

Mitigation Monitoring Reporting Program



Otay Ranch Eastern Urban Center (EUC) Sectional Planning Area (SPA) Plan

Final Second Tier Environmental Impact Report

Second Tier EIR #07-01

SCH No. 2007041074

September 2009

EASTERN URBAN CENTER SECTIONAL PLANNING AREA PLAN MITIGATION MONITORING REPORTING PROGRAM

Introduction

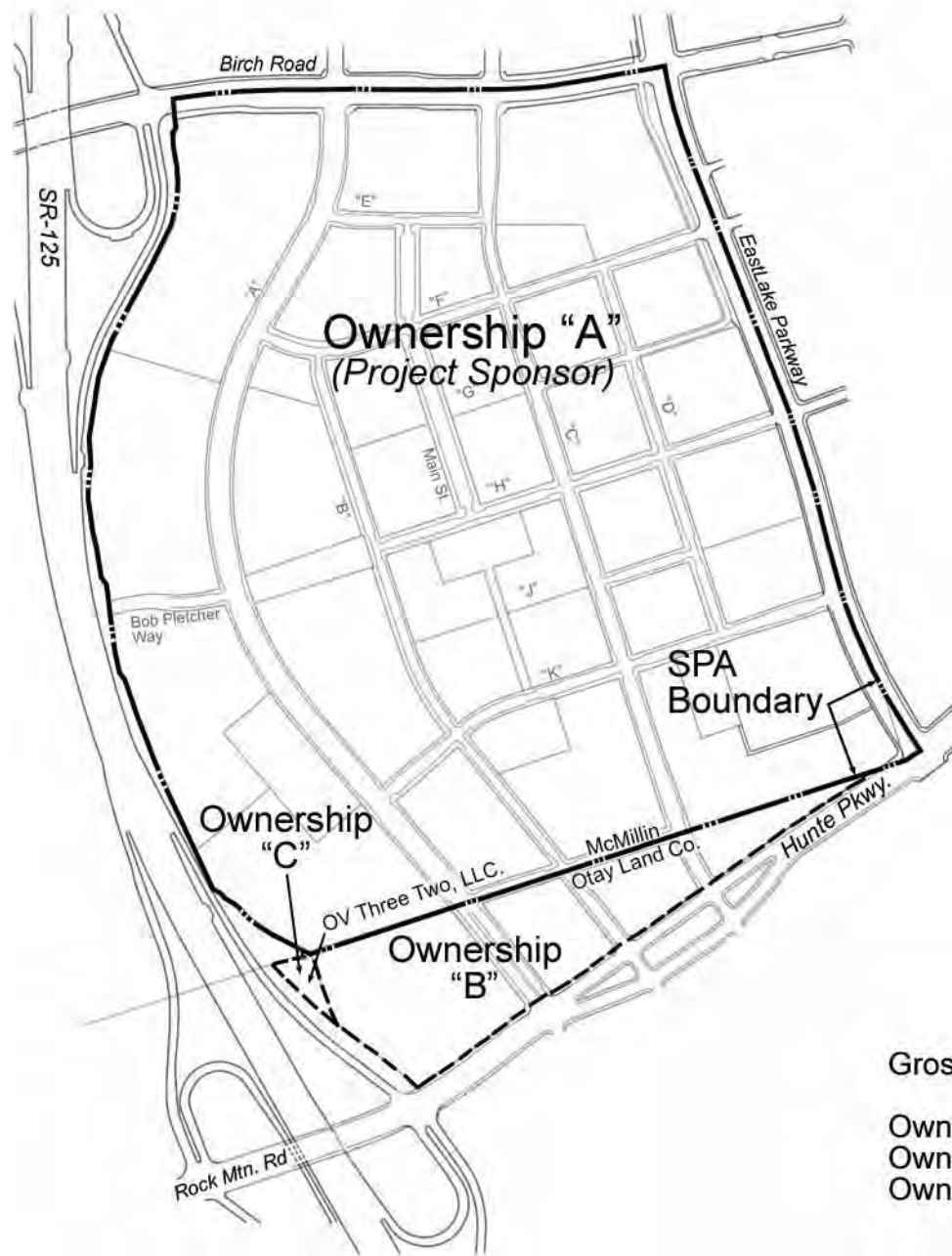
This mitigation monitoring reporting program (MMRP) was prepared by the City of Chula Vista for the Otay Ranch Eastern Urban Center (EUC) Sectional Planning Area (SPA) Plan to comply with Public Resources Code section 21081.6. Public Resources Code section 21081.6 requires public agencies to adopt such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

The monitoring program will serve a dual purpose of verifying completion of the mitigation measures for the proposed project and generating information on the effectiveness of the mitigation measures to guide future decisions. The program includes the following:

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

The proposed project is the adoption of the SPA Plan for a 206.6-acre (approximately 207-acre) portion of the 237-acre Otay EUC and approval of three off-site components including the Soils Stockpiling Area (SSA), the Salt Creek Sewer Lateral (SCSL) Improvement, and the Poggi Canyon Sewer Improvement (PCSI). The project site and current EUC ownerships are shown in Figure 1-1, *EUC Ownership Map*. Off-site project areas are shown in Figure 1-2, *Location of Off-Site Improvement Areas*. The project includes the implementation of the EUC SPA Plan and the off-site SSA, SCSL, and PCSI components. In addition, a Tentative Map (TM) is proposed to establish subdivision of the EUC site into various blocks and divisions.

The EUC is defined in the Otay Ranch General Development Plan (GDP) as an urban center and magnetic downtown for Chula Vista's East Planning Area. Under the GDP, it is intended to meet the area's regional commercial, financial, residential, professional, entertainment, and cultural needs, and to draw residents, visitors, and businesses. The proposed EUC SPA Plan would be consistent with the density and land use requirements of the GDP and, as such, would result in the development of a maximum of 2,983 multi-family residential units; a maximum of



Gross Acres*

Ownership "A"	206.6
Ownership "B"	22.2
Ownership "C"	0.7

* The gross acres shown do not include the perimeter arterials. The acres indicated for ownerships "B" & "C" are approximate.

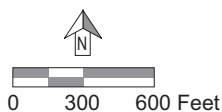


Figure 1-1
EUC Ownership Map

Source: Cinti Land Planning, 2009.

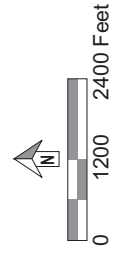


Figure 1-2
Location of Off-Site Improvement Areas

Source: Yahoo Local Maps, 2009.

non-residential floor area of 3.487 million square feet; approximately 16 acres of urban parks; an approximately 5- to 6-acre elementary school site; an approximately one-acre fire station site; and approximately 30 acres of street right-of-way. The EUC Site Utilization Plan is shown in Figure 1-3 on page 5.

The off-site Soils Stockpiling Area (SSA), Salt Creek Sewer Lateral (SCSL) Improvement, and Poggi Canyon Sewer Improvement (PCSI) components involve short-term construction activities, only. The SSA would receive fill soils from the EUC under Grading Option 1, one of the SPA Plan's two grading options; the SCSL Improvement involves installation of 173 feet of 15-inch diameter sewer line and two additional manholes on an existing line; and the PCSI involves the installation of 110 linear feet of 21-inch diameter sewer pipe in Olympic Parkway.

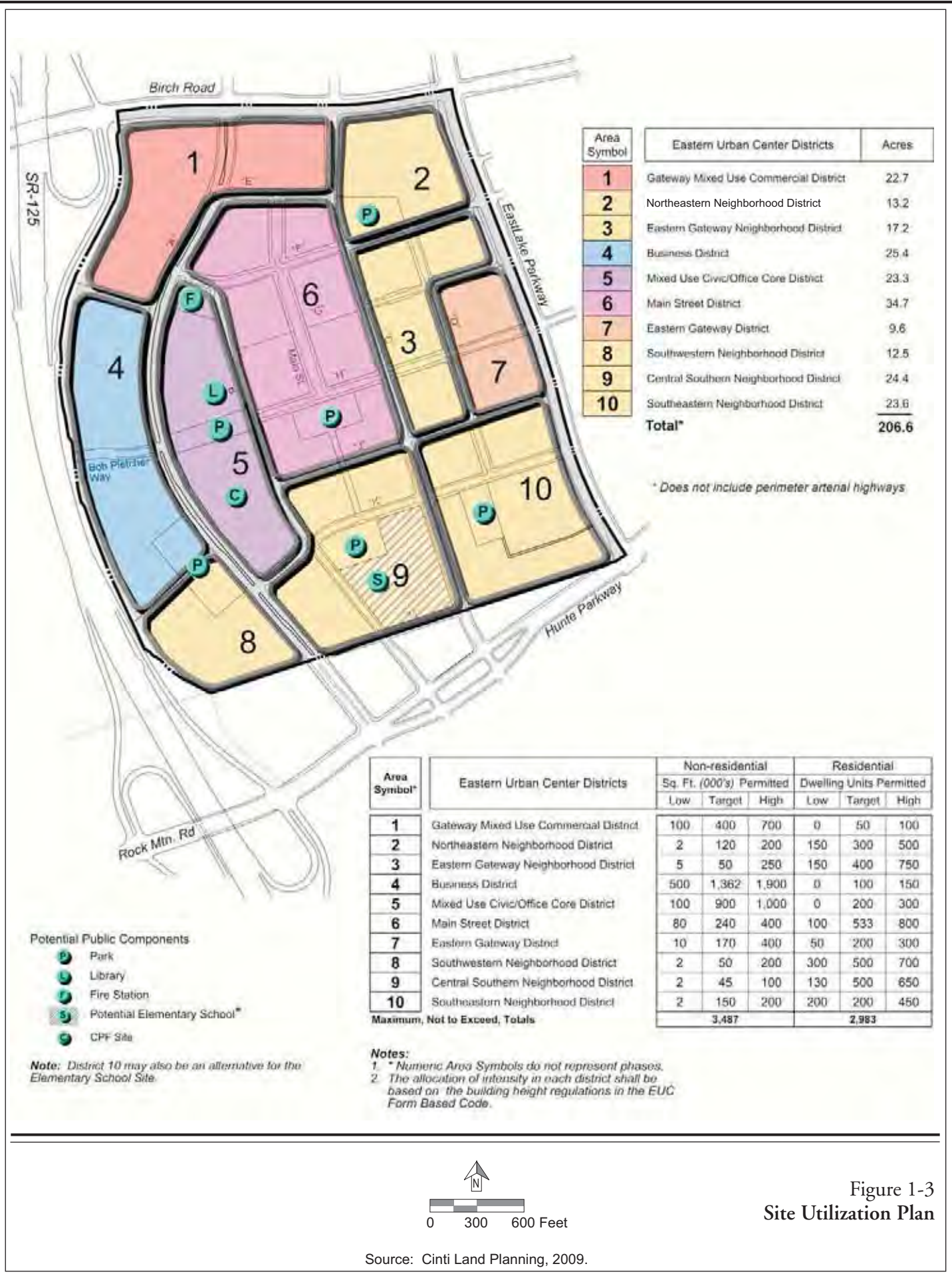
The proposed Village EUC SPA Plan would require the adoption of a Form Based Code (FBC), one of the required SPA Plan components. The Applicant and City may also enter into a Parks Agreement and Development Agreement relative to the EUC. Amendments to the General Plan and other adopted plans are not required.

The EIR, incorporated herein as referenced, focused on issues determined to be potentially significant by the City of Chula Vista. The issues addressed in the EIR include land use, landform/aesthetics, transportation, air quality, noise, cultural resources, biological resources, agricultural resources, hydrology and water quality, geology and soils, public services and utilities, hazards/risk of upset, housing and population, and global climate change.

Public Resources Code section 21081.6 requires monitoring of only those impacts identified as significant or potentially significant. The monitoring program for the EUC SPA Plan, therefore, addresses the impacts associated with only the issue areas identified above, in which impacts have been determined as potentially significant in the EIR.

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

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



Area Symbol	Eastern Urban Center Districts	Acres
1	Gateway Mixed Use Commercial District	22.7
2	Northeastern Neighborhood District	13.2
3	Eastern Gateway Neighborhood District	17.2
4	Business District	25.4
5	Mixed Use Civic/Office Core District	23.3
6	Main Street District	34.7
7	Eastern Gateway District	9.6
8	Southwestern Neighborhood District	12.5
9	Central Southern Neighborhood District	24.4
10	Southeastern Neighborhood District	23.6
Total*		206.6

* Does not include perimeter arterial highways

Area Symbol*	Eastern Urban Center Districts	Non-residential			Residential		
		Sq. Ft. (000's) Permitted			Dwelling Units Permitted		
		Low	Target	High	Low	Target	High
1	Gateway Mixed Use Commercial District	100	400	700	0	50	100
2	Northeastern Neighborhood District	2	120	200	150	300	500
3	Eastern Gateway Neighborhood District	5	50	250	150	400	750
4	Business District	500	1,362	1,900	0	100	150
5	Mixed Use Civic/Office Core District	100	900	1,000	0	200	300
6	Main Street District	80	240	400	100	533	800
7	Eastern Gateway District	10	170	400	50	200	300
8	Southwestern Neighborhood District	2	50	200	300	500	700
9	Central Southern Neighborhood District	2	45	100	130	500	650
10	Southeastern Neighborhood District	2	150	200	200	200	450
Maximum, Not to Exceed, Totals		3,487			2,983		

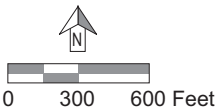


Figure 1-3
Site Utilization Plan

Source: Cinti Land Planning, 2009.

Program Procedural Guidelines

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

An effective reporting system must be established prior to any monitoring efforts. All parties involved must have a clear understanding of the mitigation measures as adopted and these mitigations must be distributed to the participants of the monitoring effort. Those that would have a complete list of all the mitigation measures adopted by the City of Chula Vista would include the City of Chula Vista and its Mitigation Monitor. The Mitigation Monitor would distribute to each Environmental Specialist and Environmental Monitor a specific list of mitigation measures that pertain to his or her monitoring tasks and the appropriate time frame that these mitigations are anticipated to be implemented.

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

Actions in Case of Noncompliance

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

- Noncompliance requiring an immediate halt to a specific task or piece of equipment;

- Infraction that warrants an immediate corrective action but does not result in work or task delay, and
- Infraction that does not warrant immediate corrective action and results in no work or time delay.

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

SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

The following table, *Mitigation Monitoring Reporting Program*, summarizes the project’s potentially significant impacts and lists the associated mitigation measures and the monitoring efforts necessary to ensure that the measures are properly implemented. All the mitigation measures identified in the EIR are recommended as conditions of project approval and are stated herein in language appropriate to such conditions. In addition, once the EUC SPA Plan has been approved, and during various stages of implementation, the designated monitors and the City of Chula Vista will further refine the mitigation measures.

MITIGATION MONITORING REPORTING PROGRAM

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
LANDFORM/ALTERATION AND AESTHETICS										
Construction and operation of the project would not significantly impact view resources. However, a mitigation measure is recommended to ensure that future development in an 89-foot portion of the project site along Hunte Parkway would meet the City's Scenic Roadway standards.	Mitigation Measure 4.2-1: Prior to approval of landscape improvement plans that involve the 89-foot portion of the EUC SPA Plan's District 10 abutting Hunte Parkway, the Applicant shall demonstrate to the satisfaction of the City Engineer that future development, slope grading and landscaping, signage and utilities will enhance the scenic quality of the route.	Applicant – Master Developer	Applicant – Master Developer			City of Chula Vista (CCV)				
Development of the site would change the undeveloped, open character of the project site to one of high-density urbanized uses, which is considered to be a potentially significant impact.	No feasible mitigation measures have been identified that would reduce this impact to a less than significant level.									
Because potential impacts associated with shade, shadow and wind access impact cannot be determined until the specific locations, sizes, and orientation of future	Mitigation Measure 4.2-2: In accordance with Section 04.04.001 of the FBC, prior to design review approval for any structure eight stories and above, the Applicant shall		Applicant – Master Developer & Applicant – Future			CCV ³				

¹ The responsible party for sewer improvements (SCSL Improvement and PCSI) is the City of Chula Vista; however, McMillin Otay Ranch, LLC will be the responsible party for funding and assuring that improvements are completed and is thus, listed as the responsible party.

² McMillin Otay Ranch, LLC is the "Applicant – Master Developer" and subsequent, site-specific builders and developers are "Applicant – Future Developer."

³ CCV = City of Chula Vista

MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
buildings are established, this impact is considered potentially significant.	prepare to the satisfaction of the Development Services Director, a light, shadow and wind pattern analysis demonstrating that adjacent shadow-sensitive uses are not shadowed for more than 3 hours between 9:00 A.M. and 3:00 P.M. during the winter or for more than 4 hours between 9:00 A.M. and 5:00 P.M. during the summer or any approved City-standard in place at the time the light, shadow and wind pattern analysis is performed.		Developer							
TRANSPORTATION										
<p><u>Intersections:</u></p> <p>Potentially significant impacts would occur at the following intersections:</p> <p><i>Horizon Year 2010 With Project:</i></p> <ul style="list-style-type: none"> Intersection #7: Olympic Parkway/ Brandywine Avenue 	<p><i>Horizon Year 2010 With Project:</i></p> <p>Mitigation Measure 4.3-1:</p> <p>Intersection #7: Prior to implementation of the first phase of the project (with 1st</p>	Applicant – Master Developer	Applicant – Master Developer			CCV				

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Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
<ul style="list-style-type: none"> Intersection #8: Olympic Parkway/ Heritage Road 	EDU) at the intersection of Olympic Parkway/ Brandywine Avenue, the Applicant shall secure or construct the re-striping of the northbound approach to include one thru lane and one shared thru-right lane and coordinate SB I-805 Ramps through Brandywine on Olympic Parkway.									
Horizon Year 2015 With Project:	Horizon Year 2015 With Project:	Applicant – Master Developer	Applicant – Master Developer			CCV				
<ul style="list-style-type: none"> Intersection #8: Olympic Parkway/ Heritage Road 	Mitigation Measure 4.3-2: Intersection #8: Prior to implementation of the first phase of the project (with 1 st EDU) at the intersection of Olympic Parkway/ Heritage Road, the Applicant shall secure or construct the addition of a southbound right-turn overlap phase.									
Horizon Year 2020 With Project:	Horizon Year 2020 With Project:	Applicant – Master Developer	Applicant – Master Developer			CCV				
<ul style="list-style-type: none"> Intersection #19: Main Street/Rock Mountain Road/ Heritage Road 	Mitigation Measure 4.3-3: Intersection #19: Prior to implementation of the third									

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		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
<p><i>Horizon Year 2030 With Project:</i></p> <ul style="list-style-type: none"> Intersection #1: Telegraph Canyon Road/Heritage Road Intersection #7: Olympic Parkway/ Brandywine Avenue 	<p>phase of the project (3,070 proposed project EDU's) at the intersection of Main Street/Heritage Road, the Applicant shall secure or construct the addition of dual northbound and dual eastbound right-turn lanes.</p> <p>Mitigation Measure 4.3-4: Intersection #1: Prior to implementation of the final phase of the project (5,270 proposed project EDU's) at the intersection of Telegraph Canyon Road/Heritage Road, the Applicant shall secure or construct the addition of an exclusive westbound right-turn lane and widening of the north leg to provide three thru lanes.</p>	Applicant – Master Developer	Applicant – Master Developer			CCV				
<ul style="list-style-type: none"> Intersection #15: Birch Road/ La Media Road 	<p>Mitigation Measure 4.3-5: Intersection #15: Prior to implementation of the final phase of the project (at 5,270 proposed project EDU's) at the intersection of Birch Road/La</p>	Applicant – Master Developer	Applicant – Master Developer			CCV				

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Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
<ul style="list-style-type: none"> Intersection #16: Birch Road/Magdalena Avenue 	<p>Media Road, the Applicant shall secure or construct the conversion of a westbound thru lane into a shared westbound thru/right-turn lane.</p> <p>Mitigation Measure 4.3-6: Intersection #16: Prior to implementation of the final phase of the project (at 5,270 proposed project EDU's) at the intersection of Birch Road/Magdalena Avenue, the Applicant shall secure or construct the addition of an exclusive eastbound right-turn lane.</p>	Applicant – Master Developer	Applicant – Master Developer			CCV				
<ul style="list-style-type: none"> Intersection #19: Main Street/Rock Mountain Road/ Heritage Road 	<p>Mitigation Measure 4.3-7: Intersection #19: Prior to implementation of the final phase of the project (at 5,270 proposed project EDU's) at the intersection of Main Street/Heritage Road, the Applicant shall secure or construct the addition of a dual northbound and a dual eastbound right-turn lanes and CCV the addition of a dual</p>	Applicant – Master Developer	Applicant – Master Developer			CCV				

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		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
<ul style="list-style-type: none"> Intersection #21: Rock Mountain Road/Magdalena Avenue 	<p>southbound right-turn overlap phase.</p> <p>Mitigation Measure 4.3-8:</p> <p>Intersection #21: Prior to implementation of the final phase of the project (at 5,270 proposed project EDU's) at the intersection of Rock Mountain Road/Magdalena Avenue, the Applicant shall secure or construct the addition of a dual southbound left-turn lane and a dual northbound right-turn lane.</p>	Applicant – Master Developer	Applicant – Master Developer			CCV				
<p><u>Roadway Segments:</u></p> <p>If the SR-125/Otay River Valley interchange is not constructed, the Hunte Parkway segment between SR-125 and Street A would operate over capacity under Year 2030 with Project conditions. All other road segments would operate at acceptable levels of service because intersections along the road segments would</p>	<p>Mitigation Measure 4.3-9:</p> <p>Hunte Parkway (SR-125 to Street A): Prior to 5,270 EDU's and if SR-125 and the Otay Valley Road interchange is not constructed, the Applicant shall secure or construct two auxiliary lanes on this roadway segment as determined necessary by the City Engineer.</p>	Applicant – Master Developer	Applicant – Master Developer			CCV				

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		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
operate at acceptable levels of service.										
<p><u>Freeway Segments:</u></p> <p>Potentially significant impacts would occur in the following Horizon years:</p> <p><i>Year 2015 With Project:</i></p> <ul style="list-style-type: none"> SB Interstate 805 – Telegraph Canyon Road to Olympic Parkway <p><i>Year 2020 With Project :</i></p> <ul style="list-style-type: none"> NB Interstate 805 – Telegraph Canyon Road to Olympic Parkway SB Interstate 805 – Telegraph Canyon Road to Olympic Parkway <p><i>Year 2030 Build-Out With Project:</i></p> <ul style="list-style-type: none"> NB Interstate 805 – Telegraph Canyon 	No mitigation measures are available to reduce the projects significant cumulative impact with respect to freeway segments.									

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Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
Road to Olympic Parkway <ul style="list-style-type: none"> SB Interstate 805 – Telegraph Canyon Road to Olympic Parkway SB Interstate 805 – Olympic Parkway to Main Street 										
Project Boundary Intersections: Potentially significant impacts would occur in the Year 2030 Build-Out With Project: <ul style="list-style-type: none"> Hunte Parkway and EastLake Parkway Hunte Parkway and Street A. 	Mitigation Measure 4.3-10: Prior to completion of the entire project (8,035 proposed project EDU's), at the Hunte Parkway/EastLake Parkway intersection, the Applicant shall secure or construct a right-turn overlap phase for the eastbound, westbound, and northbound movements. Mitigation Measure 4.3-11: Upon connection of Street A to Hunte Parkway, the Applicant shall secure or construct the Hunte Parkway/ Street A intersection with a fourth eastbound through lane, a	Applicant – Master Developer Applicant – Master Developer	Applicant – Master Developer Applicant – Master Developer			CCV CCV				

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		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
	dual northbound left-turn lane, and a southbound right-turn overlap phase.									
Other Traffic Issues: The project would have a potentially significant impact with respect to consistency with the PFFP thresholds.	Mitigation Measure 4.3-12: The Applicant, in cooperation with the City of Chula Vista, shall monitor the necessary timing to construct the SR-125 and Rock Mountain Road interchange to ensure that this improvement is constructed prior to surpassing the PFFP threshold of 5,270 proposed project EDU's. Mitigation Measure 4.3-13: The Applicant shall construct or enter into an agreement with the City of Chula Vista to construct and secure, in accordance with Section 18.16.220 of the Municipal Code, the required street improvements, including traffic signals, prior to the approval of the final map that contains the cumulative EDU trigger.	Applicant – Master Developer Applicant – Master Developer	Applicant – Master Developer CCV Applicant – Master Developer			CCV CCV				

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		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
	<p>Mitigation Measure 4.3-14: On-site streets and boundary intersections shall be constructed in accordance with the PFFP. Boundary intersections shall be constructed to their full-proposed build-out geometry when the connecting on-site links are constructed. All street improvement plans shall show project boundary intersections to the satisfaction of the City Engineer.</p>	Applicant – Master Developer	Applicant – Master Developer			CCV				
<p><u>Alternative Transportation</u> While no significant impacts were identified along the BRT route, a mitigation measure is recommended to ensure that the project applicant provides conduits at all intersections to facilitate traffic movement.</p>	<p>Mitigation Measure 4.3-15: The Applicant shall install traffic signal conduits in streets with exclusive BRT transitways throughout the entire site so that future transit signal priority treatments can be used and signals can be interconnected.</p>	Applicant – Master Developer	Applicant – Master Developer			CCV				

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		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
AIR QUALITY										
The EUC SPA Plan would conflict with SDAPCD's currently approved RAQS, which are based in part on the City's prior General Plan (adopted in 1992 and updated in 2001).	No feasible mitigation measures have been identified that would reduce this impact to a less than significant level.									
<p>Maximum construction-related regional emissions would exceed the daily significance thresholds for PM₁₀, PM_{2.5}, CO, NOx and VOC.</p> <p>Regional operation-related emissions at milestone years (2010, 2015, 2020 and 2030) would exceed the daily significance thresholds for NOx, CO, VOC, PM₁₀ and PM_{2.5}, but are not expected to exceed the thresholds for SOx.</p> <p>Localized CO hotspots analysis demonstrates a less-than-significant impact for all study intersections.</p>	<p>Mitigation Measure 4.4-1:</p> <p>Prior to approval of any grading permits, the following requirements shall be placed on all grading plans, and shall be implemented during grading of each phase of the project to minimize construction emissions:</p> <ul style="list-style-type: none"> All unpaved construction areas shall be sprinkled with water or other acceptable dust control agents during site grading or demolition activities at least twice daily; Additional watering shall be applied during windy 		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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	days or until dust emissions are not visible; <ul style="list-style-type: none"> • Trucks hauling dirt and debris shall be properly covered or maintain at least 12 inches of freeboard to reduce windblown dust and spills; • A 20 mile-per-hour speed limit on unpaved surfaces shall be enforced; • Dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce re-suspension of particulate matter caused by vehicle movement; • On-site stockpiles of excavated material shall be covered or watered; • Approach routes to the site shall be cleaned daily of construction-related dirt; 									

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

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	<ul style="list-style-type: none"> • Pave permanent roads as quickly as possible to minimize dust; • Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry; • Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads; • Remove any visible track-out into traveled public streets within 30 minutes of occurrence; • Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred; • Provide sufficient perimeter erosion control to prevent washout of silty 									

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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	material onto public roads; <ul style="list-style-type: none"> Minimize simultaneous operation of multiple construction equipment units; All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications. All equipment shall have catalytic reduction for gasoline-powered equipment and injection timing retard for diesel-powered equipment; General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues should turn their engines off when not in use to reduce vehicle emissions; and 									

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	<ul style="list-style-type: none"> Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible. 									
Project emissions would exceed thresholds for PM ₁₀ , PM _{2.5} , and, as the San Diego Air Basin (SDAB) is currently classified as non-attainment for these emissions, emission levels would be significant.	No mitigation measures are available to reduce cumulative emissions during project operation.									
<p>Temporary fugitive dust emissions during mass grading would exceed the significance threshold.</p> <p>Impacts related to localized mobile-source CO and Toxic Air Contaminants (TAC) emissions during construction and operation would be less than significant. However, to ensure compliance with established TAC thresholds, a mitigation measure is recommended.</p>	Mitigation Measure 4.4-1 shall be implemented to reduce dust emission and other particulates during construction. In addition:		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

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	<p>Mitigation Measure 4.4-2:</p> <p>Prior to approval of the building permit for any uses which are regulated for TAC emissions by the SDAPCD, the Applicant must demonstrate to the satisfaction of the Director of Planning and Building that the use complies with established criteria (such as those established by SDAPCD Rule 1200).</p>		<p>Applicant – Master Developer & Applicant – Future Developer</p>	<p>Applicant – Master Developer & Applicant – Future Developer</p>		CCV				
<p>The project may expose new residential and other sensitive-receptor uses to off-site (non-project) TACs associated with mobile sources (traffic on SR 125). The project's health risk assessment (HRA), based on a 9-year exposure duration, estimated that the cancer incidence risk associated with siting residential uses in the vicinity of the highway would be below 10 in one million, and, when added to the overall background risk from regional emissions, would result in total risk within or near the range of</p>	<p>Mitigation Measure 4.4-3:</p> <p>Prior to design review approval for any development that includes sensitive uses within 500 feet of the centerline of SR-125, such as residential, schools, day care facilities and parks, the Applicant shall demonstrate to the satisfaction of the Director of Development Services consistency with any city, State or federal standard, regarding airborne cancer risks from mobile emissions from the highway, in place at the time. The Applicant may</p>		<p>Applicant – Master Developer & Applicant – Future Developer</p>	<p>Applicant – Master Developer & Applicant – Future Developer</p>		CCV				

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existing background risk in the area.	use data from the health risk assessment conducted for this EIR to determine compliance with a new standard. If inconsistent with the standards, site-specific design measures shall be implemented, to the satisfaction of the Director of Development Services, to reduce the potential impact to meet the adopted standards.									
NOISE										
Potential sources of noise related to the proposed project include temporary construction noise, traffic generated noise, noise from on-site land uses, including the elementary school, parks, and noise from commercial uses. Future on- or off-site sensitive receptors within 250 feet on- (with the project site) or off-site (SSA, SCSL Improvement, or PCSI) grading activities or construction could experience short term nuisance noise levels during such activities.	Mitigation Measure 4.5-1: Prior to approval of any grading permit, the following measures shall be placed as notes on all grading plans, and shall be implemented during grading of each phase of the project to minimize construction noise impacts: a) Grading and exterior construction activities within 250 feet of noise sensitive uses shall be prohibited Monday through Friday from		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV				

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Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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However, compliance with the City's Municipal code would reduce this impact to below a level of significance.	<p>10:00 P.M. to 7:00 A.M., and from 10:00 P.M. to 8:00 A.M. on Saturdays and Sundays, in accordance with the City of Chula Vista Municipal Code Section 17.24.050.J.</p> <p>b) Noise-generating equipment operated at the project site shall be equipped with effective noise control devices, i.e., mufflers, lagging, and/or motor enclosures. All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.</p> <p>c) Construction truck routes and equipment shall, to the extent feasible, avoid residential areas and roadways adjacent to noise sensitive receptors.</p>									

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Temporary noise impacts due to the fire station and the fire station generator would be significant.	Mitigation Measure 4.5-4 Concurrent with the first submittal of construction plans for the fire station, a noise study shall be prepared to ensure that appropriate noise attenuation measures are implemented capable of reducing the exterior generator noise at the property lines consistent with Table III of Chapter 19.68 of the Municipal Code.		Applicant – Master Developer	Applicant – Master Developer		CCV				
An increase of 4.1 and 5.4 dBA CNEL along the highest traveled roadway segments of Birch Road would exceed the significance threshold. Project-related traffic would be below the 3.0 dBA significance threshold and less than audible. Outdoor noise generated by schools and parks, including sports activities, is considered to have potentially significant impact on adjacent sensitive uses.	Mitigation Measure 4.5-2(a): Prior to approval of design review permits for residential uses on lots directly adjacent to a proposed park site or the future EUC elementary school site, a detailed acoustical analysis report shall be prepared by a qualified acoustical consultant to ensure that interior noise levels due to exterior sources will be at or below 45 CNEL. Building plans will be available during design review and will permit the accurate calculation	Applicant – Master Developer	Applicant – Future Developer			CCV				

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	<p>of building acoustical evaluation including wall structures sound transmission loss for habitable rooms. For these lots, 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 CNEL. Consequently the design for these units may need to include mechanical ventilation or air conditioning systems to provide a habitable interior environment with the windows closed based on the results of the detailed interior acoustical analysis.</p> <p>Mitigation Measure 4.5–2(b): As part of the review process for final EUC park designs, park site plans shall be reviewed by the City to ensure that hard-court areas (basketball, tennis, etc.) and active play fields are located as far as feasible from existing or proposed residential uses with outdoor patios or</p>	<p>Applicant – Master Developer & Applicant – Future Developer</p>	<p>Applicant – Master Developer & Applicant – Future Developer & CCV</p>			CCV				

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	<p>gathering areas. The goal and performance standard for this measure is to avoid outdoor noise levels that exceed 65 CNEL for residential uses that include outdoor patios or common gathering areas that are located adjacent to park sites. This measure shall be implemented to the satisfaction of the City prior to final approval of applicable park site plans.</p> <p>Mitigation Measure 4.5–2(c): The City shall consult with the Chula Vista Elementary School District prior to or during the environmental review process for the proposed elementary school to recommend that the school site is planned such that hard-court areas and active play fields are located as far as feasible from existing or proposed residential uses with outdoor patios or gathering areas. The goal and performance standard for this measure is to avoid outdoor</p>		CCV & CVESD			CCV				

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	noise levels that exceed 65 CNEL for residential uses with outdoor patios or common gathering areas that are located adjacent to a school site.									
Noise impacts due to on-site stationary sources such as roof-top HVAC equipment would be significant.	<p>Mitigation Measure 4.5-3:</p> <p>Prior to approval of design review permits for commercial and public buildings, the following shall be implemented:</p> <p>a) Air conditioning, cooling and ventilating equipment and any other noise-generating equipment shall be screened, shielded and/or sound buffered from surrounding streets and land uses. An acoustical analysis shall be performed by a qualified acoustical consultant to verify the specific details of this mitigation measure</p>		Applicant – Master Developer & Applicant – Future Developer			CCV				

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	including geometrical dimensions and construction materials. b) Loading docks and trash collection areas shall be properly screened or enclosed and shall not be oriented toward adjacent sensitive uses.									
On-site sensitive uses would be exposed to noise levels that exceed the City's exterior noise standard of 65 CNEL for residential development and other noise sensitive uses.	Mitigation Measure 4.5-5 Prior to approval of design review permits for sensitive uses, such as residential use, libraries, daycare facilities, neighborhood parks and playgrounds, planned for areas forecasted to exceed an exterior noise level of 65 CNEL (based on Table 4.5-7 of the EIR), the following shall occur: a) An acoustical analysis shall be performed for residential structures to ensure that interior noise levels due to exterior sources will be at or below 45 CNEL. Outdoor use areas such		Applicant – Master Developer & Applicant – Future Developer			CCV				

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	<p>as terraces and balconies shall not be encouraged for residential structures that front major roadways, such as SR-125, Birch Road, EastLake Parkway, and Hunte Parkway. For these residential use areas, it may be necessary for the windows to be able to remain closed to ensure that interior noise levels meet the interior design standard of 45 CNEL. Consequently the design for these units may need to include mechanical ventilation or air conditioning systems to provide a habitable interior environment with the windows closed based on the results of the interior acoustical analysis.</p> <p>b) To reduce exterior noise levels to 65 CNEL or lower at outdoor sensitive uses (i.e.,</p>									

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	<p>residential courtyards, parks, and passive recreation areas), a combination of sound barrier walls, earthen berms, and landscaping shall be designed and implemented by a qualified acoustical consultant. Alternatively, outdoor uses shall be located behind buildings (not facing traffic corridors) in a manner that shields outdoor sensitive uses from roadway noise and reduces the exterior noise level to 65 CNEL or below.</p> <p>Mitigation Measure 4.5-6: Athletic fields if placed in development areas where noise from traffic exceeds or is forecasted to exceed 70 dBA CNEL (based on Table 4.5-7 of the EIR), shall incorporate the following:</p>		Applicant – Master Developer & Applicant – Future Developer			CCV				

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	a) Sound barrier walls or earthen berms of sufficient height and length shall be designed by a qualified acoustical consultant to reduce exterior noise levels to 70 CNEL or lower; or b) Passive recreation areas, such as picnic tables, shall be located away from the roadway as far as possible. Mitigation Measure 4.5-7: The applicant may, at any time during implementation of the proposed project, submit a revised noise study prepared by a qualified acoustical consultant that takes into consideration site grading based on final grading plans and locations of intervening structures to establish new noise contours on the site. The noise study shall be approved by the City, and may be used		Applicant – Master Developer & Applicant – Future Developer			CCV				

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	to implement the noise mitigation measures of this section.									
CULTURAL RESOURCES										
The proposed project could result in significant impacts to archaeological resources that may be uncovered during clearing and grading. (Note: No mitigation measure 4.6-3 is provided in the EIR or in the list of measures to address cultural resources impacts.)	Mitigation Measure 4.6-1: 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 Environmental Review Coordinator, that a principal investigator (PI) as listed by the Secretary of the Interior (36 CFR 61) has been retained in an oversight capacity to ensure that 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.		Applicant – Master Developer	Applicant – Master Developer		CCV				

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	<p>Mitigation Measure 4.6-2:</p> <p>During the initial grading of previously undisturbed soils within the EUC SPA Plan area, limits of grading or site preparation for either Grading Options 1 or 2, and SCSL Improvement Area, prehistoric and historic resources may be encountered. In the event that the monitor identifies a potentially significant site, the archaeological 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</p>		Applicant – Master Developer	Applicant – Master Developer		CCV				

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	<p>archaeological monitor shall summarize the findings in a letter report 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 Environmental Review Coordinator prior to release of grading bonds. Any artifacts recovered during the evaluation shall be curated at a curation facility approved by the City.</p> <p>For those prehistoric/historic resources that are determined to be significant, alternate means of achieving mitigation shall be pursued. In general, these forms of mitigation include: 1) site avoidance by preservation of the site in a natural state in open space or</p>									

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	<p>in open space easements, 2) site avoidance by preservation through capping the site and placing landscaping on top of the fill, 3) data recovery through implementation of an excavation and analysis program, or 4) a combination of one or more of the above measures. Procedures for implementing the alternative forms of mitigation described herein are further detailed in the Mitigation Monitoring and Reporting Program adopted as part of the Otay Ranch General Development Program EIR, EIR 90-01.</p> <p>For those sites that are found to be 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: 1) a statement of why data recovery is appropriate as a mitigating measure, 2) a research plan that explicitly provides the</p>									

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	<p>research questions that can reasonably be expected to be addressed by excavation and analysis of the site, 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, 4) a step-by-step discussion of field and laboratory methods to be employed, and 5) provisions for curation and storage of the artifacts, notes, and photographs will be stated. In cases involving historic resources; however, archival research and historical documentation shall be used to augment field-testing programs.</p> <p>Grading operations within the affected area may resume once the site has been fully evaluated and mitigated to the satisfaction of the Environmental Review Coordinator. All significant artifacts collected during the</p>									

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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	<p>implementation of the Data Recovery Plan shall be curated at a facility approved by the City. (This MMRP contains no mitigation measure 4.6-3.)</p> <p>Mitigation Measure 4.6-4:</p> <p>Following the completion of mass grading operations, the Applicant shall prepare a plan that addresses the temporary onsite 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. This exhibition will only be for temporary display of those materials being actively used for interpretation and display, and that permanent curation of artifacts and data will be at a regional repository that meets the standards of the State Historical Resource</p>				Applicant-Master Developer	CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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	Commission's <i>Guidelines for the Curation of Archaeological Collections</i> , dated May 7, 1993. All significant artifacts collected during the implementation of the Data Recovery Plan shall be permanently curated at a facility approved by the City.									
PALEONTOLOGICAL RESOURCES										
Geological formations underlying the EUC SPA Plan area and off-site improvement areas have a high sensitivity for paleontological resources. Therefore, on-site grading and off-site site preparation with either grading option as well as off-site excavation associated with the SCSL Improvement Area have the potential to result in significant impacts to paleontological resources. No impact to paleontological resources is anticipated in the PCSI Area due to the fact that the site has been previously disturbed by construction of the Poggi Canyon sewer.	Mitigation Measure 4.6-6: Prior to the issuance of grading permits for the EUC SPA Plan Area, limits of grading for either Grading Options 1 or 2, and the SCSL Improvement Area, the Applicant shall confirm to the City that a qualified paleontologist has been retained to carry out an appropriate mitigation program. (A qualified paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques). A pre-		Applicant – Master Developer			CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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	<p>grade meeting shall be held among the paleontologist and the grading and excavation contractors.</p> <p>Mitigation Measure 4.6-7:</p> <p>A paleontological monitor shall be onsite 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 onsite 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 and the Mission Valley Formation) to</p>		Applicant – Master Developer	Applicant – Master Developer		CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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	inspect cuts for contained fossils. a) The monitor shall be onsite 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 unknown resource sensitivity (i.e., Quaternary alluvium). 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									

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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	<p>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).</p> <p>Mitigation Measure 4.6-8: 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</p>		Applicant – Master Developer	Applicant – Master Developer		CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

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	<p>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.</p> <p>Mitigation Measure 4.6-9: 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.</p>			Applicant – Master Developer	Applicant – Master Developer	CCV				
On-site grading and off-site site preparation with either grading option as well as off-site construction associated with the SCSL Improvement Area have the potential to result in	<p>Mitigation Measure 4.6-5: If human remains are discovered during grading or site preparation activities within the EUC SPA Plan</p>			Applicant – Master Developer		CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

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significant impacts to human remains. No impact to human remains is anticipated in the PCSI Area due to the fact that the site has been previously disturbed by construction of the Poggi Canyon Sewer.	area, limits of grading for either Grading Options 1 or 2 and the SCSL Improvement Area, 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									

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

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	and mitigated to the satisfaction of the Environmental Review Coordinator. The Archaeological Monitor shall summarize the findings in a letter report to the City following the completion of mass grading activities.									
BIOLOGICAL RESOURCES										
The project would have the following substantial adverse effect, both directly and through habitat modifications, on sensitive wildlife species.	Mitigation Measure 4.7-1: Prior to issuance of any land development permits, including clearing and grubbing or grading permits for the EUC project site and the SSA, the applicant shall retain a City-approved biologist to conduct focused surveys for the northern harrier to determine the presence or absence of this species within 900 feet of the construction area, if construction will occur during the breeding season (January 15 through July 31) (excluding areas west of SR-125). The pre-construction survey must be conducted		Applicant – Master Developer	Applicant – Master Developer		CCV				
<ul style="list-style-type: none"> Ground nesting raptor species, including the northern harrier and burrowing owl, would be impacted within the EUC SPA Plan and SSA. <p>The northern harrier, burrowing owl, white-tailed kite, and San Diego black-tailed jackrabbit would be impacted by the loss of</p>										

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<p>159.2 acres of agricultural lands utilized as foraging habitat.</p> <ul style="list-style-type: none"> The coastal California gnatcatcher would be temporarily impacted within the SCSL Improvement Area. <p>The project may have significant indirect effects on the MSCP Preserve associated with construction noise avian breeding seasons, water quality, introduction of non-native exotic plant species following construction, and human intrusion.</p> <p>Modifications associated with the SCSL would impact 0.16 acre of Diegan coastal sage scrub.</p>	<p>within 10 calendar days prior to the start of construction, the results of which must be submitted to the City for review and approval. If active nests are detected by the City-approved biologist, a biological monitor should be on-site during construction to minimize construction impacts and ensure that no nests are removed or disturbed until all young have fledged.</p> <p>Mitigation Measure 4.7-2: Prior to issuance of any land development permits (including clearing and grubbing or grading permits) for the EUC project site and</p>		Applicant – Master Developer	Applicant – Master Developer		CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

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	<p>the SSA, the 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.</p> <p>Mitigation Measure 4.7-4: For any work proposed to be initiated between February 15 and August 15, prior to issuance of any land development permits, including clearing, grubbing, grading, and construction permits associated with improvements to the off-site</p>		Applicant – Master Developer	Applicant – Master Developer		CCV				

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	<p>SCSL, a pre-construction survey for the coastal California gnatcatcher must be performed in order to reaffirm the presence and extent of occupied habitat. The pre-construction survey area for the coastal California gnatcatcher shall encompass all habitat within the project work zone as well as a 300-foot buffer extending from the study area as delineated on Figure 5 of the HELIX biological technical report.</p> <p>The pre-construction survey must be performed to the satisfaction of the Environmental Review Coordinator (ERC) 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 ERC 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</p>									

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	<p>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 incorporated, as appropriate. The ERC 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 ERC following the review and approval of the pre-construction report.</p> <p>Mitigation Measure 4.7-5: Prior to issuance of land development permits, including clearing, grubbing, grading and construction permits for the off-site SCSL project, the applicant shall provide a revegetation plan for</p>		Applicant – Master Developer	Applicant – Master Developer		CCV				

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	<p>0.16 acre of Diegan coastal sage scrub to the satisfaction of the City's Environmental Review Coordinator (ERC). 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 contingency measures. The applicant shall also be required to implement the revegetation plan subject to the oversight and approval of the ERC.</p> <p>Mitigation Measure 4.7-6:</p> <p>Prior to issuance of land development permits, including clearing or grubbing and grading and/or construction permits for the</p>		Applicant – Master Developer	Applicant – Master Developer		CCV				

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	<p>off-site SCSL, the applicant shall install fencing in accordance with 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 the off-site SCSL. 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> <p>Mitigation Measure 4.7-7: A biological monitor shall attend all pre-construction meetings and be present during the removal of any vegetation associated with the</p>		Applicant – Master Developer	Applicant – Master Developer		CCV				

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	modifications to the off-site SCSL. Prior to issuance of land development permits, including clearing or grubbing and grading and/or construction permits for the SCSL project, the applicant shall provided written confirmation that a City-approved biological monitor has been retained and shall be on-site during clearing, grubbing, and/or grading activities 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 fencing. The biological monitor shall also be on-site during the placement and removal of the proposed High Line to ensure that removal or damaging of native vegetation does not occur. The biological monitor shall be authorized to halt all associated project activities that may be in violation of the City's MSCP Subarea Plan									

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	<p>Mitigation Measure 4.7-8:</p> <p>Prior to issuance of land development permits, and prior to construction activities occurring in areas containing sensitive biological resources within the off-site SCSL, all workers shall be educated by a City-approved biologist to recognize and avoid those areas which have been marked as sensitive biological resources.</p>		Applicant – Master Developer	Applicant – Master Developer		CCV				
Careless placement of the temporary high line facility in the off-site SCSL area could impact sensitive biological resources. Also, the proposed jack and bore process in the off-site SCSL area has the potential to cause “frac-out”. These impacts would be considered significant.	<p>See Mitigation Measures 4.7-7 and 4.7-8, above. In addition the following mitigation measure is required:</p> <p>Mitigation Measure 4.7-12:</p> <p>Prior to issuance of land development permits, including clearing, grubbing, grading and construction permits for the off-site SCSL, the Applicant shall provide the City with written confirmation to the satisfaction of the City's Environmental Review Coordinator that the resource agencies have been notified of</p>		Applicant – Master Developer	Applicant – Master Developer		CCV				

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	the SCSL grading. The applicant shall also be responsible for obtaining all applicable regulatory permits, such as those required under Section 404 of the federal Clean Water Act, Section 1600 of the California Department of Fish and Game Code, and Porter Cologne Water Quality Act. In addition, prior to issuance of any grading permits associated with the off-site SCSL, the Applicant shall prepare a Frac-Out Contingency Plan (FCP) to the satisfaction of the City Engineer and the City's ERC. The FCP shall establish operational procedures and responsibilities for the prevention, containment, notification, and clean-up of the inadvertent release of drilling fluid (frac-out) that could potentially occur with the proposed directional drilling under Salt Creek. Issues									

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	<p>addressed in the plan shall include but not be limited to:</p> <ul style="list-style-type: none"> • Spoil stockpile management; • Hazardous materials storage and spill cleanup; • Site-specific erosion and sediment control; • Procedures for timely detection of frac-outs; and • Any other BMPs to ensure protection of sensitive biological resources in the adjacent Preserve areas and minimize water quality impacts as described in the SWPPP. <p>If a frac-out event were to occur during the boring and jacking process, work should cease immediately, and measures should be taken to contain the frac-out slurry in as small an area as possible.</p>									

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	The biological monitor shall contact the City and appropriate resource agencies within 24 hours of the frac-out and provide an initial assessment of impacts to native vegetation. Mitigation for the impacts will be coordinated in conjunction with the City and resource agencies.									
Potentially significant indirect impacts may occur to the jurisdictional feature downstream of the SSA due to changes in surface runoff.	See Mitigation Measure 4.7-12. The following mitigation measures also apply: Mitigation Measure 4.7-9: Prior to issuance of land development permits, including clearing or grubbing and grading and/or construction permits for the EUC project site (including the off-site SSA) or SCSL, the applicant shall provide written confirmation that Mitigation Measure 4.9.2 (Hydrology and Drainage), requiring a National Pollutant Discharge Elimination System permit (NPDES) and Storm Water		Applicant – Master Developer	Applicant – Master Developer		CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
	<p>Pollution Prevention Plan (SWPPP), has been fulfilled to the satisfaction of the City Engineer.</p> <p>Mitigation Measure 4.7-10: Prior to issuance of land development permits, including clearing or grubbing and grading and/or construction permits for the off-site SSA, the Applicant shall install temporary orange biological fencing along the limits of grading in areas adjacent to sensitive biological resources to avoid impacts on such resources. All fencing, including temporary fencing, shall be shown on the project grading plans. Prior to and during construction, the City's Mitigation Monitor shall verify that biological fencing is properly installed and maintained.</p> <p>Mitigation Measure 4.7-11: To protect the jurisdictional feature downstream of the off-</p>		Applicant – Master Developer	Applicant – Master Developer		CCV				
			Applicant – Master Developer	Applicant – Master Developer		CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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	site SSA, a City-qualified biologist shall attend a pre-construction meeting prior to initiating grading on the off-site SSA. The biologist shall be on-site to monitor all vegetation clearing and periodically thereafter to ensure implementation of appropriate resource protection measures.									
Impacts to the California gnatcatcher could result if construction activities occur within occupied habitat during the breeding season for this species (February 15 and August 15). The project would impact nesting bird species protected by the MBTA and California Fish and Game Code occurring within the EUC SPA Plan, SCSL Improvement Area, and SSA.	Mitigation Measure 4.7-13: To avoid any direct impacts to raptors and/or any migratory birds, removal of habitat that supports active nests on the proposed area of disturbance (within the EUC project site, SCSL, or SSA) should occur outside of the breeding season for these species (January 15 to August 31). If removal of habitat on the proposed area of disturbance (within the EUC project site, SCSL, or SSA) must occur during the breeding season, the applicant shall retain a City-approved biologist to conduct a pre-construction survey to		Applicant – Master Developer			CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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	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, the results of which must be submitted to the City for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan as deemed appropriate by the City, shall be prepared and include proposed measures to be implemented to ensure that disturbance of breeding activities is 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.									

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

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The proposed project would have an indirect, long-term, potentially significant impact related to biological resources management unless the Otay Ranch regional open space is preserved proportionally and concurrently with development.	Mitigation Measure 4.7-3: Prior to recordation of each final map, the applicant shall convey land within the Otay Ranch RMP Preserve at a ratio of 1.188 acres for each acre of development area, as defined in the RMP.	Applicant – Master Developer & Applicant – Future Developer				CCV				
AGRICULTURAL RESOURCES										
Impacts associated with the permanent removal of approximately 207 acres of designated Farmland of Local Importance are considered potentially significant. The implementation of Grading Option 1, which would transport and stockpile soils from the project site to the SSA, would further affect approximately 59 acres of adjacent Farmland of Local Importance (remainder of the EUC and a portion of Village Nine). Grading Option 2, which would transport and stockpile soils to the remainder of the EUC including the Hunte Parkway right-of-way	Mitigation Measure 4.8-1: The Agricultural Plan included in the EUC SPA Plan shall be implemented as development proceeds in the proposed EUC SPA Plan area. The following measures shall be implemented to the satisfaction of the City of Chula Vista's Development Services Director: Prior to approval of each building permit, the Applicant shall ensure that a 200-foot fenced buffer shall be maintained between development and			Applicant Master Developer & Applicant – Future Developer		CCV				

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(approximately 28.5 acres) would similarly result in the loss of Farmland of Local Importance in this area. In addition, without implementation of the proposed Agricultural Plan, noise, odors, insects, rodents, and chemicals associated with interim agricultural operations on the site could create indirect, short-term, potentially significant impacts between the agricultural uses and urban uses.	<p>ongoing agricultural operations on the property;</p> <ul style="list-style-type: none"> In those areas where pesticides are to be applied, the farmland owner shall utilize vegetation to shield adjacent urban development (within 400 feet) from agriculture activities. If permitted interim agricultural uses require the use of pesticides, the farmland owner shall notify adjacent developed property owners of potential pesticide application a minimum of 10 days prior to application through advertisements in newspapers of general circulation. Limits shall be established as to the time of day and type of pesticide applications that may be used. The use of pesticides shall 									

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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	comply with federal, state, and local regulations.									
HYDROLOGY AND WATER QUALITY										
Project construction would alter the quantity and composition of surface runoff through grading of site surfaces, construction of impervious streets, building development, introduction of urban pollutants, and irrigation for landscaped areas which are considered potentially significant impacts to water quality. Project operation would increase the amount of surface water runoff due to the introduction of impermeable surfaces and would increase urban pollutants in surface water runoff. This is also considered to be a potentially significant water quality impact. In addition, the potential presence of DDT in on-site soils is considered to be a potentially significant impact to surface water quality.	Mitigation Measure 4.9-1: Prior to issuance of each grading permit for the EUC SPA Plan, the SSA, the Salt Creek Sewer Lateral Improvement, and the Poggi Canyon Sewer Improvement Area or any land development permit, including clearing and grading, the Project Applicant(s) shall submit a Notice of Intent (NOI) and obtain coverage under the National Pollutant Discharge Elimination System (NPDES) permit for Construction Activity from the State Water Resources Control Board (SWRCB). The permit requires development of a Storm Water Pollution Prevention Plan (SWPPP) and Monitoring Plan that shall be submitted to the City Engineer and the Director of Public		Applicant – Master Developer	Applicant – Master Developer		CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

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	<p>Works. The SWPPP shall be incorporated into the grading and drainage plans and shall provide for implementation of construction and post-construction Best Management Practices (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. The BMPs shall include measures to mitigate potentially significant indirect impacts to the jurisdictional feature approximately 300 feet downstream of the off-site Soils Stockpiling Area. The grading plans shall note the condition requiring a SWPPP and Monitoring Plans.</p> <p>Mitigation Measure 4.9-2: Prior to issuance of each grading permit, a detailed drainage system design study shall be prepared in accordance with the City of Chula Vista's standards and</p>		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV			

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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	<p>shall be reviewed and approved by the City Engineer.</p> <p>Mitigation Measure 4.9-3: Permanent treatment controls BMPs shall be included as part of the proposed project in accordance with Section 2c of the City of Chula Vista SUSMP, the City of Chula Vista Development Storm Water Manual, 2008, and the final Water Quality Technical Report for McMillin Eastern Urban Center (WQTR) to the satisfaction of the City Engineer.</p> <p>Mitigation Measure 4.9-4: As development plans for individual parcels are prepared, parcel owners shall choose from the on-site storm water management measures included in the menu in Appendix I of the final Water Quality Technical Report for McMillin Eastern Urban Center (WQTR) and submit a</p>		<p>Applicant – Master Developer & Applicant – Future Developer</p>	<p>Applicant – Master Developer & Applicant – Future Developer</p>		CCV				
			<p>Applicant – Future Developer</p>	<p>Applicant – Future Developer</p>		CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

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		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
	<p>supplemental report to the WQTR to verify sizing to the satisfaction of the City Engineer. If an option other than what is shown on the menu is chosen by the parcel owner, a project-specific WQTR shall be prepared for each parcel, referencing the final WQTR for information relevant to regional design concepts (e.g., downstream conditions of concern) to the satisfaction of the City Engineer.</p> <p>Mitigation Measure 4.9-5:</p> <p>Upon development, each land use shall be divided into Drainage Management Areas (DMA). This will include not only streets within the parcel, but also buildings, parking lots or structures, and other areas. As each DMA would generally drain to an IMP, the specific design of these features, including their proximity to structures and how runoff would be collected and discharged from them, shall be</p>		Applicant – Master Developer	Applicant – Master Developer		CCV				

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	<p>subject to approval by the Geotechnical Engineer for the proposed project. This shall be evaluated on a lot by lot basis after rough grading is completed and prior to constructing any improvements or structures. All development within the proposed project shall be subject to the City of Chula Vista's SUSMP at the time of grading permit issuance.</p> <p>Mitigation Measure 4.9-6: Should Grading Option 2 be implemented, the interim condition above ground detention basin in the southern drainage shall be reassessed and approved by the City Engineer when the pads within the triangular wedge are developed in order to detain for the ultimate condition.</p> <p>Mitigation Measure 4.9-7: In the preparation of all site plans, the Applicant(s) shall implement Low Impact</p>		Applicant – Master Developer	Applicant – Master Developer	CCV				
			Applicant – Master Developer & Applicant –	Applicant – Master Developer & Applicant –	CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

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	<p>Development Best Management Practices (LID BMPs), unless underground treatment and detention facilities such as sand filters, underground storage and infiltration facilities, etc., are proposed. The Applicant(s) shall monitor and mitigate any erosion in downstream locations that may occur as a result of on-site development.</p> <p>Mitigation Measure 4.9-8: The Applicant(s) shall comply with the City of 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 Applicant shall provide erosion and sediment control BMPs in areas that may not be completed, before grading of additional area begins.</p>		Future Developer	Future Developer		CCV				

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	<p>Mitigation Measure 4.9-9: As a result of the NPDES Municipal Permit, Order No. R9-2007-0001, and phasing of the EUC SPA Plan development, the Applicant(s) shall comply with the City's Interim Hydromodification Criteria or Hydrograph Modification Management Plan, as applicable, addressed regionally at the EUC SPA Plan level concurrent with Grading and Improvement Plans for major streets.</p> <p>Mitigation Measure 4.9-10: Prior to the issuance of any building permit resulting in an increase in permanent impermeable area, each Applicant wanting to develop within the EUC SPA Plan is required to develop and implement post-construction SUSMP and BMPs in accordance with the most recent regulations at the time of Grading or Building Permit issuance. In particular,</p>		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV				
			Applicant – Master Developer	Applicant – Master Developer		CCV				

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	Applicants are required to comply with the requirements of the NPDES Municipal Permit, Order No. R9-2007-0001, and the City of Chula Vista Development Storm Water Manual dated January 2008, or any re-issuances thereof. Specifically, Applicants shall incorporate in the proposed project design structural on-site design features to address Site Design and Treatment Control (BMPs) as well as LID and HMP requirements. Any of said requirements may be waived if the applicant demonstrates, to the satisfaction of the City Engineer, that regional facilities exist to address such requirements.									
Development of the project could result in increased exposure to urban pollutants that could affect groundwater quality. This is considered a potentially significant impact. In addition, the potential presence of DDT in on-site	See Mitigation Measures 4.9-2 through 4.9-4, above.		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV				

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soils is considered to be a potentially significant impact to groundwater quality.										
The project, which would involve the replacement of the permeable surfaces and exposed soils, would substantially change the amount of impervious surface area on the project site. Site-generated surface water runoff would be directed from the project site to off-site drainage facilities. Nonetheless, with the project site entirely developed, paved, or landscaped, stormwater runoff could result in substantial off-site erosion to downstream facilities or flooding. These are considered to be potentially significant impacts.	See Mitigation Measures 4.9-5 through 4.9-7, above.		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV				
The proposed project, which would involve the replacement of the permeable surfaces and exposed soils, would substantially change the amount of impervious surface area on the project site. Site-	See Mitigation Measure 4.9-4, above.		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

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generated surface water runoff would be directed from the project site to off-site drainage facilities. With the site entirely developed, paved, or landscaped, a substantial increase in the rate or amount of water surface runoff could occur, resulting in flooding on- or off-site. This is considered to be a potentially significant impact. Even though the project includes features to reduce the amount and rate of runoff, features are also prescribed as mitigation measures to assure implementation and facilitate monitoring through buildout of the project.										
GEOLOGY AND SOILS										
Due to the presence of potential liquefiable soils in the EUC SPA Plan area and SCSL Improvement Area, seismic-related impacts regarding unstable soils are	Mitigation Measure 4.10-1: Prior to the issuance of each grading permit within the EUC SPA Plan area, the Applicant shall verify that the applicable recommendations in the		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

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considered to be potentially significant. Also, grading activities associated with either of the two grading options in combination with future irrigation and changes in drainage could result in potentially significant slope instabilities or landslides within the EUC SPA Plan area.	<p><i>Geotechnical Investigation</i> prepared by Geotechnics Incorporated, dated March 1, 2007, and the <i>Updated Seismic Design Parameters</i> report prepared by Geotechnics Incorporated, dated December 15, 2008 for the Eastern Urban Center have been incorporated into the project design and construction documents to the satisfaction of the City Engineer of the City of Chula Vista.</p> <p>Mitigation Measure 4.10-2:</p> <p>Prior to the approval of grading permits for placement of soils within the off-site SSA, the Applicant shall ensure that the applicable recommendations in the <i>Geotechnical Recommendation for Proposed Import Soils Second Revision, Otay Ranch Parcel "C"</i>, dated July 10, 2007, and the <i>Preliminary Geotechnical Investigation Parcel "C" Portion of Otay Ranch</i>, dated</p>		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer	CCV				

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	<p>August 30, 2006, both prepared by Pacific Soils Engineering, Inc., have been incorporated into the grading plans to the satisfaction of the City Engineer of the City of Chula Vista.</p> <p>Mitigation Measure 4.10-3:</p> <p>Prior to issuance of the grading permit for the SCSL Improvement, the City shall ensure that the applicable recommendations in the <i>Geotechnical Investigation for the Proposed Salt Creek Gravity Sewer Interceptor Project, Leighton & Associates</i>, dated October 2000, have been incorporated into the project to the satisfaction of the City Engineer of the City of Chula Vista.</p>		Applicant – Master Developer	Applicant – Master Developer		CCV				
Heavy seepage and deep saturation resulting in surficial slope failures, soil erosion, and/or loss of topsoil is considered potentially significant.	See Mitigation Measures 4.10-1 through 4.10-3, above.		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV				

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FIRE SERVICES										
The analysis of the EUC SPA Plan's construction impacts assumes the development of the proposed fire station. Construction impacts are analyzed in Sections 4.4, Air Quality; 4.5, Noise; 4.6, Cultural Resources; 4.7; Biological Resources; 4.9, Hydrology and Water Quality; and 4.10, Geology and Soils of the EIR.	See construction mitigation measures under Air Quality; Noise; Cultural Resources; Biological Resources; Hydrology and Water Quality; and Geology and Soils, above.					CCV				
The anticipated increase in residential population of 7,696 people and the employment base of 3.4 million square feet of non-residential development would increase demand on fire and emergency medical services. The increase in demand would be significant if a fully operational and appropriately equipped and staffed fire station is not provided commensurate with the demand on fire and emergency medical services. Fire flow requirements for individual projects within the	Mitigation Measure 4.11.1-1: Prior to the approval of each building permit, the Applicant shall pay Public Facilities Development Improvement Fees (PFDIF) in accordance with the fees in effect at the time of building permit issuance and phasing approved in the PFFP.		Applicant – Master Developer & Applicant – Future Developer			CCV				
	Mitigation Measure 4.11.1-2: In order to determine the SPA Plan's increased demand on fire services and potential to			Applicant – Master Developer & Applicant –		CCV				

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Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
EUC could be significant depending upon the ultimate building height and structure type.	<p>exceed GMOC standards, the City of Chula Vista shall continue to monitor the Chula Vista Fire Department responses to emergency fire and medical calls and report the results to the GMOC on an annual basis.</p> <p>Mitigation Measure 4.11.1-3: Prior the approval of each building permit and to the satisfaction of the City of Chula Vista Fire Marshall, the proposed project shall meet the provisions of the City's adopted California Fire Code. In meeting said provisions, the project shall also meet the minimum fire flow requirements based upon construction type and square footage.</p> <p>Mitigation Measure 4.11.1-4: The applicant shall deliver a site for a future fire station in accordance with the triggers/phasing prescribed in the PFFP.</p>	Applicant –Master Developer		Applicant – Master Developer & Applicant – Future Developer	Future Developer	CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
	<p>Mitigation Measure 4.11.1-5: Subject to approval of the City Council, in lieu of paying the required impact fee, the Applicant may satisfy that requirement through a written agreement by which the Applicant agrees to either pay the fee or build the facility in question, pursuant to the terms of the agreement.</p>	Applicant – Master Developer				CCV				
POLICE SERVICES										
<p>The CVPD currently does not meet GMOC thresholds for responses to Priority II calls. The proposed EUC SPA Plan would increase demand on police protection, which could increase response times if additional police officers are not provided commensurate with demand. This is considered a significant impact prior to mitigation.</p>	<p>Mitigation Measure 4.11.2-1: Prior to the issuance of each building permit for any residential dwelling units, the Applicant(s) shall pay Public Facilities Development Impact Fees (PFDIF) in accordance with the fees in effect at the time of building permit issuance and phasing approved in the PFFP, unless stated otherwise in a separate development agreement.</p>		Applicant – Master Developer & Applicant – Future Developer			CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
	<p>Mitigation Measure 4.11.2-2: The City of Chula Vista shall continue to monitor the CVPD responses to emergency calls and report the results to the GMOC on an annual basis.</p> <p>Mitigation Measure 4.11.2-3: Prior to approval of each design review permit, site plans shall be reviewed by the CVPD to ensure the incorporation of CPTED features and other recommendations of the CVPD, including, but not limited to, controlled access points to parking lots and buildings; maximizing the visibility along building fronts, sidewalks, paesos, and public parks; and providing adequate street, parking lot, and parking structure visibility and lighting.</p>		Applicant – Master Developer & Applicant – Future Developer		Applicant – Master Developer & Applicant – Future Developer	CCV CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
SCHOOL SERVICES										
Project implementation would result in a significant impact to elementary schools unless construction of an elementary school coincides with student generation and associated service demands. Provision of school facilities is the responsibility of the school district when additional demand warrants.	<p>Mitigation Measure 4.11.3-1: Prior to the issuance of each building permit, the Applicant(s) shall provide the City with evidence or certification by the CVESD 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 does not apply to the construction.</p>		Applicant – Master Developer & Applicant – Future Developer			CCV				
	<p>Mitigation Measure 4.11.3-2: Prior to approval of a final map for private development on lots 26 or 27 of the Tentative Map, the Applicant shall provide evidence from the CVESD that the site has not been determined by the district to be needed for use as a school site.</p>	Applicant – Master Developer				CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
The potential exists for OCPs, methane, or other organic gases at the future school site to exceed CVESD and State standards and for potential unstable soils to occur on-site. These issues are addressed in Sections 4.10, Geology and Soils and 4.12, Hazards and Risk of Upset.	See Geology and Soils and Hazards and Risk of Upset, above (Mitigation Measures 4.10-1 and 4.12-9, respectively).		Applicant – Master Developer & Applicant – Future Developer			CCV				
LIBRARY SERVICES										
The analysis of the EUC SPA Plan's construction impacts assumes the development of a library. Construction impacts are analyzed in Sections 4.4, Air Quality; 4.5, Noise; 4.6, Cultural Resources; 4.7, Biological Resources; 4.9, Hydrology and Water Quality; and 4.10, Geology and Soils of the EIR.	See construction mitigation measures under Air Quality; Noise; Cultural Resources; Biological Resources; Hydrology and Water Quality; and Geology and Soils, above.		Applicant – Master Developer & Applicant – Future Developer			CCV				
Impacts would be significant if the proposed library were not provided commensurate with demand.	Mitigation Measure 4.11.4-1: Prior to the issuance of each building permit for any residential dwelling units, the Applicant shall pay required Public Facility Development		Applicant – Master Developer & Applicant – Future Developer			CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
	Impact Fees in accordance with the fees in effect at the time of building permit issuance and phasing approved in the PFFP.									
	<p>Mitigation Measure 4.11.4-2: The Applicant shall deliver a site for the public library in accordance with the PFFP.</p> <p>Mitigation Measure 4.11.4-3: Subject to approval of the City Council, in lieu of paying the required impact fee, the Applicant may satisfy that requirement through a written agreement by which the Applicant agrees to either pay the fee or build the facility in question, pursuant to the terms of the agreement.</p>	Applicant – Master Developer				CCV				
		Applicant – Master Developer				CCV				
PARKS AND RECREATION, OPEN SPACE AND TRAILS										
The analysis of the EUC SPA Plan's construction impacts assumes the development of parks and recreational	See construction mitigation measures under Air Quality; Noise; Cultural Resources; Biological Resources;		Applicant – Master Developer &	Applicant – Master Developer &		CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
facilities. Construction impacts are analyzed in Sections 4.4, Air Quality; 4.5, Noise; 4.6, Cultural Resources; 4.7; Biological Resources; 4.9, Hydrology and Water Quality; and 4.10, Geology and Soils of the EIR.	Hydrology and Water Quality; and Geology and Soils, above		Applicant – Future Developer	Applicant – Future Developer						
A potentially significant impact could result, due to increased demand on existing parkland and facilities, if dedication of parkland and development of new recreation facilities does not coincide with project implementation and project population growth.	Mitigation Measure 4.11.5-1: Prior to approval of the final map(s), or for projects not requiring a final map prior to building permit approval, for residential projects, the Applicant(s) shall dedicate parkland and pay in lieu fees for the area covered by the final map(s). The delivery of said parkland and payment of in lieu fees shall be in accordance with the fees and phasing approved in the Public Facilities Financing Plan for the SPA Plan and an EUC Park Agreement, subject to approval of the Directors of Recreation and Development Services.	Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer			CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
	satisfy its parkland dedication, improvement and in lieu fee obligations pursuant to the terms of that agreement.									
WATER SERVICES										
The impact to water storage and pumping facilities would be significant if construction of facilities does not coincide with anticipated growth. As fire flow requirements are a function of the size and materials of structures, and no structure locations or specifications are available at this time, fire flow pressure requirements are not known at this time and could be significant.	<p>Mitigation Measure 4.11.6-1: Prior to issuance of each building permit, the permit applicant shall deliver to the City service availability letters from the appropriate water district.</p> <p>Mitigation Measure 4.11.6-2: Prior to approval of the first final map, the applicant shall provide a Sub-Area Master Plan (SAMP) 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 in the approved PFFP and SAMP. The SAMP shall include, but shall not be limited to:</p>	Applicant – Master Developer & Applicant – Future Developer				CCV				
		Applicant – Master Developer				CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
	<ul style="list-style-type: none"> Existing pipeline locations, size, and capacity; The proposed points of connection and system; The estimated water demands and/or sewer flow calculations; Governing fire department's flow requirements (flow rate, duration, hydrant spacing, etc); Agency Master Plan; Agency's planning criteria (see Sections 4.1 through 4.3 of the Water Agencies Standards) Water quality maintenance; and Size of the system and number of lots to be served. 									

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
	<p>Mitigation Measure 4.11.6-3: Prior to approval of the first final map, the applicant shall obtain OWD's approval of a Sub Area Master Plan (SAMP) for both potable and recycled water. Any on-site and off-site facilities identified in the SAMP required to serve a final mapped area shall be secured or constructed by the applicant prior to the approval of the final map.</p>	Applicant – Master Developer								
WASTEWATER SERVICES										
With respect to the capacity of off-site sewage conveyance lines, mitigation measures are required to ensure that the proposed project would not exceed the capacity of any line in the existing wastewater conveyance system by more than 75 percent of pipe capacity for pipes greater than 12-inch in diameter or 50 percent for pipes 12-inch or less in diameter.	<p>Mitigation Measure 4.11.7-1: Prior to design review approval and in accordance with the Intensity Transfer provisions in the EUC SPA Plan, the Applicant(s) shall provide a wastewater technical report with each proposed project requesting an intensity transfer. The technical report shall demonstrate to the satisfaction of the City Engineer that adequate wastewater infrastructure will</p>	Applicant – Master Developer & Applicant Future Developer				CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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<p>Construction of sewer facilities has the potential to result in significant short-term air emissions (including dust; noise; impacts on biological, archaeological, and paleontological resources; erosion; and ground water contamination. (Please see Sections 4.4, Air Quality; 4.5 Noise; 4.6 Cultural Resources; 4.7, Biological Resources; and 4.9, Hydrology and Water Quality, above which provide mitigation for any construction impacts of off-site improvements.)</p> <p>In addition, the proposed project would require sewage treatment beyond the City's existing wastewater treatment capacity rights and allocated additional treatment capacity. Therefore, additional capacity would need to be acquired from METRO or other sources. The means by which additional treatment capacity would be acquired is unknown and the</p>	<p>be available to support the transfer. The transfer of residential density shall be limited by the ability of sewerage facilities to accommodate flows (as shown in Figure 4.11-7, <i>Allowable EDU's in the On-site Sewer System</i>).</p> <p>Mitigation Measure 4.11.7-2:</p> <p>Prior to issuance of the first building permit related to any uses within the portion of the EUC served by the Poggi Canyon System, and to the satisfaction of the City Engineer, the developer shall:</p> <ul style="list-style-type: none"> Bond for the improvement of the constrained reach at Brandywine Avenue (Reach P270) with the first final map for the project. Monitor sewer flows within the Poggi Canyon Sewer Basin to the satisfaction of the City Engineer and submit 		Applicant – Master Developer			CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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development of additional capacity may require construction of new treatment facilities. As the location and scope of construction for any newly developed treatment facilities is unknown, the development of treatment capacity beyond the City's existing and allocated capacity may result in a potentially significant environmental impact, even understanding that such projects would likely be subject to environmental review	<p>quarterly reports to the City upon the issuance of the first building permit for the EUC;</p> <ul style="list-style-type: none"> Obtain the approval for the improvement plan and any necessary environmental permits for Reach P270 prior to the first final "B" map, unless otherwise approved by the City Engineer; Commence construction of Reach P270 upon reaching a d/D of 0.75, unless otherwise approved by the City Engineer; Complete construction of Reach P270 the sooner of one year after occupancy of the first unit sewerage to the Poggi Canyon System, or a d/D of 0.85, unless otherwise approved by the City Engineer; 									

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
	<ul style="list-style-type: none"> Not seek building permits within the Poggi Canyon Sewer Basin if any segment of the Poggi Canyon Trunk Sewer achieves a d/D of 0.85, or the City Engineer has determined, at his sole discretion, that there is not enough San Diego METRO treatment capacity for the proposed project; and Upon the completion of the Rock Mountain Trunk Sewer, divert those Village Seven flows from the Poggi Canyon Sewer Basin that were ultimately designed to flow to Salt Creek Sewer Basin so that additional capacity is provided for the EUC's permanent flows. <p>Mitigation Measure 4.11.7-3: Prior to issuance of the first building permit related to any uses within the portion of the</p>					CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
	<p>EUC served by the Village Eleven sewer lateral to the Salt Creek Sewer Interceptor, and to the satisfaction of the City Engineer, the developer shall:</p> <ul style="list-style-type: none"> • Bond for the improvement of the constrained reach along the Village Eleven lateral into the Salt Creek Sewer Interceptor with the first final map for the proposed project; • Monitor sewer flows within the constrained reach along the Village Eleven lateral into the Salt Creek Sewer Interceptor to the satisfaction of the City Engineer and submit quarterly reports to the City upon the issuance of the first building permit for the proposed project that sewers to the Salt Creek System; • Obtain the approval for 		Future Developer							

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		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
	the improvement plan and any necessary environmental permits for the constrained reach along the Village Eleven lateral into the Salt Creek Sewer Interceptor prior to the first final "B" map covering any parcel that sewers to the Salt Creek System, unless otherwise approved by the City Engineer; <ul style="list-style-type: none"> • Commence construction of the constrained reach along the Village Eleven lateral into the Salt Creek Sewer Interceptor upon reaching a d/D of 0.75, unless otherwise approved by the City Engineer; • Complete construction of the constrained reach along the Village Eleven lateral into the Salt Creek Sewer Interceptor the sooner of one year after occupancy of the first unit sewerage to the Salt 									

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Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
	Creek System, or a d/D of 0.85, unless otherwise approved by the City Engineer; <ul style="list-style-type: none"> • Not seek building permits within the Salt Creek Sewer Basin if any portion of the constrained reach along the Village Eleven lateral into the Salt Creek Sewer Interceptor achieves a d/D of 0.85, or the City Engineer has determined, at his sole discretion, that there is not enough San Diego METRO treatment capacity for the proposed project; and • Upon the completion of the Rock Mountain Trunk Sewer, divert those temporary flows from the constrained reach along the Village Eleven lateral to the sewer within Bob Pletcher Way. 									

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		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
	<p>Mitigation Measure 4.11.7-4:</p> <p>Prior to issuance of each building permit, the applicant shall pay the DIF 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.</p>									
HAZARDS/RISK OF UPSET										
<p>The EUC SPA Plan, SSA, SCSL, and PCSI areas are not listed in any regulatory databases. However, the proposed fire station would require the use fuel storage tanks containing hazardous materials.</p>	<p>Mitigation Measure 4.12-6:</p> <p>Concurrent with the first submittal of construction plans for the fire station, the fire station design shall demonstrate to the satisfaction of the Director of Development Services and Fire Marshal that the above-ground fuel tanks comply with applicable local, State and Federal fuel storage and containment regulations.</p>	Applicant – Master Developer	Applicant – Master Developer			CCV				

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Potentially significant impacts could result from the exposure of construction workers and the public to any OCP-containing soils in Areas A, B, and C of the EUC SPA Plan area. Exposure may result from any OCP-containing soils that would be released or become airborne during excavation, be left uncovered on-site, or exported off-site.	Mitigation Measure 4.12-1: Prior to approval of grading permits, the following note shall be placed on the grading plans to the satisfaction of the City Engineer: "Grading with Areas A, B, and C, as shown in Figure 2 of the <i>Organic Pesticide Assessment and Soil Reuse Plan</i> (prepared by Geocon dated June 5, 2007, revised October 4, 2007), shall be managed in accordance with the remediation measures included in the <i>Organic Pesticide Assessment and Soil Reuse Plan</i> (prepared by Geocon dated June 5, 2007, revised October 4, 2007) to the satisfaction of the City Engineer." The grading plans shall demonstrate compliance with the 2007 Geocon report.		Applicant – Master Developer			CCV				
The presence of organic toxins and gases at the future school site may exceed CVESD and state standards for public schools; thus the project would have a potentially significant	See Mitigation Measure 4.12-1, above.		Applicant – Master Developer			CCV				

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impact with respect to this threshold.	<p>Mitigation Measure 4.12-2:</p> <p>In accordance with the City's waste management ordinances and Stormwater Manual, the applicant shall implement Best Management Practices in Areas A, B, and C, during the excavation and placement of soil from the upper two feet of existing grade, so that dust, erosion, excessive pooling, and stormwater runoff do not pose a problem at the site to the satisfaction of the City Engineer.</p>		Applicant – Master Developer			CCV				
Operation of the project would involve the routine use of common landscaping, construction, and cleaning materials that may be hazardous to the environment, if not managed according to state statutes and manufactures' recommendations.	<p>Mitigation Measure 4.12-3:</p> <p>Prior to issuance of occupancy permit, the developer shall post information regarding Pacific Waste Services' Households Hazardous Waste Collection Facility within each residential unit.</p>		Applicant – Master Developer & Applicant – Future Developer			CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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Hazards associated with the poor visibility of tall structures under construction or rooftop cranes may contribute to an airport-related hazard, due to the proximity of Brown Field and aircraft over flight of the EUC under VFR or circle-to-land procedures. Also, as buildings, rooftop cranes and other temporary construction equipment in the EUC may exceed 170 feet in height, these structures would be approximately 270 feet higher than the Brown Field runway elevation. This may present an aircraft safety hazard.	Mitigation Measure 4.12-4: Prior to issuance of building permits, the FAA shall be notified of each high-rise building, structure or construction equipment that would be 800 feet or more above MSL (275 feet above Brown Field ground level). FAA recommendations regarding marking and/or lighting shall be incorporated into unfinished high rise buildings, rooftop cranes, finished high rise buildings, and any other tall structures.		Applicant – Master Developer & Applicant – Future Developer			CCV				
Although the EUC SPA Plan area is not designated as “wildlands,” vacant lands in which weeds and brush have not been controlled in close proximity to occupied uses may present a potentially significant wildfire hazard.	Mitigation Measure 4.12-5: Brush and weed control within open space and undeveloped areas of the EUC not used for agricultural purposes, shall be implemented as applicable in accordance with the City’s Urban-Wildland Interface Code.				Applicant – Master Developer & Applicant – Future Developer	CCV				

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GLOBAL CLIMATE CHANGE										
The project has the potential to result in one or more of the potential adverse effects of global warming identified in the California Global Warming Solutions Act of 2006 because of the identified significant air quality impacts. Regarding water supply, it is considered premature and speculative to make an assessment of impacts under CEQA of how climate change would affect water availability for the project.	See Air Quality, Transportation, and Water mitigation measures, above.		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV				
CUMULATIVE IMPACTS										
Landform/Aesthetics The General Plan EIR finds that future development would result in substantial changes to landforms and visual quality in currently undeveloped portions of the East Planning Area. The General Plan EIR concluded that the conversion of open, rolling hills to developed	No feasible mitigation measures have been identified that would reduce this cumulative impact to a less than significant level.									

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condition would be cumulatively significant. In addition, the Otay Ranch GDP Program EIR, states that, as the proposed EUC SPA Plan would convert undeveloped, rural land to dense urbanized uses, impacts regarding the change in the existing visual character or quality of the site are considered significant. No feasible mitigation measures would reduce this impact to a less than significant level, as any development of the EUC would impact existing open space. The proposed project and related projects in the East Planning Area would cumulatively contribute to the diminishment of open space. Therefore, the project and related projects would have a cumulatively significant aesthetic impact.										
Transportation The General Plan and the Otay Ranch GDP Program	No mitigation measures are available to reduce the significant cumulative impact with respect to freeway	Applicant – Master Developer	Applicant – Master Developer			CCV				

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EIRs conclude that, even though mitigation measures exist to reduce traffic-related impacts, the incremental cumulative impacts of future projects would remain significant and unmitigable. The project and related projects, including the Village Two, Three, and a Portion of Four SPA Plan would mitigate traffic impacts on streets segments and intersections to less than significant levels. However no feasible mitigation measures are available to the project and related projects to reduce impacts on the I-805 freeway to less than significant levels. Therefore, the project and related projects would have a significant and unavoidable cumulative impact with respect to this freeway.	segments to levels below significance.									
Air Quality The proposed EUC SPA Plan would have significant direct impacts on ambient air quality due to emissions of CO, NOx, VOC, PM ₁₀ and PM _{2.5} that	No mitigation measures are available to reduce the significant cumulative air quality impact.									

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<p>would exceed the City of Chula Vista's significance thresholds. Emissions above threshold standards would occur during both project's construction and operation phase. The EIR for the related project, the Village Two, Three, and a Portion of Four SPA Plan, similarly concludes that significant cumulative impacts with respect to attainment and PM₁₀ and other emission standards would occur. Therefore, the proposed project combined with the related development within the EUC SPA Plan Area and other related projects in the region would result in a cumulatively significant impact.</p> <p>A health risk assessment was performed to quantify cancer risk above background for residences proposed to be built near SR-125. However, the absence of adopted numeric standards directly related to the increased exposure to TACs resulting from the location of proposed residences in close proximity</p>										

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to highly utilized roadways makes it too speculative to determine significance at the project level. There are currently no standards adopted by federal, State, or regional agencies establishing acceptable levels of cumulative exposure to or health risks from airborne TACs. Consequently, a determination as to the cumulative level of significance related to potential health risks resulting from implementation of the proposed development and related projects is also too speculative at this point in time.										
Noise The project and related projects represented by the General Plan EIR could exacerbate noise levels to a magnitude that significantly impacts receivers where traffic volumes are projected to result in noise level increases of more than 3 dB, particularly at key intersections. As mitigation to reduce high noise	No mitigation measures are feasible to reduce the significant cumulative noise impact to below significance.									

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levels at existing receiver sites is not available, the General Plan EIR concluded that, noise impacts are cumulatively considerable, significant, and not mitigated. Project-related traffic is estimated to increase mobile noise from 0.4 to 2.4 dBA and would be below the 3.0 dBA significance threshold. The proposed project EIR concludes that project-specific mitigation measures would reduce noise impacts to less than significant. Nonetheless, the cumulative noise increase resulting from the proposed project in combination with related projects is expected to exceed the 3.0 dBA significance threshold on key roadway segments and is considered cumulatively significant.										
<u>Archaeological and Historic Resources</u> The project and related projects encompassed in the General Plan would extend development into areas that	No mitigation measures are feasible to reduce the significant cumulative impact to archaeological resources to below significance.									

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<p>may contain historical or archaeological resources. The proposed project would not result in a significant impact on known archaeological resources, but could result in significant impacts on archaeological resources that may be uncovered during project development. Impacts associated with related projects in the area have been determined to be significant and unavoidable. The project has proposed mitigation measures to reduce project-related impacts on cultural resources to a less than significant level. However, while any individual project may avoid or mitigate the direct loss of a specific resource, the effect would be considerable when considered cumulatively. Therefore, the project and related projects would have a significant cumulative impact with respect to historical and archaeological resources.</p>										

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<p>Paleontological Resources</p> <p>The project and related projects encompassed in the General Plan would extend development into areas that may contain paleontological resources. The proposed project would not result in a significant impact on known paleontological resources, but could result in significant impacts on paleontological resources that may be uncovered during project development. Impacts associated with related projects in the area have been determined to be significant and unavoidable. The project has proposed mitigation measures to reduce project-related impacts on paleontological resources to a less than significant level. However, similar to the conclusion of the Village Two, Three and Portion of Four EIR, mitigation measures would reduce cumulative paleontological impacts to below significance due to the</p>	See Mitigation Measures 4.6-6 through 4.6-9, above.		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV			

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fact that the discoveries of paleontological resources would contribute to important scientific information about the natural history in southwestern San Diego County.										
Biological Resources The General Plan EIR concluded that cumulative impacts on biological resources would be less than significant, with compliance with the MSCP Subarea plan (which prevents significant impacts on biological resources). The proposed project would have temporary direct and indirect impacts on the Subarea Plan's designated Preserve during the SCSL Improvement. These impacts within the Preserve are addressed and mitigated in accordance with the requirements of the MSCP. Because compliance with the MSCP Subarea Plan avoids cumulative impacts on biological resources and, because the proposed project	See Mitigation Measures 4.7-1 through 4.7-13, above.		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV				

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provides measures that meet the obligations of the plan, the project and related projects, which would be required to comply with applicable MSCP policies, would not have a significant cumulative impact on biological resources.										
<u>Agricultural Resources</u> The General Plan EIR concluded that, as no farmlands of Statewide Importance existed in the city, cumulative impacts would be less than significant. However, the proposed project would result in the loss of Farmland of Local Importance and, as such, have a significant and unavoidable impact with respect to agricultural resources. The EIR for the related Village Two, Three, and a Portion of Four SPA Plan also concluded that development would result in the permanent loss or impairment of agricultural lands. Therefore, the project and related projects would	No mitigation measures are feasible to reduce the significant cumulative impact to agricultural resources to below significance.									

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have a cumulatively significant impact with respect to agricultural resources.										
<p>Hydrology and Water Quality</p> <p>The General Plan EIR concluded that compliance with General Plan policies EE2.5, which require construction and land development techniques pursuant to applicable SWRCB and RWQCB requirements, including compliance with all federal, state, and regional water quality objectives, and General Plan Public Facilities objectives would ensure that hydrology and water quality impacts would be self-mitigating and not significant. The project and related projects would be in compliance with existing regional water quality protection programs and City drainage standards. In addition, potential impacts would be reduced to less than significance through the implementation of proposed</p>	See Mitigation Measures 4.9-1 through 4.9-10, above.		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV				

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mitigation measures. Therefore, the project and related projects would have a less than significant impact with respect to water quality and hydrology.										
Geology and Soils General Plan policies require an engineering analysis to identify potential seismic hazards prior to construction and allow for project-specific design to avoid seismic hazards. Significant geological impacts could occur within the project site and region due to the presence of potentially liquefiable soils (although the potential is identified as low in the project's geotechnical report), slope instability, or soils expansion. The City's Grading Ordinance current seismic design specifications, current UBC standards and other regulatory requirements would be implemented to address geological hazards. Although the proposed project and related projects could	See Mitigation Measures 4.10-1 through 4.10-3, above.		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV				

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result in potentially significant geological impacts associated with liquefaction or other land failure, impacts are site specific and not cumulative in nature. Therefore, the project and related projects would not have significant cumulative impact with respect to geology and soils.										
Fire Services The project and related projects encompassed in the General Plan would increase demand for fire services. According to the General Plan EIR, the City's threshold standards regarding fire service prohibit projects that are out of compliance with those standards. In addition, the City's Growth Management regulations tie the pace of development in the EUC SPA Plan to the provision of public facilities and improvements. The impacts of the proposed project and related projects on fire services would be reduced to less than significance by	See Mitigation Measures 4.11.1-1 through 4.11.1-5, above.	Applicant – Master Developer	Applicant – Master Developer & Applicant – Future Developer			CCV				

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compliance with their respective PFFP's. The proposed EUC SPA Plan also incorporates a fire station site in the Mixed-Use Civic/Office Core District that would meet the minimum demand of the proposed EUC SPA Plan and surrounding area. With the implementation of mitigation measures, the project and related projects would not have significant cumulative impact on fire services.										
Police Services The project and related projects would increase demand on police services. City's threshold standards regarding police services prohibit projects that are out of compliance with those standards. In addition, the City's Growth Management regulations tie the pace of development in the EUC SPA Plan to the provision of public facilities and improvements. The impacts of the proposed project and related projects on	See Mitigation Measures 4.11.2-1 through 4.11.2-3, above.		Applicant – Master Developer & Applicant – Future Developer		Applicant – Master Developer & Applicant – Future Developer	CCV				

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<p>police services would be reduced to less than significance through compliance with their respective PFFP's. However, the CVPD currently does not meet the GMOC thresholds for Priority II calls and, as development of the proposed project would increase demand on police services, including five additional officers, project impacts on police services would be significant. However, with the implementation of mitigation measures, the impact of the proposed project, combined with the related projects, would not have a significant cumulative impact on police services</p>										
<p>Schools The project and related projects would increase demand on schools and result in the need for additional schools. The provision of schools is the responsibility of the school district when</p>	<p>See Mitigation Measures 4.11.3-1 and 4.11.3-2, above.</p>	<p>Applicant – Master Developer</p>				CCV				

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additional demand is warranted. Impacts resulting from development completed in conformance with the proposed General Plan are considered to be self-mitigating because policies of the General Plan accommodate projected student population, ensure that school services and facilities are concurrent with need, and are based on a quantitative threshold standard. The implementation of PFFP requirements attached to new development would reduce impacts to a less than significant level. Therefore, the project and related projects would not have a significant cumulative impact on school services.										
Libraries The project and related projects would increase demand for library services. The City's threshold standards for libraries may prohibit projects that are out of compliance with those	See Mitigation Measures 4.11.4-1 through 4.11.4-3, above.	Applicant – Master Developer	Applicant – Master Developer & Applicant – Future Developer			CCV				

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standards. In addition, the City's Growth Management regulations tie the pace of development in the EUC SPA Plan to the provision of public facilities and improvements. The impacts of the proposed project and related projects on libraries would be reduced to less than significance by compliance with their respective PFFP's. The proposed EUC SPA Plan also incorporates a library site in the Mixed-Use Civic/Office Core District that would serve the population of the EUC and would help to alleviate the current deficiency in library space in the City. With implementation of mitigation measures to ensure PFFP compliance, the project and related projects would not have a significant cumulative impact on library services.										
<u>Parks, Recreation, Open Space, and Trails</u> The project and related projects would increase	See Mitigation Measures 4.11.5-1 through 4.11.5-4, above.	Applicant – Master Developer	Applicant – Master Developer &			CCV				

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demand on parks, open space, and recreational facilities. The City's threshold standard of three acres of park land per 1,000 population for all new development is considered self-mitigating. Projects that are out of compliance with this standard may be prohibited. In addition, the City's Growth Management regulations tie the pace of development in the EUC SPA Plan to the dedication of park land or in lieu fees. The proposed project and related projects are required to provide for parkland and, if necessary, equivalency fees to meet the City's GMOC Threshold for parks. However, a potentially significant impact could result if dedication of parkland does not coincide with project implementation. With the implementation of mitigation measures and GMOC requirements, the proposed project and related projects would not have a significant impact on park resources.			Applicant – Future Developer							

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		SPA/ TM	Pre Const.	During Const.	Post Const.		Monitor	Report		
<p>Water</p> <p>The project and related projects would increase demand for potable and recycled water. The development of the project would be consistent with the growth anticipated by the Otay Ranch GDP and would not result in a determination by the City of Chula Vista or OWD that it has inadequate capacity to serve the projects' projected demand in addition to the providers' existing commitments. Building permits for the project and related projects would only be issued once the OWD has determined that adequate water supply exists. Although the regional water supplier has concluded that water available to service the proposed project would be adequate, impacts associated with water supply and infrastructure are considered</p>	<p>No mitigation measures are feasible to reduce the significant cumulative impact to regional water supply to below significance.</p>									

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³ CCV = City of Chula Vista

MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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cumulatively significant, in accordance with the General Plan EIR.										
Wastewater Existing policies require major developments to prepare a PFFP that articulates needed facilities and identifies funding mechanisms as well as provides the authority to withhold discretionary approvals and other measures. Implementation of these policies would therefore avoid significant cumulative impacts associated with a shortfall of treatment capacity. However, the project and related projects would increase demand on wastewater services. Based on recent flow analysis as part of the City's Wastewater Master Plan, the City has begun discussions with the City of San Diego to identify a mechanism for the provision of additional treatment capacity. The project's estimated daily sewage rate of 0.852 mgd of wastewater combined with	No mitigation measures are available to reduce the project's significant unavoidable cumulative impact with respect to potential construction of new or expanded treatment facilities.									

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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demand from other planned projects would require sewage treatment capacity beyond the City's existing capacity rights and allocated additional treatment capacity. Additional capacity would need to be acquired from METRO or other sources, and may include the construction of new or expanded treatment facilities. As the location and scope of construction for any future expanded or newly developed treatment facilities is unknown, potential construction of new or expanded treatment facilities may result in potentially significant and unavoidable cumulative impacts										
Hazards/Risk of Upset The project and related projects may use hazardous materials, which are subject to existing state and federal regulations, during construction and operation phases. In addition, General Plan Objective EE 19 assures that new development would not be	See Mitigation Measures 4.12.1 through 4.12-6, above.	Applicant – Master Developer	Applicant – Master Developer	Applicant – Master Developer		CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

Potential Significant Impact	Mitigation Measure	Time Frame of Mitigation and Responsible Party ^{1,2}				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
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approved if a potential exists for hazardous materials use and transport to affect residents. The project would mitigate potentially significant impacts associated with the exposure of construction workers and the public to OCPs occurring in soils in Areas A, B, and C of the EUC, or high-rise buildings in the proximity of Brown Field approach or departure flight paths. With compliance with mitigation measures and existing regulations, the project and related projects would not have a significant cumulative impact with respect to hazards and risk of upset.										
Global Climate Change The project is estimated to represent a net increase of 0.037 percent of 2004 State-wide total emissions at buildout in 2030, although a sizeable percentage of the operational GHG emissions are already generated through future occupants' and visitors' current	See Transportation, Air Quality, and Water mitigation measures, above.		Applicant – Master Developer & Applicant – Future Developer	Applicant – Master Developer & Applicant – Future Developer		CCV				

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MITIGATION MONITORING REPORTING PROGRAM (Continued)

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activities. Executive Order S-3-05 establishes GHG emissions targets for the state and has resulted in the California Climate Action Team (CAT)'s published recommendations and strategies for reducing GHG emissions and reaching the targets established in the executive order. The proposed project, by implementing GHG reducing project features, results in an estimated increase of only 0.037 percent in 2004 State-wide emissions and supports of the State's goals related to the reduction of greenhouse gases. Thus, cumulative impacts with respect to GHG would be less than significant.										

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