to streets adjacent to the park sites, all to the satisfaction of the Development Services Director or their designee. Under the current method for delivery of new parks the City will award a design-build contract for the project's neighborhood park. The agreement will include provisions that in the event the City chooses not to go forward with a design-build contract, the Applicant will be obligated to fully comply with the Parkland Ordinance and park threshold standards by constructing the parks in accordance with all City standards and under a time schedule as specified in the agreement. | X  | X          |               |             | City of Chula Vista                         |  |        |                    |                      |
| <b>MM PUB-11</b> Prior to approval of the first Final Map for each Village, the Applicant shall offer for dedication all public parkland identified in the Project's approved SPA Plan, or as approved by the Development Services Director or their designee. Park facilities required to meet the overall park obligation shall be identified on the first Final Map and shall be publically accessible.   | X  | X          |               |             | City of Chula Vista                         |  |        |                    |                      |
| <b>MM PUB-12</b> The Applicant shall comply with the Threshold Compliance and Recommendations contained within the PFFPs for Village Three North and Portion of Village Four, Village Eight East and Village Ten.  | X  |            |               |             | City of Chula Vista                         |  |        |                    |                      |
| <b>MM PUB-13</b> Prior to the Final Map containing the 1,313th EDU in Village Eight East, the Applicant shall secure and agree to construct the Village 8 East Community Park (P-2) Access Road from Otay Valley Road to the Community Park (P-2). Prior to the issuance of the Final Map containing for the 1,313th EDU, the Applicant shall submit to the City and obtain approval for improvement plans for the Community Park (P-2) access road to the satisfaction of the Development Services Director (or their designee). The Community Park (P-2) Access Road shall be completed prior to the issuance of the Final Map Containing the 1,929th EDU in Village Eight East.   | X  | X          |               |             | City of Chula Vista                         |  |        |                    |                      |
| <b>MM PUB-14</b> Prior to the issuance of each building permit for any residential dwelling units, the Applicant shall pay the required Public Facilities Development Impact Fee in accordance with the fees in effect at the time of building permit issuance and phasing approved in the Public Facilities Finance Plan.   | X  | X          |               |             | City of Chula Vista                         |  |        |                    |                      |
| <b>MM PUB-15</b> The City of Chula Vista shall continue to monitor library facilities and services and report the results to the Grown Management Oversight Commission on an annual basis.   |  |            |               | X           | City of Chula Vista                         |  |        |                    |                      |
| <i>Section 5.13 Utilities</i>  |  |            |               |             |   |  |        |                    |                      |
| <b>MM UTTL-1</b> Prior to issuance of each Final Map for each village, the permit Applicant/developer shall deliver to the City service availability letters from the appropriate water district.  | X  | X          |               |             | City of Chula Vista                         |  |        |                    |                      |
| <b>MM UTTL-2</b> Prior to approval of the first Final Map for each village, the Applicant shall provide a Subarea Master Plan to the Otay Water District. Water facilities improvements shall be financed or installed on-site and off-site in accordance with the fees and phasing pursuant to the approved Public Facilities Financing Plan(s) and Subarea Master Plan(s). The Subarea Master Plan shall include, but shall not be limited to:<br><br>a) Existing pipeline locations, size, and capacity<br>b) The proposed points of connection and system<br>c) The estimated water demands and/or sewer flow calculations<br>d) Governing fire department's flow requirements (flow rate, duration, hydrant spacing, etc.)<br>e) Agency Master Plan<br>f) Agency's planning criteria (see Sections 4.1 through 4.3 of the Water Agencies Standards)<br>g) Water quality maintenance<br>h) Size of the system and number of lots to be served.   | X  | X          |               |             | City of Chula Vista and Otay Water District |  |        |                    |                      |

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

| Mitigation Measure  | Time Frame of Mitigation and Responsible Party |            |               |             | Monitoring Reporting Agency                 | Time Frame for Verification Frequency to |        | Date of Completion | Date of Verification |
|---|--|------------|---------------|-------------|---|--|--------|--------------------|----------------------|
|   | Planning                                       | Pre-Const. | During Const. | Post Const. |   | Monitor                                  | Report |                    |                      |
| <b>MM UTL-3</b> Prior to approval of the first Final Map, the Applicant shall obtain the Olay Water District's approval of the Subarea Master Plan(s) for both potable and recycled water. Any on-site and off-site facilities identified in the Subarea Master Plan required to serve a Final Mapped area, including but not limited to water facilities within the SR-125 overcrossing at Olay Valley Road, shall be secured or constructed by the Applicant prior to approval of the Final Map and in accordance with the phasing in the public facilities finance plans.  | X  | X          |               |             | City of Chula Vista and Olay Water District |  |        |                    |                      |
| <b>MM UTL-4</b> Prior to design review approval in accordance with the Density Transfer provision in the Village Three and Portion of Village Four, Village Eight East and Village Ten SPA Plans, the Applicant/developer shall provide an update to the Overview of Water Service for Olay Ranch University Villages (Dexter Wilson 2014a) with each proposed project requesting a density transfer. The density transfer technical study shall demonstrate to the satisfaction of the City Engineer that adequate on-site water infrastructure will be available to support the transfer. The transfer of residential density shall be limited by the ability of the on-site water supply infrastructure to accommodate flows.  | X  | X          |               |             | City of Chula Vista                         |  |        |                    |                      |
| <b>MM UTL-5</b> The Applicant shall finance or install all on-site and off-site sewer facilities required to serve development in each village in accordance with the fees and phasing in the approved Public Facilities Finance Plan to the satisfaction of the City Engineer.   |  |            | X             |             | City of Chula Vista                         |  |        |                    |                      |
| <b>MM UTL-6</b> Prior to issuance of each building permit, the Applicant 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  | X          |               |             | City of Chula Vista                         |  |        |                    |                      |
| <b>MM UTL-7</b> Prior to design review approval in accordance with the Density Transfer provision in the Village Three North and Portion of Village Four, Village Eight East and Village Ten SPA Plans, the Applicant shall provide an update to the Overview of Sewer Service for Olay Ranch University Villages (Dexter Wilson 2014c) with each proposed project requesting a density 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.  | X  | X          |               |             | City of Chula Vista                         |  |        |                    |                      |
| <i>Section 5.15 Hazards and Risk of Upset</i>   |  |            |               |             |   |  |        |                    |                      |
| <b>MM HAZ-1</b> Prior to issuance of a mass grading permit for each village, the Applicant shall prepare a soils assessment to the satisfaction of the City Engineer to determine if residual pesticides, herbicides, and/or arsenic are present on site. The assessment shall be prepared by a Registered Environmental Assessor in accordance with Department of Toxic Substances Control guidance document. The assessment shall include analysis for organochlorine pesticides that include compounds such as toxaphene, dichlorodiphenyldichloroethane (DDD), dichlorodiphenyltrichloroethane (DDT), and dichlorodiphenyldichloroethylene (DDE), which have been historically identified at properties in the site vicinity. The concentrations of the contaminants shall be compared to regulatory agency soil screening levels for residential land use (e.g. U.S. EPA Region IX Soil Screening Levels). If levels of contamination exceeding the soil screening levels are found on site, a Soil Reuse Plan shall be prepared prior to construction on site. The Soil Reuse Plan shall include a determination of the suitability of the soils for on-site or off-site reuse, any special handling provisions that shall be incorporated as part of the site grading activities, and the procedure for the proper remediation and disposal of the contaminated soils, either on site or off site. The results of the limited soil assessment and the Soil Reuse Plan shall be submitted to the County of San Diego Department of Environmental Health, the Development Services Director (or their designee), and/or the Regional Water Quality Control Board for review and approval, prior to implementation. | X  | X          |               |             | City of Chula Vista                         |  |        |                    |                      |
| <b>MM HAZ-2A</b> Prior to approval of the Village Ten Final Map, the Applicant shall retain a Unexploded Ordnance (UXO) specialist to prepare a Safety Plan for the approximately 154 acres of the Village Ten Sectional Planning Area (SPA) Plan area that is within the boundaries of the Formerly Used Defense Site (FUDS)-eligible property as defined in the <i>Final Site Inspection Report for the Former Brown Field Bombing Range</i> (hereinafter referred to as the Site Inspection Report) prepared by Parsons for the UD Army Corps of Engineers (ACOE) dated December 2007. The Safety Plan shall be prepared to the satisfaction of the Director of Development Services or their designee. The Safety Plan shall include, but not be limited to, the following: <ul style="list-style-type: none"> <li>• Findings based on a current visual inspection of the approximately 154-acre SPA Plan area within the FUDS-eligible property including a description of evidence of current activity and uses.</li> <li>• A discussion on the prior use of the site and the types of munitions used, dates of use, etc.</li> <li>• Review of prior US Army Corps of Engineers Site Inspection Reports and historical data and summaries of those reports' conclusions.</li> <li>• Review of current site inspection data to determine trail access to and through the FUDS area.</li> <li>• A detailed characterization of the site and its risk profile, based on a combination of the reports to date, the types of</li> </ul>  | X  | X          |               |             | City of Chula Vista                         |  |        |                    |                      |

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

| Mitigation Measure  | Time Frame of Mitigation and Responsible Party |            |               |             | 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>munitions uses and found in the prior investigation and current site inspection.</p> <ul style="list-style-type: none"> <li>Hazard mitigation measures, such as fencing and signage, appropriate for this site given its risk profile and planned land use in accordance with applicable Federal, State and local requirements and best practices.</li> <li>As part of implementation of the Safety Plan, specifically the installation of fencing and/or signage determined to be appropriate for the site, or the dedication of any trails, the following shall be performed: <ul style="list-style-type: none"> <li>A surface visual survey (SVS) of future dedication trails within the approximately 154-acre Village Ten SPA Plan Area within the FUDS-eligible property boundaries shall be conducted.</li> </ul> </li> <li>UXO anomaly avoidance - performed by a UXO technician using a handheld detector at each point where intrusive activities will be performed for the installation of a fence/sign post. If subsurface metal is indicated at the desired installation point, the fence/sign post will be moved slightly to avoid the subsurface metal. If multiple fencing/signage teams are fielded, it is recommended that a UXO Technician accompany each team to provide UXO anomaly avoidance during intrusive activities such as fence and sign post installation.</li> </ul>  |  |            |               |             |   |  |        |                    |                      |
| <p><b>MM HAZ-2B</b> Prior to the approval of trail improvement plans for the OVRP/Greenbelt trail (approximately 1.3 acres), or grading plans for water quality basins (approximately 1.8 acres) and any associated access roads (approximately 0.8 acre) that are within the Village Ten SPA Plan boundary and FUDS-eligible property boundaries (hereinafter referred to as the "Cleanup area"), the applicant shall develop and implement a Village Ten FUDS Cleanup Plan in cooperation with the appropriate agencies, including but not limited to the Army Corps of Engineers (ACOE) and Department of Toxic Substances Control (DTSC), as applicable. The purpose of the Village 10 FUDS Cleanup Plan is to identify and clean up any risks of munitions or other FUDS associated risks within the Cleanup area in order to render the area suitable for the intended uses.</p> <p>The Village Ten FUDS Cleanup Plan shall include a risk assessment that identifies the nature and extent of munitions, explosives, munitions debris or other FUDS associated risks within the Cleanup area. Enough data shall be gathered to assess the threat to human health, safety and the environment, as well as to support the detailed cleanup program for any portion of the site anticipated to be impacted by grading activity, signage and fence installation, future trail users and/or future maintenance activities for the basins. The Village Ten FUDS Cleanup Plan shall be developed in cooperation with the appropriate agencies and shall be implemented by a qualified UXO specialist prior to issuance of the grading permit for the Cleanup area.</p> <p>Upon completion of the Cleanup Plan, and prior to issuance of construction permits for construction within the Cleanup area, the Applicant shall provide verification by the appropriate agency that the site is suitable for the intended uses to the satisfaction of the Development Services Director (or their designee).</p> | X  | X          |               |             | City of Chula Vista                                     |  |        |                    |                      |
| <p><b>MM HAZ-3</b> Prior to issuance of a building permit for the first structure and/or dwelling unit within the Airport Influence Area of Brown Field, the Applicant shall prepare and file a Form 7460-1, Notice of Proposed Construction or Alteration, with the Federal Aviation Administration to ensure that no objects related to development would present a hazard to air navigation.</p>   | X  | X          |               |             | City of Chula Vista and Federal Aviation Administration |  |        |                    |                      |
| <p><b>MM HAZ-4</b> Prior to the issuance of a building permit for the first structure and/or dwelling unit within the Airport Influence Area of Brown Field, the Applicant shall obtain and provide proof of Federal Aviation Administration clearance to the satisfaction of the Development Services Director (or their designee).</p>  | X  | X          |               |             | City of Chula Vista and Federal Aviation Administration |  |        |                    |                      |
| <p><b>MM HAZ-5</b> Prior to approval of the first Final Map for those areas within the overflight notification area for Brown Field, the Applicant shall record the Airport Overflight Agreement with the County Recorder's office, and provide a signed copy of the recorded Airport Overflight Agreement to the City's Development Service Director (or their designee).</p>  | X  | X          |               |             | City of Chula Vista                                     |  |        |                    |                      |

<sup>1</sup> Planning: The mitigation measures under this category are triggered during the planning stages of the project; <sup>2</sup> Pre-Construction: The mitigation measures under this category are triggered prior to the final map and after the planning phase; <sup>3</sup> During Construction: The mitigation measures under this category are triggered during the construction phase and prior to buildout; <sup>4</sup> Post-Construction: The mitigation measures under this category are triggered after construction is complete and the project has been fully buildout.