

**OTAY RANCH VILLAGE FOUR SECTIONAL PLANNING
AREA PLAN FINAL ENVIRONMENTAL
IMPACT REPORT MITIGATION MONITORING AND
REPORTING PROGRAM
EIR 17-001, SCH No. 2016041080**

Lead Agency:

City of Chula Vista
276 Fourth Avenue
Chula Vista, California 91910

MARCH 2018

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

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

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

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

The proposed project is a residential project with associated infrastructure and open space areas. The proposed project would introduce 73 single-family low- to medium-density residential dwelling units on 15.18 acres, 150 multi-family medium- to high-density residential dwelling units on 12.15 acres, and 127 multi-family high-density residential dwelling units on 7.16 acres, for a total of 350 units on approximately 34.49 acres of the project site. Further, approximately 2.08 acres within the proposed project site would be dedicated to a community purpose facility (CPF) and approximately 117.39 acres of the project site would be designated as open space. Approximately 20.19 of the acres designated as open space would be for fuel modification areas, perimeter slopes, and passive recreation, and approximately 97.20 acres would be dedicated to the Multiple Species Conservation Program (MSCP) Preserve.

The proposed project is described in the EIR text in Chapter 4, Project Description. The EIR, incorporated herein as referenced, addressed all environmental issues listed in Appendix G of the CEQA Guidelines.

MITIGATION MONITORING TEAM

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

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

PROGRAM PROCEDURAL GUIDELINES

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

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

In addition to the list of mitigation measures, the monitors will have mitigation monitoring report (MMR) forms, with each mitigation measure written out on the top of the form. Below the stated mitigation measure, the form will have a series of questions addressing the effectiveness of the mitigation measure. The monitors shall complete the MMR and file it with the Mitigation Monitor following the monitoring activity. The Mitigation Monitor will then include the conclusions of the MMR into an interim and final comprehensive construction report to be submitted to the City. This report will describe the major accomplishments of the monitoring program, summarize problems encountered in achieving the goals of the program, evaluate solutions developed to overcome problems, and provide a list of recommendations for future

monitoring programs. In addition, and if appropriate, each Environmental Monitor or Environmental Specialist will be required to fill out and submit a daily log report to the Mitigation Monitor. The daily log report will be used to record and account for the monitoring activities of the monitor. Weekly and/or monthly status reports, as determined appropriate, will be generated from the daily logs and compliance reports and will include supplemental material (i.e., memoranda, telephone logs, and letters). This type of feedback is essential for the City to confirm the implementation and effectiveness of the mitigation measures imposed on the project.

ACTIONS IN CASE OF NONCOMPLIANCE

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

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

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

SUMMARY OF MITIGATION MEASURES

Table 1 summarizes the mitigation measures identified in the EIR and lists the monitoring efforts necessary to ensure that the measures are properly implemented. All the mitigation measures identified in the EIR are conditions of project approval and are stated herein in language appropriate for such conditions. In addition, during various stages of implementation the City will further refine the mitigation measures.

**Table 1
Mitigation Monitoring and Reporting Program**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification																														
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report																																
<i>Biological Resources</i>																																							
<p>MM-BIO-1: Preserve Conveyance. Prior to the approval of the first final map for the project, the project applicant shall coordinate with the City of Chula Vista (City) Engineer and annex the project area within the Otay Ranch Preserve Community Facilities District No. 97-2.</p> <p>Prior to the recordation of each final map, the applicant shall convey land within the Otay Ranch Preserve to the Otay Ranch Preserve Owner/Manager or its designee at a ratio of 1.188 acres for each "Developable Area" as defined by the Resource Management Plan (RMP). Access for maintenance purposes shall also be conveyed to the satisfaction of the Preserve Owner/Manager. Each tentative map (TM) shall be subject to a condition that the applicant shall execute a maintenance agreement with the Preserve Owner/Manager stating that it is the responsibility of the applicant to maintain the conveyed parcel until the Preserve Community Facilities District has generated sufficient revenues to enable the Preserve Owner/Manager to assume maintenance responsibilities. The applicant shall maintain and manage the offered conveyance property consistent with the RMP Phase 2 until the Preserve Community Facilities District has generated sufficient revenues to enable the Preserve Owner/Manager to assume maintenance and management responsibilities.</p>	X	X		X	City of Chula Vista																																		
<p>MM-BIO-2: Mitigation for Maritime Succulent Scrub. Prior to the issuance of any land development permits that impact maritime succulent scrub, including clearing and grubbing or grading permits, the project applicant shall prepare a restoration plan to restore impacts to maritime succulent scrub at a 2:1 ratio pursuant to the Otay Ranch RMP. Restoration will occur within the Village Four Preserve. Impacts would include 0.20 acre from the approved Preserve Boundary Adjustment and 0.52 acre from the Village Four Project (including 0.07 acre from the development area and 0.45 acre from Planned Facilities within the Preserve). Therefore, compensation of maritime succulent scrub loss associated with the Preserve Boundary Adjustment is discussed collectively with mitigation of maritime succulent scrub from the Village Four Project impacts as specified in the table below.</p> <p style="text-align: center;">Compensation and Mitigation for Impacts to Maritime Succulent Scrub</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Vegetation Community</th> <th>Permanent Impacts (acres)</th> <th>Cause of Impact</th> <th>Replacement Type</th> <th>Mitigation Ratio</th> <th>Mitigation Required (acres)</th> </tr> </thead> <tbody> <tr> <td>Maritime Succulent Scrub</td> <td>0.20</td> <td>Preserve Boundary Adjustment</td> <td>Compensation</td> <td>1:1</td> <td>0.20</td> </tr> <tr> <td>Maritime Succulent Scrub</td> <td>0.07</td> <td>Development Impacts - Outside Preserve</td> <td>Mitigation</td> <td>2:1</td> <td>0.14</td> </tr> <tr> <td>Maritime Succulent Scrub</td> <td>0.45</td> <td>Planned Facilities Impacts - Inside Preserve</td> <td>Mitigation</td> <td>2:1</td> <td>0.90</td> </tr> <tr> <td style="text-align: center;">Total</td> <td style="text-align: center;">0.72</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> <td style="text-align: center;">1.24</td> </tr> </tbody> </table> <p>The maritime succulent scrub restoration shall be prepared by a City-approved biologist and to the satisfaction of the Development Services Director (or their designee) pursuant to the Otay Ranch RMP restoration requirements. The restoration plan shall include, at a minimum, an implementation strategy; species salvage and relocation; appropriate seed mixtures and planting method; irrigation; quantitative and qualitative success criteria; a maintenance, monitoring, and reporting program; an estimated completion time; and contingency measures. The project applicant shall also be required to implement the revegetation plan subject to the oversight and approval of the Development Services Director (or their designee). Additionally, since the maritime succulent scrub impacted is assumed to be suitable for coastal cactus wren, the restoration monitoring shall include surveys within the mitigation areas to determine if coastal cactus wren are present.</p>	Vegetation Community	Permanent Impacts (acres)	Cause of Impact	Replacement Type	Mitigation Ratio	Mitigation Required (acres)	Maritime Succulent Scrub	0.20	Preserve Boundary Adjustment	Compensation	1:1	0.20	Maritime Succulent Scrub	0.07	Development Impacts - Outside Preserve	Mitigation	2:1	0.14	Maritime Succulent Scrub	0.45	Planned Facilities Impacts - Inside Preserve	Mitigation	2:1	0.90	Total	0.72	--	--	--	1.24		X			City of Chula Vista				
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Total	0.72	--	--	--	1.24																																		
MM-BIO-3 On-site Revegetation Plan. Prior to issuance of land development permits, including clearing, grubbing, grading and construction permits, for the Future and Planned Facilities associated with Village Four, the project applicant shall provide a revegetation plan for any give areas that are		X		X	City of Chula Vista																																		

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included within the Preserve and that might be impacted by the proposed road construction. The give areas would be restored to native habitat and monitored with a 5-year mitigation and monitoring program to verify meeting success criteria. Additionally, the project applicant shall provide a revegetation plan for the take area. Although it would be removed from the Preserve area, the take area will be a manufactured graded slope and would be landscaped with native species to provide a buffer for the Preserve. 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; an irrigation method; quantitative and qualitative success criteria; a maintenance, monitoring, and reporting program; an estimated completion time; and contingency measures. The project applicant shall be required to prepare and implement the revegetation plan subject to the oversight and approval of the Development Services Director (or their designee).									
MM-BIO-4: Biological Monitor. Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, for any areas adjacent to the Preserve and the off-site facilities located within the Preserve, the project applicant shall provide written confirmation that a City-approved biological monitor has been retained and shall be on site during clearing, grubbing, and/or grading activities. The biological monitor shall attend all pre-construction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas, and protective fencing. The biological monitor shall be authorized to halt all associated project activities that may be in violation of the City's MSCP Subarea Plan and/or permits issued by any other agencies having jurisdictional authority over the project. Before construction activities occur in areas containing sensitive biological resources within the off-site facilities area, all workers shall be educated by a City-approved biologist to recognize and avoid those areas that have been marked as sensitive biological resources.		X	X		City of Chula Vista				
MM-BIO-5 Construction Fencing. Prior to issuance of grading permits in portions of the Village Four Development Area that are adjacent to the Preserve, the project applicant shall install fencing. Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, the project applicant shall install fencing in accordance with Chula Vista Municipal Code 17.35.030. Prominently colored, well-installed fencing and signage shall be in place wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to the Preserve and for all off-site facilities constructed within the Preserve. Prior to release of grading and/or improvement bonds, a qualified biologist shall provide evidence that work was conducted as authorized under the approved land development permit and associated plans.		X	X		City of Chula Vista				
MM-BIO-6: Construction Plan Notes. Prior to issuance of land development permits, including clearing, grubbing, grading, and construction permits, the following notes shall be included on the applicable construction plans to the satisfaction of the Development Services Director (or their designee): <ul style="list-style-type: none"> • A qualified biologist shall be on site to monitor all vegetation clearing and periodically thereafter to ensure implementation of appropriate resource protection measures. • Dewatering shall be conducted in accordance with standard regulations of the Regional Water Quality Control Board. A permit to discharge water from dewatering activities would be required. This would minimize erosion, siltation, and pollution within sensitive communities. • During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This would protect sensitive vegetation from being inundated with sediment-laden runoff. • Material stockpiles shall be covered when not in use. This would prevent fly-off that could damage nearby sensitive vegetation communities. • Graded areas shall be periodically watered to minimize dust that may affect adjacent vegetation. 		X			City of Chula Vista				
MM-BIO-7: HLIT for Off-Site Areas. Prior to issuance of any land development permits, including clearing or grubbing and grading and/or construction permits, the project would be required to obtain a HILT Permit pursuant to Section 17.35 of the Chula Vista Municipal Code for impacts to Chula Vista MSCP Tier I, II, and III vegetation communities as shown in the table below (Mitigation for Permanent Impacts to Upland Vegetation Outside of Otay Ranch (HLIT)) and in accordance with Table 5-3 of the Chula Vista MSCP Subarea Plan. These impacts are due to the Planned Facilities and fuel modification. Mitigation for off-site impacts outside of Otay Ranch would be in accordance with the Chula Vista MSCP Subarea Plan and the City's Habitat Loss and Incidental Take (HLIT) Ordinance and as provided in the HLIT Findings (Appendix B1). Prior to issuance of any land development permits, the applicant shall mitigate for direct impacts pursuant to Section 5.2.2 of the City's MSCP Subarea Plan. In compliance with the City's Subarea Plan, the applicant shall secure mitigation credits within a City- and wildlife agency-approved Conservation Bank or other approved location offering mitigation credits consistent with the ratios specified in the following table below	X	X		X	City of Chula Vista				

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or pay into a City established mitigation fee program:															
Mitigation for Permanent Impacts to Upland Vegetation Outside of Otay Ranch (HLIT)															
Off-Site Area	Vegetation Community	Tier	Permanent Impacts (acres)	Location of Impact	Mitigation Ratio	Mitigation Required (acres)									
Otay Quarry- Extension of Planned Facilities	Desert Saltbush Scrub	II	<0.01	Outside Preserve	1:1	<0.01									
Otay Quarry- Fuel Modification Zone	Coastal sage scrub	II	0.24	Outside Preserve	1:1	0.24									
	Non-native grassland	III	1.47	Outside Preserve	1:1	1.47									
Total for Otay Quarry						1.71									
<p>Note: Tiers and mitigation ratios are in accordance with the Chula Vista MSCP Subarea Plan's HLIT Upland Habitat Mitigation Ratios. No mitigation is required for Tier IV habitat types (i.e., non-sensitive vegetation communities and land covers including disturbed land, ornamental, or developed land). It is assumed that mitigation would be located inside the Preserve. Mitigation outside of the Preserve (i.e., Chula Vista MSCP Subarea Plan or Planning Area boundary) would require increased mitigation per Table 5-3 of the Chula Vista MSCP Subarea Plan.</p> <p>The applicant shall be required to provide verification of purchase to the City prior to issuance of any land development permits.</p> <p>In the event that a project applicant is unable to secure mitigation through an established mitigation bank approved by the City and wildlife agencies, the project applicant shall secure the required mitigation through the conservation of an area containing in-kind habitat within the City's MSCP Subarea Plan or MSCP Planning Area in accordance with the mitigation ratios contained in Table 5-3 of the City's MSCP Subarea Plan and subject to wildlife agency concurrence.</p> <p>Prior to issuance of any land development permit, and to the satisfaction and oversight of the City's Development Services Director (or their designee), the applicant shall secure the parcel(s) that would be permanently preserved for in-kind habitat impact mitigation, prepare a long-term management and monitoring plan for the mitigation area, secure an appropriate management entity to ensure that long-term biological resource management and monitoring of the mitigation area is implemented in perpetuity, and establish a long-term funding mechanism for the management and monitoring of the mitigation area in perpetuity.</p> <p>The long-term management and monitoring plan shall provide management measures to be implemented to sustain the viability of the preserved habitat and identify timing for implementing the measures prescribed in the management and monitoring plan. The mitigation parcel shall be restricted from future development and permanently preserved through the recordation of a conservation easement or other mechanism approved by the wildlife agencies as being sufficient to insure that the lands are protected in perpetuity. The conservation easement or other mechanism approved by the wildlife agencies shall be recorded prior to issuance of any land development permits.</p> <p>The project applicant shall be responsible for maintaining the biological integrity of the mitigation area and shall abide by all management and monitoring measures identified in the management and monitoring plan until such time as the established long-term funding mechanism has generated sufficient revenues to enable a City-approved management entity to assume the long-term maintenance and management responsibilities.</p>															
MM-BIO-8:	Resource Salvage Plan. Prior to the issuance of land development permits, including clearing or grubbing and grading permits, for areas with salvageable sensitive biological resources, including Otay tarplant, variegated dudleya, and San Diego barrel cactus, (including plant materials and soils/seed bank), the project applicant shall prepare a resource salvage plan. The Resource Salvage Plan shall be prepared by a City-approved biologist to the satisfaction of the Development Services Director (or their designee).							X	X			City of Chula Vista			
<p>The Resource Salvage Plan shall, at a minimum, evaluate options for plant salvage and relocation, including individual cactus salvage, native plant mulching, selective soil salvaging, application of plant materials on manufactured slopes, and application/relocation of resources within the Preserve. The Resource Salvage Plan shall include incorporation of relocation efforts for non-covered species, including singlewhorl burrobrush, which is considered special status according to the California Environmental Quality Act and that would be impacted with project implementation.</p>															

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Relocation efforts may include seed collection and/or transplantation to a suitable receptor site and would be based on the most reliable methods of successful relocation. The program shall also contain a recommendation for method of salvage and relocation/application based on feasibility of implementation and likelihood of success. The program shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, and any relevant contingency measures. The program shall also be subject to the oversight of the Development Services Director (or their designee).									
MM-BIO-9: Nesting Birds. To avoid any direct impacts to raptors and/or any migratory birds protected under the Migratory Bird Treaty Act, removal of habitat that supports active nests on the proposed area of disturbance should occur outside of the breeding season for these species. The breeding season is defined as February 15–August 15 for coastal California gnatcatcher and other non-raptor birds and January 15–August 31 for raptor species. If removal of habitat on the proposed area of disturbance must occur during the breeding season, the project applicant shall retain a City-approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction, and the results must be submitted to the City for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan, as deemed appropriate by the City, shall be prepared and include proposed measures to be implemented to ensure that disturbance of breeding activities are avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's mitigation monitor shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.	X	X	X		City of Chula Vista				
MM-BIO-10: Northern Harrier. Prior to issuance of any land development permits, including clearing, grubbing, and grading permits, the project applicant shall retain a City-approved biologist to conduct focused surveys for northern harrier to determine if the species is nesting within 900 feet of the construction area. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction. In the event that surveys are conducted and these construction activities do not start within 30 days, additional surveys shall be conducted to comply with this 30-day requirement. Furthermore, in the event that surveys are conducted and construction activities begin but then stop for a period longer than 30 days, additional surveys shall be conducted prior to resuming construction activities. The results of the survey must be submitted to the City for review and approval. If active nests are detected by the City-approved biologist, a bio-monitor shall be on site during construction to minimize construction impacts and ensure that no nests are removed or disturbed until all young have fledged.		X	X		City of Chula Vista				
MM-BIO-11: Burrowing Owl. Prior to issuance of any land development permits, including clearing, grubbing, and grading permits, the project applicant shall retain a City-approved biologist to conduct focused pre-construction surveys for burrowing owls. The surveys shall be performed no earlier than 30 days prior to the commencement of any clearing, grubbing, or grading activities. In the event that surveys are conducted and these construction activities do not start within 30 days, additional surveys shall be conducted to comply with this 30-day requirement. Furthermore, in the event that surveys are conducted and construction activities begin but then stop for a period longer than 30 days, additional surveys shall be conducted prior to resuming construction activities. If occupied burrows are detected, the City-approved biologist shall prepare a passive relocation mitigation plan subject to review and approval by the wildlife agencies and the City, including any subsequent burrowing owl relocation plans to avoid impacts from construction-related activities.		X	X		City of Chula Vista				
MM-BIO-12 Quino Checkerspot Butterfly. During the spring, prior to applying for land development permits (including clearing, grubbing, and grading permits), a habitat assessment and an adult flight season survey would be conducted within the footprint of potential Planned and Future Facilities within the Preserve. The adult flight season survey would be conducted in accordance with the most recent survey protocol adopted by USFWS. Impacts to habitat for Quino checkerspot butterfly, if observed, shall be avoided to the maximum extent practicable. If Quino checkerspot butterfly is observed, the property owner shall redesign or eliminate facilities to Quino checkerspot butterfly habitat to the maximum extent practicable. Any redesign shall be submitted to the satisfaction of the Development Services Director (or their designee) prepared by a qualified biologist to the satisfaction of the Development Services Director (or their designee).		X	X		City of Chula Vista				
MM-BIO-13: Jurisdictional Resource Mitigation. The City requires that impacts to wetlands be avoided to the maximum extent possible and where impacts are unavoidable, compensatory mitigation within the Chula Vista Subarea or Chula Vista Planning Area shall be required resulting in no overall net loss of wetlands. A total of 0.12 acre of CDFW-only jurisdictional wetland and 0.03 acre of waters of the United States/state within the project area may be impacted as a result of project implementation. Off-site areas may impact a total of 0.02 acre of permanent impacts to non-wetland waters/streambed under ACOE, RWQCB, and CDFW jurisdiction. Prior to issuance of land development permits, including clearing, grubbing, and grading permits that impact jurisdictional waters, the project applicant shall prepare a wetlands mitigation and monitoring plan to the		X	X		City of Chula Vista				

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satisfaction of the City and the resource agencies. This plan shall include, at a minimum, an implementation plan, a maintenance and monitoring program, an estimated completion time, and any relevant contingency measures. Mitigation areas shall occur within the Otay River watershed in accordance with the wetlands mitigation and monitoring plan to the satisfaction of the City and the resource agencies. The project applicant shall also be required to implement the wetlands mitigation and monitoring plan subject to the oversight of the City, and the resource agencies. Areas under the jurisdictional authority of all three resources agencies shall be delineated on all grading plans.									
MM-BIO-14: Resource Agency Permits. Prior to issuance of land development permits, including clearing, grubbing, and grading permits, for areas that impact jurisdictional wetlands and waters, the project applicant shall provide evidence that all required regulatory permits, such as those required under Section 404 of the federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the Porter-Cologne Water Quality Control Act, have been obtained	X	X			City of Chula Vista				
MM-BIO-15: SWPPP. Prior to issuance of grading permits in portions of the SPA Plan areas that are adjacent to the Preserve, the project applicant shall develop a stormwater pollution prevention plan (SWPPP). The SWPPP shall be developed, approved, and implemented during construction to control stormwater runoff such that erosion, sedimentation, pollution, and other adverse effects are minimized. The following performance measures contained in the Edge Plans shall be implemented to avoid the release of toxic substances associated with urban runoff: <ol style="list-style-type: none"> 1. Sediment shall be retained on site by a system of sediment basins, traps, or other appropriate measures. 2. Where deemed necessary, storm drains shall be equipped with silt and oil traps to remove oils, debris, and other pollutants. Storm drain inlets shall be labeled "No Dumping—Drains to Ocean." Storm drains shall be regularly maintained to ensure their effectiveness. 3. The parking lots shall be designed to allow stormwater runoff to be directed to vegetative filter strips and/or oil-water separators to control sediment, oil, and other contaminants. 4. Permanent energy dissipaters shall be included for drainage outlets. 5. The best management practices contained in the SWPPP shall include, but are not limited to, silt fences, fiber rolls, gravel bags, and soil stabilization measures such as erosion control mats and hydro-seeding. The project area drainage basins would be designed to provide effective water quality control measures, as outlined in the Water Quality Technical Reports (Appendices H1 and H2). Design and operational features of the drainage basins would include design features to provide maximum infiltration and maximum detention time for settling of fine particles; maximize the distance between basin inlets and outlets to reduce velocities; and establish maintenance schedules for periodic removal of sedimentation, excessive vegetation, and debris.		X	X	X	City of Chula Vista				
MM-BIO-16 Preserve Edge Plan. Prior to the issuance of grading permits, the project applicant shall submit evidence, to the satisfaction of the Development Services Director (or their designee), showing that the following features of the Preserve Edge Plan (Appendix B2) have been incorporated into grading and landscaping plans: <ul style="list-style-type: none"> • Provide post markers and loge pole railing and signage for sensitive habitat adjacent to trails. Prior to the issuance of land development permits, including clearing or grubbing and grading and/or construction permits, for the project, the project owner shall submit wall and fence plans depicting appropriate barriers to prevent unauthorized access to the Preserve. The wall and fence plans shall, at a minimum, illustrate the locations and cross-sections of proposed walls, fences, informational and directional signage, access controls, and/or boundary markers along the Preserve boundary and off-site pedestrian trails as conceptually described in the Preserve Edge Plan. The required wall and fence plan shall be subject to the approval of the Deputy City Manager/Development Services Director (or their designee). • Install storm drains, drainage outfalls, and drainage basins to prevent erosion of drainage and wetlands within the Preserve. • Prevent release of toxins, chemicals, petroleum products, exotic plant materials, and other elements that might degrade or harm the natural environment or ecosystem within the Preserve. • Implement all necessary requirements for water quality as specified by the state and local agencies. • No invasive, non-native plant species shall be introduced into areas immediately adjacent to, or within, the Preserve. All slopes immediately adjacent to, or within, the Preserve shall be planted with native species that reflect the adjacent native habitat, per the Preserve Edge Plan (Appendix B2). Prior to the issuance of land development permits, including clearing or grubbing and grading and/or construction permits, for 1) areas within the 100-foot Preserve edge, and 2) infrastructure (e.g., roads, trails, utilities, etc.) sited within the Preserve, the project 			X	X	City of Chula Vista				

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	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
<p>applicant shall prepare and submit to the satisfaction of the Development Services Director (or their designee) landscape plans to ensure that the proposed plant palette is consistent with the plant list contained in the Preserve Edge Plan (Appendix B2). The landscape plan shall also incorporate a manual weeding program for areas adjacent to the Preserve. The manual weeding program shall describe, at a minimum, the entity responsible for controlling invasive species, the maintenance activities and methods required to control invasive species, and a maintenance/monitoring schedule.</p> <ul style="list-style-type: none"> Incorporate all fuel modification areas into development plans and do not include any areas within the Preserve. 									
<p>MM-BIO-17 Indirect Impacts. In accordance with the City's Adjacency Management Guidelines, the following mitigation measures shall be implemented to further reduce indirect impacts (from lighting, noise, invasive species, toxic substances, and public access) to sensitive biological resources located in the adjacent Preserve areas:</p> <ul style="list-style-type: none"> Lighting. In compliance with the Chula Vista MSCP Subarea Plan, all lighting shall be shielded and directed away from the Preserve. Concurrent with design review and prior to issuance of a building permit for any development located adjacent to the Preserve, the applicant shall prepare a lighting plan and photometric analysis to the satisfaction of the Development Services Director (or their designee), for review and approval. The lighting plan shall illustrate the location of the proposed lighting standards and type of shielding measures. Low-pressure sodium lighting shall be used, if feasible, and shall be subject to the approval of the Development Services Director (or their designee). Noise. Noise impacts adjacent to the Preserve lands shall be minimized. Berms or walls shall be constructed adjacent to commercial areas and any other use that may introduce noises that could impact or interfere with wildlife utilization of the Preserve. Construction activities shall include noise reduction measures or be conducted outside the breeding season of sensitive bird species. Noise, Coastal California Gnatcatcher. For any work proposed between February 15 and August 15, prior to issuance of any land development permits, including clearing, grubbing, grading, and construction permits, associated with the off-site facilities located within the Preserve, the project applicant shall retain a City-approved biologist to conduct a pre-construction survey for the coastal California gnatcatcher to reaffirm the presence and extent of occupied habitat. The pre-construction survey area for the coastal California gnatcatcher shall encompass all habitats within the project work zone, as well as within a 300-foot buffer. The survey shall be performed to the satisfaction of the Development Services Director (or their designee) by a qualified biologist familiar with the City's MSCP Subarea Plan. The results of the pre-construction survey must be submitted in a report to the Development Services Director (or their designee) for review and approval prior to the issuance of any land development permits and prior to initiating any construction activities. If the coastal California gnatcatcher is detected, a minimum 300-foot buffer delineated by orange biological fencing shall be established around the detected birds to ensure that no work shall occur within the occupied habitat from February 15 through August 15 and on-site noise reduction techniques shall be implemented to ensure that construction noise levels do not exceed 60 A-weighted decibels $L_{eq,h}$ at the location of any occupied sensitive habitat areas. The Development Services Director (or their designee) shall have the discretion to modify the buffer width depending on site-specific conditions. If the results of the pre-construction survey determine that the survey area is unoccupied, the work may commence at the discretion of the Development Services Director (or their designee) following the review and approval of the pre-construction report. Invasive Species. Prior to the issuance of land development permits, including clearing or grubbing and grading and/or construction permits, for 1) areas within the 100-foot Preserve edge, and 2) infrastructure (e.g., roads, trails, utilities, etc.) sited within the Preserve, the project applicant shall prepare and submit to the satisfaction of the Development Services Director (or their designee) landscape plans to ensure that the proposed plant palette is consistent with the plant list contained in the Preserve Edge Plan (Appendix B2). The landscape plan shall also incorporate a manual weeding program for areas adjacent to the Preserve. The manual weeding program shall describe, at a minimum, the entity responsible for controlling invasive species, the maintenance activities and methods required to control invasive species, and a maintenance/monitoring schedule. Toxic Substances. See MM-BIO-4, MM-BIO-6, MM-BIO-12, and MM-BIO-14. Public Access. Prior to the issuance of grading permits, the project applicant shall submit wall and fence plans depicting appropriate barriers to prevent unauthorized access to the Preserve. The wall and fence plans shall illustrate the locations and cross-sections of proposed walls and fences along the Preserve boundary, subject to the approval the City's Development Services Director (or their designee). 	X	X	X	X	City of Chula Vista				
<i>Cultural Resources</i>									
MM-CUL-1		X	X		City of Chula Vista				

**Table 1
Mitigation Monitoring and Reporting Program**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
<p>A. Prior to beginning construction activities, the Project Archaeologist and Native American representative shall attend any pertinent preconstruction meetings with the construction manager and/or grading contractor to provide recommendations and answer questions relating to the archaeological monitoring program. The Project Archaeologist shall be familiar with the cultural inventory conducted for the current project and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during ground-disturbing activities. Prior to the initiation of construction, the cultural consultant shall acquire all evaluation information and the draft evaluation report, if a report was prepared by Brian Smith & Associates.</p> <p>B. An archaeological monitor familiar with local resources and Native American monitor shall be present full-time during the initial disturbances of soil with potential to contain cultural deposits. All areas of initial project-related subsurface disturbance shall be assumed to have potential to contain cultural deposits. Monitoring of initial ground disturbance shall not exceed a depth of 5 feet (1.5 meters) unless cultural resources are identified or if, through direct inspection of subsurface exposures by the Project Archaeologist, an area is observed to have the potential to support the presence archaeological deposits at greater depths. Cultural resources monitoring may be reduced from initial full-time monitoring to periodic spot checks, or discontinued if appropriate, once the Project Archaeologist determines that there is little or no risk to encounter cultural material.</p> <p>C. Installation of temporary fencing along project limits within 100 feet of previously recorded sites located outside of the area of direct impact (P-37-004738, P-37-014543, P-37-014611, and P-37-032400) for the duration of earth-moving activities to avoid any indirect impacts to these resources. Archaeological monitors shall be tasked with installation of these exclusionary temporary fences prior to the initiation of construction. Periodic checks shall be made to ensure that these fences remain in sound condition throughout construction. To remain compliant with CEQA and City of Chula Vista-mandated confidentiality restrictions, temporary fencing, and signage as appropriate, shall not directly reference the presence of cultural resources.</p> <p>D. Daily archaeological and Native American monitoring logs shall be prepared. Logs shall include monitor names and affiliations, a description of general activities observed, cultural discoveries, and comments or concerns as applicable.</p> <p>E. In the event of an archaeological discovery, and when requested by the archaeological monitor or Native American monitor, the resident contractor shall divert, redirect, or temporarily halt ground-disturbing activities in the area of discovery or impacts to allow for preliminary inspection of potentially significant archaeological resources or impacts. The significance of the discovered resources or impacts shall be determined by the archaeologist, in consultation with the City of Chula Vista. For significant cultural resources, a Research Design and Data Recovery Program shall be prepared and carried out to mitigate impacts before grading activities in the area of discovery is allowed to resume.</p> <p>F. The Project Archaeologist shall be responsible for ensuring that all cultural materials collected are cleaned, catalogued, and permanently curated with an appropriate institution; that a letter of acceptance from the curation institution has been submitted to the City of Chula Vista; that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material shall be identified as to species; and specialty studies are completed, as appropriate. The Project Archaeologist shall make a good faith effort to ensure that all archaeological material collected through previous work conducted by Brian Smith & Associates is appropriately curated with any material recovered through construction monitoring.</p> <p>G. If human remains are discovered, work shall halt in that area and procedures set forth in the California Public Resources Code (Section 5097.98) and State Health and Safety Code (Section 7050.5) shall be followed by the archaeological monitor after notification to the County Coroner by the supervising archaeologist. If Native American remains are present, the County Coroner shall contact the Native American Heritage Commission to designate a Most Likely Descendent, who shall arrange for the dignified disposition and treatment of the remains.</p> <p>H. Within 3 months following the completion of monitoring, two copies of a monitoring results report (even if negative) and/or evaluation report, if applicable, that describes the results, analysis, and conclusions of the archaeological monitoring program (with appropriate graphics) shall be submitted to the City of Chula Vista.</p> <p>I. For significant archaeological resources encountered during monitoring, the Research Design and Data Recovery Program shall be included as part of the final evaluation monitoring report. Two copies of the final monitoring report for significant archaeological resources, if required, shall be submitted to the City of Chula Vista. This final monitoring report shall also incorporate a summary of the evaluation results and analyses previously conducted by Brian Smith & Associates for the archaeological sites recorded within the project site.</p> <p>J. The archaeologist shall be responsible for recording (on the appropriate California Department of Parks and Recreation 523 Series forms)</p>									

**Table 1
Mitigation Monitoring and Reporting Program**

Mitigation Measure	Time Frame of Mitigation				Monitoring Reporting Agency	Time Frame for Verification Frequency to		Date of Completion	Date of Verification
	Planning	Pre-Const.	During Const.	Post Const.		Monitor	Report		
any significant or potentially significant resources encountered during the archaeological monitoring program in accordance with the CEQA and City of Chula Vista's Cultural Resources Guidelines, and submittal of such forms to the South Coastal Information Center at San Diego State University with the final monitoring results report.									
<i>Transportation, Circulation, and Access</i>									
MM-TCA-1 Prior to the issuance of each building permit for the Village Four project, the applicant or its designee shall pay its fair share payment, through the Traffic Development Impact Fee program, proportionate to its cumulative impact toward improvements at the following locations: <ul style="list-style-type: none"> • Olympic Parkway / Brandywine Avenue • Olympic Parkway / Heritage Road • Olympic Parkway: Brandywine Avenue to Oleander Avenue • Olympic Parkway: Oleander Avenue to Heritage Road • Olympic Parkway / Interstate (I) 805 Southbound (SB) Ramps • Olympic Parkway / I-805 Northbound (NB) Ramps • Olympic Parkway: I-805 SB Ramps to I-805 NB Ramps • Olympic Parkway: I-805 NB Ramps to Oleander Avenue 	X	X			City of Chula Vista				
<i>Air Quality</i>									
MM-AQ-1 Prior to approval of any construction-related permits, the project applicant or its designee shall place the following requirements on all plans, which shall be implemented during grading of each phase of the project to minimize carbon monoxide (CO) nitrogen oxide (NO _x) emissions: <ul style="list-style-type: none"> • Heavy-duty diesel-powered construction equipment shall be equipped with Tier 4 Final or better diesel engines, except where Tier 4 Final or better engines are not available for specific construction equipment. The County shall verify and approve all pieces within the construction fleet that would not meet Tier 4 Final standards; • Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes and shall turn their engines off when not in use to reduce vehicle emissions; • All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications; • The use of electrical or natural gas-powered construction equipment shall be employed where feasible including forklifts and other comparable equipment types; • The use of catalytic reduction for gasoline-powered equipment shall be employed where feasible; • Electrical hookups shall be provided on site for the use of hand tools such as saws, drills, and compressors used for building construction to reduce the need for electric generators and other fuel-powered equipment; • All diesel-fueled on-road construction vehicles shall meet the emission standards applicable to the most current year to the greatest extent possible. To achieve this standard, new vehicles shall be used, or older vehicles shall use post-combustion controls that reduce pollutant emissions to the greatest extent feasible. • The effectiveness of the latest diesel emission controls is highly dependent on the sulfur content of the fuel. Therefore, diesel fuel used by on- and off-road construction equipment shall be low sulfur (less than 15 parts per million) or other alternative, low-polluting diesel fuel formulation. 		X	X		City of Chula Vista				
MM-AQ-2 Prior to approval of any grading permits, and during project construction, the project applicant or its designee shall require implementation of the City of Chula Vista's standard construction best management practices (BMPs) to minimize PM ₁₀ and PM _{2.5} emissions, including the following, to be shown as notes on the Grading Plan: <ul style="list-style-type: none"> • Water or use another acceptable San Diego Air Pollution Control District dust control agent on, the grading areas at least twice daily to minimize fugitive dust. • Stabilize grading areas as quickly as possible to minimize fugitive dust. • Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads. • Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred. • Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. 		X	X		City of Chula Vista				

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Mitigation Monitoring and Reporting Program**

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<ul style="list-style-type: none"> Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling. Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 miles per hour (mph). Cover/water on-site stockpiles of excavated material. Enforce a 20 mph speed limit on unpaved surfaces. Pave permanent roads as quickly as possible to minimize dust. 									
<p>MM-AQ-3 The following measure shall be included as part of the proposed project's Fugitive Dust Plan to reduce emissions associated with blasting and rock crushing activities:</p> <p>a. During blasting activities, the construction contractor shall implement all feasible engineering controls to control fugitive dust including exhaust ventilation, blasting cabinets and enclosures, vacuum blasters, drapes, water curtains or wet blasting. Watering methods, such as water sprays and water applications shall be implemented during blasting, rock crushing, cutting, chipping, sawing, or any activity that would release dust particles to reduce fugitive dust emissions.</p> <p>b. During rock crushing transfer and conveyance activities, material shall be watered prior to entering the crusher. Crushing activities shall not exceed an opacity limit of 20% (or Number 1 on the Ringelmann Chart) as averaged over a 3 minute period in any period of 60 consecutive minutes, in accordance with SDAPCD Rule 50, Visible Emissions. A qualified opacity observer shall monitor opacity from crushing activities once every 30 days while crushers are employed on site to ensure compliance with SDAPCD Rule 50. Water sprayers, conveyor belt enclosures or other mechanisms shall be employed to reduce fugitive dust generated during to transfer and conveyance of crush material.</p>		X	X		City of Chula Vista				
<i>Hazards and Risk of Upset</i>									
<p>MM HAZ-1 Prior to issuance of the grading permit for Otay Ranch Village Four Sectional Planning Area Plan Project, the applicant shall prepare a soils assessment to the satisfaction of the City of Chula Vista Engineer to determine if residual pesticides, herbicides, and/or arsenic are present on site. The assessment shall be prepared by a Registered Environmental Assessor in accordance with Department of Toxic Substances Control guidance document. The assessment shall include analysis for organochlorine pesticides that include compounds such as toxaphene, dichlorodiphenyldichloroethane (DDD), dichlorodiphenyltrichloroethane (DDT), and dichlorodiphenyldichloroethylene (DDE), which have been historically identified at properties in the site vicinity. The concentrations of the contaminants shall be compared to regulatory agency soil screening levels for residential land use (e.g., U.S. Environmental Protection Agency Region IX Soil Screening Levels). If levels of contamination exceeding the soil screening levels are found on site, a Soil Reuse Plan shall be prepared prior to construction on site. The Soil Reuse Plan shall include a determination of the suitability of the soils for on-site or off-site reuse, any special handling provisions that shall be incorporated as part of the site grading activities, and the procedure for the proper remediation and disposal of the contaminated soils, either on site or off site. The results of the limited soil assessment and the Soil Reuse Plan shall be submitted to the County of San Diego Department of Environmental Health, the Development Services Director (or their designee), and/or the Regional Water Quality Control Board for review and approval, prior to implementation.</p>		X	X		City of Chula Vista				
<p>MM HAZ-2 Prior to issuance of a building permit for the first structure and/or dwelling unit within the Airport Influence Area of Brown Field, the applicant shall prepare and file a Form 7460-1, Notice of Proposed Construction or Alteration, with the Federal Aviation Administration to ensure that no objects related to development would present a hazard to air navigation.</p>	X	X			City of Chula Vista				
<p>MM HAZ-3 Prior to the issuance of a building permit for the first structure and/or dwelling unit within the Airport Influence Area of Brown Field, the applicant shall obtain and provide proof of Federal Aviation Administration clearance to the satisfaction of the Development Services Director (or their designee).</p>	X	X			City of Chula Vista				
<p>MM HAZ-4 Prior to approval of the first Final Map for those areas within the overflight notification area for Brown Field, the applicant shall record the Airport Overflight Agreement with the County of San Diego Recorder's office, and provide a signed copy of the recorded Airport Overflight Agreement to the City of Chula Vista's Development Service Director (or their designee).</p>	X				City of Chula Vista				
<i>Noise</i>									
<p>MM-N-1 Prior to the approval of grading permits for residential development adjacent to Main Street, the project applicant or its designee shall be responsible for the preparation of a subsequent acoustical study based on the final map design and implementation of any measures recommended as a result of the analysis to the satisfaction of the Development Services Director (or their designee). The study shall include the following:</p>	X	X			City of Chula Vista				

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<ol style="list-style-type: none"> 1. Location, height, and building material of the noise barriers in accordance with Figure 6 (Approximate Sound Wall Locations), contained in the Noise Assessment Technical Report for the Otay Ranch Village Four Project (Appendix G to the EIR). The sound wall noise barriers shall be a minimum of 6 feet in height, must have a surface density of at least 4 pounds per square foot, and be free of openings and cracks. The wall may be constructed of acrylic glass, masonry material, earthen berm, or a combination of these materials. Heights are provided relative to final pad elevation. Required heights may be achieved through construction of walls, berms or a wall/berm combination. 2. A detailed analysis that demonstrates that barriers and/or setbacks have been incorporated into the project design, such that noise exposure to residential receivers placed in all useable outdoor areas, including multi-family residential patios and balconies, are at or below 65 dBA CNEL. 3. Should pad grade elevations, lot configuration/site design, and/or traffic assumptions change during the processing of any final maps, the barriers shall be refined to reflect those modifications. 									
<p>MM-N-2 Site-Specific Acoustic Analysis – Single-Family Residences. Concurrent with design review and prior to the approval of building permits for single-family residential development where the exterior noise level exceeds 60 dBA CNEL and/or where usable outdoor area (patios or balconies) noise levels exceed 65 dBA CNEL (as shown on Figure 5.8-3 of the EIR), the applicant shall prepare an acoustical analysis ensuring that interior noise levels due to exterior noise sources are at or below 45 dBA CNEL and the City of Chula Vista’s Exterior Land Use/Noise Compatibility Guidelines for outdoor use areas (i.e., 65 dBA CNEL) are met. Design-level architectural plans shall be used to calculate the exterior-to-interior transmissions loss for habitable rooms. Contingent on the results of the interior acoustical analysis, units may need to include an air conditioning system to provide a habitable interior environment with the windows closed while meeting the interior standard of 45 dBA CNEL. The acoustical analysis shall be prepared to the satisfaction of the Director of Development Services (or their designee), and all required noise control measures identified in the acoustical analysis shall be made conditions of building permit issuance.</p>	X	X			City of Chula Vista				
<p>MM-N-3 Site-Specific Acoustic Analysis – Multi-Family Residences. Concurrent with design review and prior to the approval of building permits for multi-family areas where first and/or second floor exterior noise levels exceed 60 dBA CNEL and/or where usable outdoor area (patios or balconies) noise levels exceed 65 dBA CNEL (as shown on Figure 5.8-3 of the EIR), the applicant shall prepare an acoustical analysis demonstrating compliance with California’s Title 24 Interior Noise Standards (i.e., 45 dBA CNEL) and the City of Chula Vista’s Exterior Land Use/Noise Compatibility Guidelines for outdoor use areas (i.e., 65 dBA CNEL). Design-level architectural plans shall be available during design review and will permit the accurate calculation of transmissions loss for habitable rooms. For these areas, it may be necessary for the windows to be able to remain closed to ensure that interior noise levels meet the interior standard of 45 dBA CNEL. Consequently, the design for buildings in these areas may need to include a ventilation or air conditioning system to provide a habitable interior environment with the windows closed based on the result on the interior acoustical analysis.</p>	X	X			City of Chula Vista				
<p>MM-N-4 Prior to the issuance of a grading permit, a blasting plan shall be required in the event that blasting is proposed in Village Four. The project applicant or its designee shall prepare a blasting plan to ensure that exterior noise levels and vibrations at noise sensitive land uses are in compliance with the City of Chula Vista General Plan Exterior Land Use / Noise Compatibility Guidelines and the City’s Noise Ordinance Exterior Noise Limits. The plan shall be prepared by a licensed blasting engineer and identify when such blasting events would occur, the approximate amount of explosives to be used (which amount shall be limited to the extent practicable so as to minimize resulting noise), and the location and proximity of the blasting event relative to sensitive receptors. If deemed beneficial for noise reduction purposes, the plan shall include a requirement that blasting mats be used. The blasting plan shall also detail the surrounding zone in which noise-sensitive land uses would be notified of planned blasting activities, and of the nature of audible warning signals to be used just prior to blasting. The blasting plan shall be prepared to the satisfaction of the Development Services Director (or their designee), and all noise control measures identified in the blasting plan shall be made conditions of grading permit issuance.</p>	X	X			City of Chula Vista				
<p>MM-N-5 The project applicant, or its designee, shall ensure that on-site rock crusher facilities are located a minimum of 600 feet from the property line of occupied residences or other noises-sensitive uses.</p>		X	X		City of Chula Vista				
<p>MM-N-6 All project-related site preparation and construction activities shall be limited to the hours between 7 a.m.–6 p.m., Monday–Friday, and between 8 a.m.–6 p.m. Saturday. No construction activities shall occur on federal holidays (e.g., Thanksgiving, July 4th, Labor Day). All maintenance of construction equipment shall be limited to the same hours. This language shall be added to the project grading plans. Non-noise-generating construction activities such as interior painting are not subject to these restrictions.</p>		X	X		City of Chula Vista				

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<i>Geology and Soils</i>													
MM-GEO-1	Prior to the issuance of the grading permit, the applicant(s) shall verify that the applicable recommendations of the Preliminary Geotechnical Investigation: Otay Ranch Village 4, prepared by Geocon Inc. on March 15, 2015, have been incorporated into the project design and construction documents and conforms to the most recent California Building Code to the satisfaction of the City of Chula Vista Engineer. Recommendations include the following: <ol style="list-style-type: none"> 1. Potential for soil expansion shall be evaluated once final grade is achieved. 2. During grading, compressible soils shall be removed and replaced with compacted fill. 3. Site drainage and moisture protection measures, such as provisions for underground utilities, landscaping, and maintaining adequate site drainage to prevent soil movement, shall be ensured. 4. Additional geotechnical report updates shall be made as development of Village Four continues to assess proposed grading for each neighborhood. 				X	X	X		City of Chula Vista				
<i>Public Service and Utilities</i>													
MM-PUB-1	Prior to the issuance of each building permit for any residential dwelling units, the Applicant(s) shall pay a Public Facilities Development Impact Fee (PFDIF) in accordance with the fees in effect at the time of building permit issuance and phasing approved in the Public Facilities Finance Plan, unless stated otherwise in a separate development agreement.				X	X			City of Chula Vista				
MM-PUB-2	Prior to the issuance of each building permit for any residential dwelling units, the Applicant(s) shall provide evidence or certification by the Chula Vista Elementary School District (CVSD) that any fee charge, dedication or other requirement levied by the school district has been complied with or that the district has determined the fee, charge, dedication or other requirements do not apply to the construction or that the Applicant has entered into a school mitigation agreement. School Facility Mitigation Fees shall be in accordance with the fees in effect at the time of building permit issuance.				X	X			City of Chula Vista				
MM-PUB-3	The Applicant shall finance or install all on-site and off-site sewer facilities required to serve development in accordance with the fees and phasing in the approved PFFP to the satisfaction of the City Engineer. Prior to issuance of each building permit, the Applicant shall pay the Salt Creek Basin Development Impact Fee at the rate in effect at the time of building permit issuance. If at any time the City Engineer determines that the City of Chula Vista does not have adequate sewer treatment capacity with San Diego Metro, building permits shall not be issued for the project.				X	X			City of Chula Vista				
<i>Climate Change</i>													
MM-GHG-1	Greenhouse Gas Emissions Reduction Measures. The following GHG emissions reduction measures shall be implemented: <ul style="list-style-type: none"> • Use of 100% reclaimed water for outdoor water use (project design feature) • Prior to the issuance of a Building Permit, the floor plans and/or exterior elevations submitted in conjunction with the Building Permit application shall show use of low flow water fixtures such as low flow toilets, faucets, showers, etc (project design feature) • Use of low speed vehicles (LSV) as alternative modes of travel between the Otay Ranch Villages (project design feature) • Multi-family residential uses to provide preferential parking for carpool, shared, electric, and hydrogen vehicles. Single-family uses to include wiring for at least one electric car charging station. • Exceed Title 24 Building Energy Efficiency Standards by 15%. • Equip the pool(s) and spa(s) with active solar water heating systems. • Use of energy efficient lighting for all street, parking, and area lighting associated with the proposed project, including all on-site and off-site lighting. • Implement energy-efficient design practices such as high-performance glazing, Energy Star compliant systems and appliances, radiant heat roof barriers, insulation on all pipes, programmable thermostats, solar access, and sealed ducts. • Use native species and drought tolerant species for a minimum of 50% of the ornamental plant palette in non-turf areas for to minimize water demand. • Ensure recycling of construction debris and waste through administration by an on-site recycling coordinator and presence of 				X		X	X	City of Chula Vista				

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recycling/separation areas.									
<i>Paleontological Resources</i>									
<p>MM-PAL-1 Prior to the issuance of grading permits, the project applicant shall provide written confirmation to the City of Chula Vista 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-grade meeting shall be held among the paleontologist and the grading and excavation contractors.</p> <p>A paleontological monitor shall be on site at all times during the original cutting of previously undisturbed sediments of highly sensitive geologic formations (i.e., Otay Formation and Quaternary alluvial and terrace deposits) to inspect cuts for contained fossils (a paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials). The paleontological monitor shall work under the direction of a qualified paleontologist. The monitor shall be on site on at least a half-time basis during the original cutting of previously undisturbed sediments of moderately sensitive geologic formations (e.g., unnamed river terrace deposits and the Mission Valley Formation) to inspect cuts for contained fossils. However, neither of these rock units have been mapped within the project site, and are, therefore, not anticipated to be impacted during construction.</p> <p>The monitor shall be on site on at least a quarter-time basis during the original cutting of previously undisturbed sediments of low-sensitivity geologic formations (e.g., Lindavista Formation and Santiago Peak Volcanics [metasedimentary portion only]) to inspect cuts for contained fossils. However, these deposits have not been mapped within the project site, and are, therefore, not anticipated to be impacted during construction. The monitor shall periodically (every several weeks) inspect original cuts in deposits with an unknown resource sensitivity (i.e., Quaternary alluvium).</p> <p>In the event that fossils are discovered in unknown, low, or moderately sensitive formations, the applicant shall increase the per-day field monitoring time. If fossils are not discovered and at the discretion of the City of Chula Vista's Deputy City Manager/Development Services Director or her/his designee, monitoring 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>When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases, this fossil salvage can be completed in a short period of time. However, some fossil specimens (such as a complete whale skeleton) may require an extended salvage time. In these instances, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovery of small fossil remains such as isolated mammal teeth, it may be necessary in certain instances and at the discretion of the paleontological monitor to set up a screen-washing operation on the site.</p> <p>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>	X	X	X		City of Chula Vista				