

MITIGATION MONITORING AND REPORTING PROGRAM
OTAY RANCH RESORT VILLAGE 13 – ALTERNATIVE H

~~MARCH-SEPTEMBER~~ 2020

PREPARED FOR:
COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE
SAN DIEGO, CA 92123

California Public Resources Code Section 21081.6 requires that, upon certification of an EIR, “the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.”

This chapter contains the Mitigation Monitoring and Reporting Program (MMRP) for the Otay Ranch Village 13 Alternative H Project (Alternative H). This MMRP has been developed in compliance with Public Resources Code Section 21081.6 and Section 15097 of the CEQA Guidelines. The mitigation measures in the table are coded by alphanumeric identification consistent with the EIR. The following items are identified for each mitigation measure:

- **Mitigation Monitoring.** This section of the MMRP lists the stage of the proposed project during which the mitigation measure would be implemented and indicates who is responsible for implementing the mitigation measure (i.e., the “implementing party”). It also lists the agency that is responsible for ensuring that the mitigation measure is implemented and that it is implemented properly.
- **Reporting.** This section of the MMRP provides a location for the implementing party and/or enforcing agency to make notes and to record their initials and the compliance date for each mitigation measure.

In addition, as required by mitigation measures in the Final EIR, Environmental Design Considerations (EDCs) are required to be implemented. These EDCs are similarly coded by alphanumeric identification consistent with the EIR and list the stage of Alternative H during which the EDC would be implemented, the implementing party and the reporting.

The County of San Diego (County) must adopt this MMRP, or an equally effective program, if it approves the Proposed Project with the mitigation measures that were adopted or made conditions of project approval.

Table 1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<i>Aesthetics and Visual Resources</i>						
M-AE-1 All final grading plans, landscape plans, and improvement plans for the proposed Project shall be evaluated for Project compliance with the aesthetic design mitigation measures of this EIR, the Resort Village Specific Plan (Development Regulations), the Resort Village Design Plan, and the Resort Village Preserve Edge Plan. Final grading plans will be created based on the preliminary grading plans and submitted by a certified engineer.	<ol style="list-style-type: none"> 1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development phase a Master Landscape Plan shall be prepared and approved. 2. Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed for each development phase. 	<ol style="list-style-type: none"> 1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. 2. The Applicant or its designee shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The Applicant or its designee shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. 3. The County PDS, LA and DPR, TC, PP shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 4. The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use 	County of San Diego			

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		of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.				
M-AE-2 Pursuant to Chapter IV, Implementation, of the Otay Ranch Resort Village Specific Plan, Site Plans (“D” Designator) shall be evaluated for Project compliance with the Resort Village Design Plan, the Resort Village Preserve Edge Plan, and the provisions of the Specific Plan related to colors, materials, and other architectural characteristics of adjacent buildings, building massing, siting of buildings and structures including setbacks from tops of slopes, architectural colors adjacent to open space, height, use of non-reflective/non-glare surfaces, and other aesthetic design measures of this EIR.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development phase a Master Landscape Plan shall be prepared and approved.	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. 2. The County PDS, LA and DPR, TC, PP shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.	County of San Diego			
<i>Air Quality</i>						
M-AQ-1a The Project Applicants shall implement all of the following measures during construction of the proposed Project: <ul style="list-style-type: none"> Water actively disturbed surfaces at least three times daily; On-site dirt piles or other stockpiled particulate matter 	1. The Fugitive Dust Plan demonstrating compliance with San Diego Air Pollution Control District Rule 55 and County Code Section 87.428 shall be prepared to the satisfaction of the County of San Diego	1. The project Applicant or its designee shall comply with the Air Quality enumerated above and required by this condition. 2. The County [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The County [DPW, PDCI] shall contact the County	County of San Diego			

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<p>shall be covered, wind breaks installed, and water and/or soil stabilizers employed to reduce wind-blown dust emissions. The use of approved nontoxic soil stabilizers shall be incorporated according to manufacturers' specifications to all inactive construction areas;</p> <ul style="list-style-type: none"> • Water sprayers shall be installed on the rock crushing equipment to control particulate emissions during crushing operations; • Approved chemical soil stabilizers shall be applied according to the manufacturers' specifications to all inactive construction areas (previously graded areas that remain inactive for 96 hours), including unpaved roads and employee/equipment parking areas; • Stabilize the surface soil in areas subject to sub-surface blasting immediately before each blast; • All construction roads with more than 150 daily trips shall be paved; 	<p>prior to approval of any grading permits and shall be implemented throughout the duration of construction for each development phase.</p>	<p>[PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>				

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<ul style="list-style-type: none"> • All construction access roads from Otay Lakes Road onto the Project site shall be paved for a minimum of 100 feet onto the site; • Approved chemical soil stabilizers shall be applied according to the manufactures' specifications to all active construction areas, both pre- and post-blasting activity. • At a minimum, all off-road, diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 3 emission standards for nonroad diesel engines promulgated by the U.S. Environmental Protection Agency, if such equipment is available in the San Diego region. Construction equipment that meets the Tier 4 emission standards will be integrated into the construction fleet during the later stages of the Project's construction period (post 2020), if such equipment becomes available in the San Diego region. • Paved streets shall be swept frequently if soil material has been carried onto adjacent paved, public 						

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thoroughfares from the Project site; <ul style="list-style-type: none"> • Traffic speeds on all unpaved surfaces shall be reduced to 15 mph or less, and unnecessary vehicle traffic shall be reduced by restricting access. Appropriate training to truck and equipment drivers, on-site enforcement, and signage shall be provided; • The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained before and for the duration of on-site operation; • Termination of grading and/or surface-level blasting activities shall occur if winds exceed 25 mph; • Hydroseeding of graded and surface-level blasting areas pads shall occur if development will not occur within 90 days; • Minimize simultaneous operation of multiple construction equipment units. During construction vehicles in loading and unloading queues shall turn their engines off when not in 						

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use to reduce vehicle emissions; <ul style="list-style-type: none"> • All construction equipment shall be outfitted with best available control technology (BACT) devices certified by CARB. A copy of each unit’s BACT documentation shall be provided at the time of mobilization of each applicable unit of equipment; • All construction equipment shall be properly tuned and maintained in accordance with manufacturer’s specifications; • 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 use of electrical construction equipment shall be employed where feasible; • The use of catalytic reduction for gasoline- 						

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<p>powered equipment shall be employed where feasible;</p> <ul style="list-style-type: none"> The use of injection timing retard for diesel-powered equipment shall be employed where feasible; and Construction diesel fuel shall be comprised of at least 25 percent biodiesel. 						
<p>M-AQ-1b The applicants or subsequent designee(s) shall prepare a Dust Control Plan, subject to review and approval by the County of San Diego Department of Planning & Development Services, to be implemented during the Project’s construction period. The Dust Control Plan, at a minimum, shall provide the following information:</p> <ul style="list-style-type: none"> Project name and location; Contact information for the property owner(s) and construction contractor(s); Primary project contact responsible for implementation of the plan; Primary agency contact responsible for oversight of the plan; Description of construction activities; Plot plan; 	<ol style="list-style-type: none"> The Fugitive Dust Plan shall be prepared prior to approval of any grading permits and shall be implemented throughout the duration of construction for each development phase. 	<ol style="list-style-type: none"> The project Applicant or its designee shall comply with the Air Quality enumerated above and required by this condition. The County [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 	County of San Diego			

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<ul style="list-style-type: none"> • Information on the amount of area to be disturbed; • Phasing schedule for dust generating activities; • List of dust generating activities; • Fugitive dust control measures to be implemented, including measures to prevent trackout/carryout; • Adaptive management provisions that authorize modifications to dust control measures (e.g., increased watering applications) in response to on-site, real-time conditions; • Requirement to post publicly visible signs with the contact information for the primary project and agency contacts in the event of dust control complaints; • Requirement to take any necessary corrective action in response to dust control complaints within 24 hours; • Recordkeeping requirements to log daily dust control activities; and • Certification by primary agency contact of compliance at quarterly intervals. 						

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<p>A sample Dust Control Plan template is provided as an attachment to this mitigation measure.</p> <p>The Fugitive Dust Control Plan will also include a requirement to post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.</p>						
<p>M-AQ-1c Prior to the issuance of grading permits, the applicants or subsequent designee(s) shall develop a construction truck traffic plan for implementation during the Project’s construction period. The plan shall identify the preferred truck routing from freeways and/or major roadways, as applicable, to the Project site; those routes shall avoid areas with substantial numbers of sensitive receptors, such as residential developments and/or schools, while minimizing the travel distance. The plan shall be submitted to the County of San Diego Department of Planning & Development Services for review and approval.</p>	<p>1. The [PDS, LDR] shall review the truck traffic plan for compliance with this condition.</p>	<p>1. The Applicant or its designee shall have the truck traffic plan prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The Applicant or its designee shall also execute a secured agreement for any potential damages caused by heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance].</p> <p>2. The Applicant or its designee shall have the truck traffic plan prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The Applicant or its designee shall</p>	<p>County of San Diego</p>			

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		also execute a secured agreement for any potential damages caused by heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance].				
M-AQ-1d Prior to the issuance of grading and building permits, the applicants or subsequent designee(s) shall submit verification to the County of San Diego Department of Planning & Development Services that a ridesharing program for the construction crew has been encouraged by the contractor(s). Evidence shall include copies of rideshare materials provided to employees and any incentives offered.	1. Prior to the issuance of grading and building permits	1. The applicants or subsequent designee(s) shall submit verification to the County of San Diego Department of Planning & Development Services. 2. The County of San Diego Department of Planning & Development Services shall make sure the contractor complies with the requirements of this measure.	County of San Diego			
M-AQ-1e The Project’s architectural coatings shall comply with Rule 1113 of the South Coast Air Quality Management District, as amended in 2013.	1. Prior to issuance of residential building permits.	1. The applicant or its designee shall comply with the requirements of this condition. 2. The [DPW, PDCI] shall make sure the contractor complies with the requirements of this measure and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure.	County of San Diego			
M-AQ-2a Project permittees shall implement the following mitigation measures to reduce the air pollutant emissions associated mobile sources and	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for each development	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404),	County of San Diego			

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<p>on-site gas combustion (CAPCOA 2010):</p> <ul style="list-style-type: none"> Plant low-maintenance, drought-resistant plant species that reduce gas-powered landscape maintenance equipment usage and water consumption. Equip residential structures with electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment. All single-family residences shall be constructed with connections for solar water heaters and solar and/or wind renewable energy systems. Use regulated low-VOC coatings for all architectural coating activities. Incorporate pedestrian trails, paths and sidewalks, and bicycle trails to encourage reduction in vehicle usage and trips. 	<p>phase a Master Landscape Plan shall be prepared and approved.</p> <p>2. Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be identified on the building plans.</p>	<p>submit them to the [PDS, PCC], and pay all applicable review fees.</p> <p>2. The Applicant or its designee shall comply with the requirements of this condition.</p> <p>3. The County PDS, LA and DPR, TC, PP shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.</p> <p>4. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>				
<p>M-AQ-2b The Project's HOA shall require that all open space areas under its control be landscaped and maintained with electrical equipment, to the extent feasible.</p>	<p>Prior to the issuance of Building Permits</p>	<p>Project Applicant shall submit Building Plans to the County of San Diego for review and approval that show that building design plans require that residential structures be equipped with outdoor/exterior electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden</p>	<p>County of San Diego</p>			

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		equipment.				
<i>Biological Resources</i>						
<p>M-BI-1a Conveyance On or before the recordation of the first Final Map for the project, the Project Applicant shall coordinate with the County of San Diego to establish and annex the project area into a County-administered Community Facilities District to fund the ongoing management and maintenance of the Otay Ranch RMP Preserve. Prior to the recordation of each Final Map within each Tentative Map, the Project Applicant shall convey land within the Otay Ranch RMP Preserve to the Otay Ranch RMP POM or its designee at a ratio of 1.188 acre for each “Developable Acre” impacted per the Final Map as defined by the Otay Ranch RMP. Based on analysis in this document, the total required conveyance for this project is approximately 790.3 acres with the final acreage determined based on the Final Map for the project. The conveyance may be, but is not required to be, located within Village 13 per the Otay Ranch RMP.</p>	<ol style="list-style-type: none"> 1. Prior to the approval of the first Final Map associated with any development phase of the project. 2. Prior to recordation of each Final Map, the Applicant or its designee shall convey fee title to land within the Otay Ranch Preserve to the Otay Ranch POM or its designee at a ratio of 1.188 acres for each acre of development area, as defined in the Otay Ranch Resource Management Plan. Access to the conveyed property for maintenance purposes shall also be provided to the satisfaction of the POM. The approved associated funding or funding mechanism shall be established prior to first grading permit. 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall request that the County initiate formation proceedings to establish a CFD or similar financing mechanism and enter into a funding agreement for such formation. The district shall have the capacity to generate revenues required for annual operation and maintenance of the POM. 2. The project Applicant or its designee shall prepare the draft plats and legal descriptions, then submit them for preparation and recordation with the County [DGS, RP], and pay all applicable fees associated with preparation of the documents. The Applicant or its designee shall provide documentation showing the PAR and demonstrating implementation of the funding mechanism for approval. 3. The County DPR, PDS shall review the financing documentation for conformance with this condition. Upon recordation of each Final Map, and submittal of the required Otay Ranch RMP Preserve conveyance documents, the County DPR, PDS shall forward 	County of San Diego			

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		<p>a copy of the recorded documents to the County PDS, DPR, and PCC for satisfaction of the condition.</p> <p>4. For recordation on the map, the County [PDS, LDR] shall route each Final Map to the County [PDS, PCC] for approval prior to map recordation. The county [PDS, PCC] and POM/DPR of the RMP Preserve shall preapprove the estimated location, and funding of the Otay Ranch RMP Preserve prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve conveyance, the County [DGS, RP] shall forward a copy of the recorded documents to the County [PDS, PCC] for satisfaction of the condition.</p>				
<p>M-BI-1b Biological Monitoring 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 County-approved biological monitor has been retained and will be on-site during clearing, grubbing, and/or</p>	<p>1. Prior to approval or issuance of any grading permit for each phase, and prior to any grading, clearing, or other disturbance, the requirement shall be completed for phase under construction.</p> <p>2. Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances</p>	<p>1. The project Applicant or its designee shall provide a copy of the biological monitoring contract, cost estimate, and MOU to the County [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.</p> <p>2. The Biological Monitor shall prepare written documentation that certifies that the temporary fencing has been installed and that all construction staff has</p>	County of San Diego			

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<p>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 also be responsible for implementing the monitoring as required and specified in the restoration plans. The biological monitor shall be authorized to halt all associated project activities that may be in violation of the County’s MSCP Subarea Plan and/or permits issued by any other agencies having jurisdictional authority over the project.</p> <p>Before construction activities occur in areas adjacent to Preserve areas containing sensitive biological resources, all workers shall be educated by a County-approved biologist to recognize and avoid those areas that have been marked as sensitive biological resources.</p>	<p>this condition shall be completed for the phase under construction.</p> <p>3. The following actions shall occur throughout the duration of the grading construction; if this project includes more than one Final Map, each shall have separate monitoring contracts and documentation. Upon completion of all grading activities, and prior to Rough Grading Final Inspection, (Grading Ordinance SEC 87.421.a.2), the final report shall be completed.</p> <p>4. Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the final report shall be completed for each grading phase.</p>	<p>been trained on the site sensitive biological resources that are to be avoided.</p> <p>3. The Project Biologist shall prepare and submit to the satisfaction the County [PDS, PCC] monitoring reports, cost estimate, and MOU which indicate that the monitoring has occurred as indicated above. The Applicant or its designee shall provide verification that the cost of the monitoring has been added to the grading bond.</p> <p>4. The project Applicant or its designee shall submit the final biological monitoring report to the County [PDS, PCC] for review and approval.</p> <p>5. The County [PDS, PCC] shall review the contract, MOU and cost estimate or separate bonds for are in compliance with this condition. The cost estimate should be forwarded to County [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds.</p> <p>6. The County [DPW, PDCI] shall invite the County [PDS, PCC] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The County [PDS, PCC] shall attend the preconstruction conference and</p>				

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		<p>verify the installation of the temporary fencing and approve the training documentation prepared by the biologist.</p> <p>7. The County PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The County [DPW, PDCI] shall assure that the Project Biologist is on-site performing the Monitoring duties of this condition during all applicable grading activities as determined by the Biologist. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Project Biologist or Applicant or its designee fails to comply with this condition. The County [PDS, PCC] shall review and approve the monitoring reports for compliance with this measure.</p> <p>8. The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed and</p>				

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		accepted by PDS. Upon approval of the report, the PDS shall inform the Department of Public Works (DPW) that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then PDS shall inform DPW to release the bond back to the Applicant or its designee.				
M-BI-1c Temporary Fencing Prior to issuance of land development permits, including clearing, grubbing, grading and/or construction permits, the Project Applicant shall install prominently colored, fencing and signage wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to the Preserve and for all off-site facilities constructed within the preserve. Prior to release of grading and/or improvement bonds, a qualified biologist shall provide evidence to the satisfaction of the Director of Planning and Development	1. Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing for the phase under construction.	1. The project Applicant or its designee shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on or such that it shall protect the boundary of the open space easement(s). The Applicant or its designee shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. 2. The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the Applicant or its designee.	County of San Diego			

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Services (or her/his designee)) and the Director of Parks and Recreation, that work was conducted as authorized under the approved land development permit and associated plans.						
M-BI-1d Upland Restoration. Restoration areas include those areas within the Preserve that will be impacted as allowable uses for infrastructure. These areas include the temporary graded slopes for the road to the water tank, for slopes along Otay Lakes Road, and for the natural drainage bypass facility areas. These restoration areas may incorporate salvaged materials, such as seed collection and translocation of plant materials as determined appropriate. The project biologist shall review the plant materials prior to grading and will determine if salvage is warranted. If salvage is not appropriate due to site conditions, plant conditions, or reproductive stage of the plants, a letter indicating that will be prepared and submitted for approval to the Director of Planning & Development Services and the Director of Parks and Recreation. Prior to grading the project, a Conceptual Upland Restoration Plan will be	<ol style="list-style-type: none"> 1. Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 45: Conceptual Phasing Plan of the Otay Ranch Resort Village Alternative H Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the biological open space easements to the County, or habitat conveyance to the Otay Ranch Preserve Owner Manager (POM) or City of San Diego shall be executed and recorded by phase based on the allocated acreages. 2. The project Applicant or its designee shall prepare the RMP, demonstrate that the RMP has been fully funded, (funding by 	<ol style="list-style-type: none"> 1. If the Conserved Open Space (all or in part) is to be managed by the County of San Diego through the County biological open space easement to satisfy the additional mitigation requirements then the following documentation is required. The Applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. If the Conserved Open Space is conveyed in fee title to the Preserve Owner Manager (POM) of the Otay Ranch RMP2 Preserve with funding to pay for review by the POM and associated fees, then the Applicant or its designee shall provide a copy of the grant deed to the County showing the dedication. If portions of the Conserved Open Space are used for mitigation of impacts on Cornerstone Lands, then the Applicant or its designee shall 	County of San Diego			

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<p>submitted to and receive approval from the Director of Planning & Development Services (or her/his designee), the Director of Parks and Recreation, and the Preserve Owner/Manager (POM) (see Appendix D of the Biological Resources Technical Report Supplemental Analysis, Appendix D-3).</p> <p>The plan shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, and any relevant contingency measures. The Conceptual Upland Restoration Plan shall include, but not be limited to, the following to ensure the establishment of the restoration objectives: a 24- by 36-inch map showing the restoration areas, site preparation information, type of planting materials (species ratios, source, size of container, etc.), planting program, 80% success criteria, 5-year monitoring plan, and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, monitoring, and report preparation. The report</p>	<p>phase is acceptable), to the satisfaction of the Director of PDS, and submit it to the County [PDS, ZONING] and pay all applicable review fees</p> <p>3. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.</p> <p>4. Prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance, and after the approval of the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan the agreement shall be executed and the</p>	<p>provide the agreement between the City of San Diego and the Applicant or its designee as documentation for this condition.</p> <p>2. The project Applicant or its designee shall prepare the RMP, demonstrate that the RMP has been fully funded (funding by phase is acceptable), to the satisfaction of the Director of PDS, and submit it to the [PDS, ZONING] and pay all applicable review fees.</p> <p>3. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the County [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits.</p> <p>4. The project Applicant or its designee shall execute a Secured Agreement provided with the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan Final Decision and provide the approved</p>				

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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shall be prepared by a County of San Diego-approved biologist and a state of California-licensed landscape architect.	<p>securities provided for the revegetation implementation.</p> <p>5. Prior to the approval or issuance of any grading permit associated with the Phases as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, the Biological Resource Salvage Plan shall be approved and fully funded.</p>	<p>securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the County [PDS, LA] for final review and approval.</p> <p>5. The project Applicant or its designee shall prepare a Biological Resource Salvage and Restoration Plan(s), submit it to the County [PDS, ZONING] and pay all the applicable review fees and deposits.</p> <p>6. For recordation on the map, [PDS, LDR] shall route the applicable Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.</p> <p>7. The County [PDS, PPD] shall review the RMP for compliance with the latest version of the County of San Diego Report Format and Content Requirements, Otay Ranch RMP, and this condition.</p>				

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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		<p>8. The [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.</p> <p>9. The County [PDS, LA] shall review the Agreement cash deposit and securities provided for compliance with this condition, and the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan. The County [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by the County [PDS, FISCAL]. Upon acceptance of the Agreement,</p>				

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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		<p>securities and cash deposit, the County [PDS, LA], shall provide a confirmation letter acknowledging acceptance of securities.</p> <p>10. The County [PDS, LA] shall review the Biological Resource Salvage Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#15– SECURED AGREEMENT (BMO BIOLOGICAL RESOURCE SALVAGE PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan.</p>				
<p>M-BI-1e Limited Building Zone (LBZ) Easement. To protect sensitive biological resources in the adjacent Preserve and Conserved Open Space, a Limited Building Zone (LBZ) easement will be granted to the County on HOA manufactured open space along the perimeter of the development footprint, as well as the Conserved Open Space, to be confirmed at the time of the</p>	<p>1. Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded for each phase in which the LBZ is located.</p> <p>2. The Lighting Plan(s) shall be approved concurrent with any improvement plans</p>	<p>1. The project Applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, Real Property Division], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the Applicant or its designee shall provide copies of the</p>	<p>County of San Diego</p>			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>Final Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the Preserve, restrict unauthorized access, prohibit landscaping with exotic pest plants that may invade the Preserve, and prohibit artificial lighting and focal use areas that would alter wildlife behavior in the Preserve. This easement requires the landowner to maintain permanent fencing and signage. The easement precludes (1) placement, installation, or construction of habitable structures, including garages or accessory structures designed or intended for occupancy by humans or animals; (2) landscaping with exotic pest plants; (3) artificial lighting except low-pressure sodium fixtures shielded and directed away from the Preserve; and (4) focal use areas including arenas, pools, and patios.</p>	<p>adjacent to the Otay Ranch RMP Preserve Edge.</p>	<p>recorded easement documents to [PDS, PCC] for approval.</p> <ol style="list-style-type: none"> 2. The project Applicant or its designee shall prepare the Lighting Plans and submit it to the [PDS, ZONING] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the Lighting Plans and this condition for the life of this permit. 3. The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre-approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the Applicant or its designee for signature and subsequent recordation. Upon Recordation of the easements [DGS, Real Property Division] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition. 4. The County inspector shall review the Lighting Plan for compliance with this measure. The [PDS Code Compliance Division] is responsible for enforcement of this permit. 				

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>M-BI-1f Fencing and Signage. To protect the Preserve from entry upon completion of construction, an open space fence or wall will be installed along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the Otay Ranch Resort Village Alternative H Preserve Edge Plan, Proposed Fencing, Preserve Signage, and Fuel Modification Zones (see map pocket). The barrier must be a minimum construction of vertical metal fencing, but may be other suitable construction material, as approved by the Director of Planning & Development Services and the Director of Parks and Recreation. To protect the Preserve from entry, informational signs will be installed, where appropriate, along all open space edges where open space is adjacent to residential uses, along internal streets, and as indicated in the Otay Ranch Resort Village Alternative H Preserve Edge Plan. The signs must be corrosion resistant, a minimum of 6 inches by 9 inches in size, on posts not less than 3 feet in</p>	<ol style="list-style-type: none"> 1. Prior to the approval of each Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, the Applicant or its designee shall demonstrate that the fencing/wall requirement has been appropriately shown and noted on all plans and maps. 2. Prior to the approval of each Final Map, prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance, the Applicant or its designee shall demonstrate that the signage requirement has been appropriately shown and noted on all plans and maps. 3. Prior to the occupancy of any structure or use of the premises in reliance of PDS2004-3810-04-002(SP); PDS2004-3800-04-003(GPA); PDS2004-3600-04-009(REZ); PDS2004-3100- 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall include fencing/wall requirement in conformance with this condition in the notes and clearly show all fencing/wall locations on all plans and maps. Fencing/wall specifications shall be provided on plans, as applicable. 2. The project Applicant or its designee shall demonstrate that the signage requirement is included in the notes and shown on all plans and maps. Signage specifications and approved language shall be provided on all applicable plans. 3. The project Applicant or its designee shall install the fencing and signage and provide the documentation site photos and certification statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed to the [PDS, PCC]. 4. The County [PDS, PCC] shall review each Final Map, grading plans, other plans and maps (as applicable), statement for are in compliance with this condition, the Preserve Edge Plan and Specific Plan. 5. The County [PDS, PCC] shall review each Final Map, grading plans, other plans and maps (as 	County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>height from the ground surface, and state the following (or similar if approved by the Otay Ranch RMP POM/DPR):</p> <p>Sensitive Environmental Resources Area Restricted by Easement</p> <p>Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services Reference: (ER-04-19-005)</p>	<p>5361(TM); PDS2004-3910-04-19-005, and prior to Final Grading Release of each Grading Permit (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed and approved by the Director of PDS. The final grading release requirement may be waived, wholly or in part, at the discretion of the Director of PDS if the Applicant or its designee demonstrates that cash or security has been provided for the entire associated installation of fencing and signage.</p>	<p>applicable), statement for are in compliance with this condition, and Preserve Edge Plan and Specific Plan.</p> <p>6. The [PDS, PCC] shall review the photos and statement for compliance with this condition.</p>				
<p>M-BI-2 Prior to widening Otay Lakes Road, the Project Applicant shall mitigate for the impact to Cornerstone Lands and complete an MHPA Boundary Adjustment to the satisfaction of the City of San Diego Director of Planning & Development Services (or her/his designee). Replacement of MHPA lands within Cornerstone Lands is proposed at a 4:1 ratio for lands replaced inside the MSCP Preserve. For replacement lands</p>	<p>1. Prior to widening Otay Lakes Road.</p>	<p>2. The City of San Diego will review and approve the MHPA Boundary Adjustment to the satisfaction of the City of San Diego Development Services Director (or their designee).</p>	<p>City of San Diego and County of San Diego</p>			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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that are located outside of the MSCP Preserve, the mitigation is at a 1:1 ratio. Mitigation for impacts to the various vegetation communities shall be based on the tier of the impacted lands in accordance with the mitigation ratios provided by the MSCP. The mitigation and MHPA Boundary Adjustment may be implemented within the Otay Ranch Preserve on property surrounding the existing Cornerstone Lands, north of Otay Lakes Road, or may be off-site at a location determined acceptable by the City of San Diego.						
M-BI-3 Prior to issuance of any land development permits, including clearing or grubbing and grading and/or construction permits, the project will be required to obtain a Habitat Loss and Incidental Take (HLIT) 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 in accordance with Table 5-3 of the Chula Vista MSCP Subarea Plan. Mitigation for offsite impacts outside of Otay Ranch will be	1. Prior to issuance of any land development permits, including clearing or grubbing and grading and/or construction permits.	1. The City of Chula Vista shall make sure that the applicant complies with this measure. Prior to issuance of any land development permit for the widening of Otay Lakes Road, Applicant shall present the mitigation strategy (chosen from the measure as applicable) to the satisfaction and oversight of the City of Chula Vista’s Development Services Director (or their designee). 2. The Project applicant shall secure mitigation credits within a City- and wildlife agency-approved Conservation Bank or other approved location offering	City of Chula Vista and County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>in accordance with the Chula Vista MSCP Subarea Plan and the Chula Vista HLIT Ordinance.</p> <p>Prior to issuance of any land development permits, the Project Applicant shall mitigate for direct impacts pursuant to Section 5.2.2 of the City of Chula Vista MSCP Subarea Plan. In compliance with the Subarea Plan, the Project 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 by MSCP.</p> <p>The Project 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 of Chula Vista and wildlife</p>		<p>mitigation credits consistent with the ratios specified by MSCP.</p> <p>3. The Project applicant shall be required to provide verification of purchase to the City prior to issuance of any land development permits.</p>				

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>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 of Chula Vista MSCP Subarea Plan and subject to wildlife agency concurrence.</p> <p>Prior to issuance of any land development permit for the widening of Otay Lakes Road, and to the satisfaction and oversight of the City’s Development Services Director (or her/his designee), the Project Applicant shall secure the parcel(s) that will be permanently preserved for in-kind habitat impact mitigation. If a mitigation bank purchase is unavailable, the Project Applicant shall 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-</p>						

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>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 biological open space easement or other mechanism approved by the wildlife agencies as being sufficient to ensure that the lands are protected in perpetuity. The biological open space easement or other mechanism approved by the wildlife agencies shall be recorded prior to issuance of any land development permits.</p>						
<p>M-BI-4 Prior to impacts occurring to waters and wetlands under the jurisdiction of ACOE, CDFW, and RWQCB, the Project Applicants shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and a</p>	<p>1. Consultation and permits must be obtained prior to the approval or issuance of the first grading permit, and prior to any grading, clearing, or other disturbance which may</p>	<p>1. The project Applicant or its designee shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy of the permit(s)/agreement(s), or</p>	<p>The County of San Diego</p>			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>CDFW Code 1600 Streambed Alteration Agreement. Impacts shall be mitigated at a minimum 1:1 ratio by creation or purchase of credits for the creation of jurisdictional habitat of similar functions and values. A suitable mitigation site shall be selected and approved by the resource agencies during the permitting process. The ratio of wetland mitigation shall be determined by the permitting agencies varying from 2:1 to 5:1 overall. Mitigation for impacts to wetlands and non-wetland waters could occur offsite within the Otay River Valley as a part of or adjacent to the Otay River Restoration Project or other appropriate mitigation site as approved by the County and Wildlife Agencies. Mitigation would be provided to meet the mitigation ratios outlined in the wetland permit applications. The wetland creation should include at least a 1:1 ratio of each of the wetland vegetation communities impacted. The remainder of the creation/enhancement obligation may be fulfilled with any wetlands type as defined by the wetland permitting agencies.</p>	<p>impact jurisdictional resources. Phasing of wetland permits may be permissible at the discretion of the respective resource agencies (i.e. ACOE, RWQCB, and CDFW) with written consent.</p> <p>2. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.</p> <p>3. Prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance, and after the approval of the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan the</p>	<p>evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance.</p> <p>2. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the County [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits.</p> <p>3. The project Applicant or its designee shall execute a Secured Agreement provided with the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the County [PDS, LA] for final review and approval.</p> <p>4. The [PDS, PCC] shall review the permits/agreement for compliance with this condition.</p>				

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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	agreement shall be executed and the securities provided for the revegetation implementation.	<p>Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans. The County [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.</p> <p>5. The County [PDS, LA] shall review the Agreement cash deposit and securities provided for compliance with this condition, and the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan. The County [PDS, LA] shall sign the Agreement for the</p>				

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		Director of PDS and ensure the cash deposit is collected by the County [PDS, FISCAL]. Upon acceptance of the Agreement, securities and cash deposit, the County [PDS, LA], shall provide a confirmation letter acknowledging acceptance of securities.				
M-BI-5 Prior to impacts occurring to waters and wetlands within the City of San Diego Cornerstone Lands, under the jurisdiction of ACOE, CDFW, and RWQCB, the Project Applicants shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and a CDFW Code 1600 Streambed Alteration Agreement. Impacts shall be mitigated at a 1:1 ratio by creation or purchase of credits for the creation of jurisdictional habitat of similar functions and values in order to account for no net loss of wetlands. A suitable mitigation site shall be selected and approved by the resource agencies during the permitting process. The ratio of wetland mitigation shall be 3:1 overall with 1:1 of creation (establishment) and 2:1 proposed to be enhancement. Mitigation for impacts to wetlands and non-	1. Prior to impacts occurring to waters and wetlands within the City of San Diego Cornerstone Lands.	1. The Project applicants shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and a CDFW Code 1600 Streambed Alteration Agreement. 2. The [PDS, PCC] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.	County of San Diego, USACOE, RWQCOB, and CDFW			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>wetland waters would occur within the Otay River Valley as a part of or adjacent to the Otay River Restoration Project. The Project Applicant is currently discussing the exact location of the mitigation parcel; however, mitigation would be provided to meet the mitigation ratios outlined in the wetland permit applications. The wetland creation shall include at least a 1:1 ratio of each of the wetland vegetation communities impacted. The remainder of the creation/enhancement obligation may be fulfilled with any wetlands type.</p> <p>The temporary impacts to ephemeral and intermittent waters shall be mitigated by restoring them to original conditions immediately upon completion of the Project, and shall be subject to all of the success criteria and monitoring as the permanent impacted wetlands.</p>						
<p>M-BI-6 Prior to any project-related impact to waters within the City of Chula Vista under the jurisdiction of ACOE, CDFW, and RWQCB, the Project Applicants shall obtain the following permits: ACOE 404</p>	<p>1. Consultation and permits must be obtained prior to the approval or issuance of the first grading permit, and prior to any grading, clearing, or other</p>	<p>1. The project Applicant or its designee shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy</p>	<p>City of San Diego, USACOE, RWQCOB, and CDFW</p>			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>permit, RWQCB 401 Water Quality Certification, and a CDFW Code 1600 Streambed Alteration Agreement. Such impacts shall be mitigated at a 1:1 ratio by creation or purchase of credits for the creation of jurisdictional habitat of similar functions and values. A suitable mitigation site shall be selected and approved by the resource agencies during the permitting process. Mitigation for impacts to wetlands and non-wetland waters would occur within the Otay River Valley as a part of or adjacent to the Otay River Restoration Project. The Project Applicant are currently discussing the exact location of the mitigation parcel; however, mitigation would be provided to meet the mitigation ratios outlined in the wetland permit applications. The ratio of wetlands mitigation shall be 3:1 overall with 1:1 to be creation (establishment) and 2:1 to be enhancement. The wetland creation shall include at least a 1:1 ratio of each of the wetland vegetation communities impacted. The remainder of the creation/enhancement obligation may be fulfilled with any wetlands type.</p>	<p>disturbance which may impact jurisdictional resources. Phasing of wetland permits may be permissible at the discretion of the respective resource agencies (i.e. ACOE, RWQCB, and CDFW) with written consent.</p> <p>2. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.</p> <p>3. Prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance, and after the approval of the Upland Restoration Plan and Wetlands Mitigation</p>	<p>of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance.</p> <p>2. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the County [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the applicable review fees and deposits.</p> <p>3. The project Applicant or its designee shall execute a Secured Agreement provided with the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the County [PDS, LA] for final review and approval.</p> <p>4. The [PDS, PCC] shall review the permits/agreement for</p>				

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<p>The temporary impacts to ephemeral and intermittent waters shall be mitigated by restoring them to their original conditions immediately upon completion of the Project, and shall be subject to all of the success criteria and monitoring as the permanently impacted wetlands. The mitigation will include planting of San Diego marsh-elder at a 2:1 ratio within areas that are temporarily impacted and will include additional planting of this species to comply with the 2:1 ratio required by the RMP2.</p>	<p>and Monitoring Plan the agreement shall be executed and the securities provided for the revegetation implementation.</p>	<p>compliance with this condition. Copies of these permits should be transmitted to the [DPW, ESU], for implementation on the grading plans.</p> <p>5. The County [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.</p> <p>6. The County [PDS, LA] shall review the Agreement cash deposit and securities provided for compliance with this condition, and the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan.</p>				

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		The County [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by the County [PDS, FISCAL]. Upon acceptance of the Agreement, securities and cash deposit, the County [PDS, LA], shall provide a confirmation letter acknowledging acceptance of securities.				
<p>M-BI-7 This mitigation measure identifies two options for addressing the proposed Project’s potential impacts on vernal pools.</p> <p>Option No. 1: Under this option, the Project Applicants shall restore and reconfigure the K8 vernal pool group and provide a 100-foot minimum buffer around the pools and their watershed. No activities, including fuel modification, would be permitted within the buffer. The required restoration and reconfiguration shall involve reconstruction of the mima mounds and basins, removal of weedy vegetation, revegetation of the mounds with upland sage scrub species, and inoculation of the pools with vernal pool species. A Conceptual Vernal Pool Mitigation Plan shall be</p>	<p>1. Prior to the approval or issuance of the first grading permit required for impacts within the County’s jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained or evidence provided that it is not required.</p>	<p>1. The project Applicant or its designee shall consult the respective agencies to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the County PDS, PCC for compliance.</p> <p>2. Applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The County PDS, PCC shall review the permits/agreement for compliance with this condition. Copies of these</p>	County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>prepared that outlines the location and activities of the restoration (Appendix B of the Biological Resources Technical Report Supplemental Analysis, Appendix D-3). The plan will be submitted to, and be to the satisfaction of, the Director of Planning & Development Services, Director of Parks and Recreation, and USFWS. The plan will include performance measures that may include but are not limited to target functions and values that are guidelines to assess the success of the restored vernal pool and mima mound habitat. The mitigation program intends to restore habitat with appropriate topography and vernal pool hydrology to support the intended vernal pool target species including San Diego fairy shrimp. A ratio of at least 1:1 restoration shall include the establishment of new vernal pool basins within the K8 vernal pool group. The balance of the mitigation ratio shall include enhancement of the existing pools. A total of 0.26 acre is available for enhancement within the existing pools. The additional restoration mitigation requirement (a total of 0.112</p>		<p>permits should be transmitted to the County DPW, ESU, for implementation on the grading plans.</p>				

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<p>acre) shall be directed toward establishing new basins within the K8 vernal pool group.</p> <p>Based on the inundation records, fairy shrimp surveys, and floral inventory, the following potential vernal pools meet the previously applied ACOE jurisdictional criteria: Assuming all of K6 (approximately 0.11 acre of vernal pool basin) is impacted and the mitigation requirement is a combination of 2:1 (pools not occupied by San Diego fairy shrimp – 0.107 acre) and 5:1 (for one pool occupied by San Diego fairy shrimp – 0.005-acre), as outlined above, a total mitigation of 0.239 acre shall be required. This is typically satisfied by providing at least 1:1 as restoration and the balance as enhancement. Enhancement within the K8 pools will likely be restricted by the resource agencies to those pools not containing fairy shrimp. Table 2.3-142 of the Draft EIR (2015) summarizes the existing conditions of the pools within the K8 mesa.</p> <p>The Conceptual Vernal Pool Mitigation Plan provides for the short-term management and</p>						

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>monitoring of the restoration area. Long-term management will be provided by the POM or included with the requirements of the Conserved Open Space (see M-BI-17).</p> <p>Option No. 2: Under this option, the Project Applicant would mitigate the Project’s vernal pool impacts by purchasing vernal pool mitigation bank credits for a total of 0.239 acre at a combined 2:1 (for pools not occupied by San Diego fairy shrimp) and 5:1 mitigation ratio (for pools that are occupied by San Diego fairy shrimp).</p>						
<p>M-BI-8 Prior to the issuance of land development permits, including clearing or grubbing and grading permits, for areas with salvageable California adolphia and plant species identified as requiring salvage in the RMP2 (San Diego thormmint, San Diego goldenstar, variegated dudleya, San Diego barrel cactus, and San Diego marsh-elder), the Project Applicants shall prepare a Resource Salvage and Restoration Plan to address the requirements of the RMP2. Impacted individuals of these species shall be translocated per the RMP2 requirements. The</p>	<ol style="list-style-type: none"> 1. Prior to the approval or issuance of any grading permit associated with the Phases as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, the Biological Resource Salvage Plan shall be approved and fully funded. 2. Prior to the approval or issuance of any grading permit associated with the Phases as shown on 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall prepare a Biological Resource Salvage and Restoration Plan(s), submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits. 2. The project Applicant or its designee shall execute a Secured Agreement provided with the Biological Resource Salvage Plan Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to 	County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>Resource Salvage and Restoration Plan shall be prepared by a County-approved biologist to the satisfaction of the Director of Planning & Development Services (or her/his designee) and in conjunction with the POM.</p> <p>The Resource Salvage and Restoration Plan will also include compliance with the mitigation standards set forth in the RMP2, including those related to restoration and translocation for San Diego thornmint, San Diego goldenstar, variegated dudleya, San Diego barrel cactus, and San Diego marsh-elder in drainages.</p> <p>The Resource Salvage and Restoration Plan shall, at a minimum, evaluate options for seed collection and plant salvage and relocation, including individual plant salvage, native plant mulching, selective soil salvaging, application of plant materials on manufactured slopes, and application/relocation of resources within the Otay Ranch Resource Management Plan Preserve. The Resource Salvage and</p>	<p>Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and, and prior to any grading clearing, or other disturbance, and after the approval of the Biological Resource Salvage Plan, the agreement shall be executed and the securities provided for the Biological Resource Salvage Plan implementation.</p>	<p>the [PDS, LA] for final review and approval.</p> <p>3. The [PDS, LA] shall review the Biological Resource Salvage Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#15– SECURED AGREEMENT (BMO BIOLOGICAL RESOURCE SALVAGE PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan.</p> <p>4. The [PDS, LA] shall review the Agreement cash deposit and securities provided for are in compliance with this condition, and the Biological Resource Salvage Plan Final Decision. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected. Upon acceptance of the Agreement, securities and cash deposit, the [PDS, LA], shall provide a confirmation letter acknowledging acceptance of securities.</p>				

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<p>Restoration Plan shall include incorporation of relocation and restoration efforts for San Diego goldenstar, San Diego thornmint, variegated dudleya, and San Diego barrel cactus, and include San Diego marsh-elder (within this plan or as part of the wetland mitigation) and California adolphia. Relocation efforts may include seed collection and/or transplantation to a suitable receptor site and shall be based on the most reliable methods of successful relocation. The plan shall also include a recommendation for method of salvage and relocation/application based on feasibility of implementation and likelihood of success. The plan shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, success criteria, and any relevant contingency measures to ensure that no-net-loss is achieved. The plan shall also be subject to the oversight of the Director of Planning & Development Services (or her/his designee).</p> <p>As required per RMP Policy 3.2, the Project Applicants will</p>						

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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coordinate with the POM to meet the RMP2’s restoration requirements for habitat restoration including Munz’s sage and San Diego viguiera-dominated coastal sage scrub and native grassland. This restoration will be incorporated into the Biological Resource Salvage and Restoration Plan.						
M-BI-9a Quino Take Authorization and Biological Open Space: First, On or before the recordation of the first Final Map that affects Quino checkerspot butterfly or its habitat, the Project Applicant shall demonstrate to the satisfaction of the Director of Planning & Development Services (or her/his designee) that it has secured the necessary take authorization for Quino checkerspot butterfly through one of the following: (a) <u>federal Endangered Species Act (ESA) Section 7 Consultation</u> , (b) <u>ESA Section 10 incidental take permit</u> , or (c) the County’s MSCP Subarea Plan Quino Checkerspot Butterfly Addition Amendment, if and when approved. If the project receives take authorization through the County’s Quino Checkerspot Butterfly	1. Prior to the approval or issuance of the first grading permit required for impacts within the County’s jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained from the respective resource agencies, evidence provided that it is not required, or documentation provided that the project is in compliance with the MSCP County Subarea Plan Quino Addition.	1. The project Applicant or its designee shall consult the respective resource agencies (i.e. USFWS) to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the [PDS, PCC] for compliance. 2. Applicant or its designee shall demonstrate, to the satisfaction of the County Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The County PDS, PCC shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the County DPW,	County of San Diego			

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<p>AdditionAmendment, the project will thereby satisfy any and all Quino checkerspot butterfly mitigation requirements of the County. If the pProject receives take authorization directly through the federal Endangered Species Act (FESA) Section 7 or Section 10 processes, the Project Applicants will comply with any and all conditions, including preconstruction surveys that the USFWS may require for take of Quino checkerspot butterfly pursuant to FESA.</p> <p><u>Second, 1,107.2 acres of suitable on-site habitat for Quino checkerspot butterfly will be conserved by a biological open space easement placed over the entirety of the Preserve land and the 69.3 acres of Conserved Open Space, resulting in total onsite conserved lands of 1,176.5 acres. Thus, impacts to 389 acres of Quino checkerspot butterfly would be mitigated at a mitigation ratio of at least 2.85:1. This biological open space easement shall be granted to and held by an entity of the Project Applicants' choosing, provided that the biological open space easement meets the criteria set forth in Government Code</u></p>		ESU, for implementation on the grading plans.				

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<p><u>Section 51075(d) and is approved by the Director of Planning & Development Services.</u></p> <p>This biological open space easement shall be <u>created in perpetuity and shall be</u> for the protection of biological resources, and all of the following shall be prohibited on any portion of the land subject to said easement: grading; excavating; placing soil, sand, rock, gravel, or other material; clearing vegetation; constructing, erecting, or placing any building or structure; vehicular activities; dumping trash; or using the area for any purpose other than as <u>biological</u> open space. The only exceptions to this prohibition are for activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning & Development Services. This biological open space easement shall authorize the County and its agents to periodically access the land to perform management and monitoring activities for species and habitat conservation.</p> <p>The Project Applicants shall show the on-site biological open</p>						

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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space easement on the Final Map and biological open space easement exhibit with the appropriate granting language on the title sheet concurrent with Final Map Review. The Project Applicants then shall submit these documents for preparation and recordation with the Department of General Services, and pay all applicable fees associated with preparation of the documents.						
M-BI-9b Quino <u>Butterfly</u> Management/ Enhancement Plan: Prior to the issuance of the first grading permit that impacts Quino checkerspot butterfly, the Project Applicant shall prepare a long-term Quino Checkerspot Butterfly Management/ Enhancement Plan that shall, at a minimum, include a survey methodology for on-site Preserve areas pre- and post-construction to monitor effects on Quino checkerspot butterfly population health and shall apply to all lands preserved by the biological open space easement required by M-BI-9a (see Appendix C – Quino Checkerspot Butterfly Management/Enhancement Plan, of Appendix D-3 - Biological Resources Technical Report Supplemental Analysis –	1. Prior to the approval or issuance of any grading permit as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading clearing, or other disturbance, the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be approved by the County [PDS, PPD], the USFWS (if applicable) and the POM/DPR of the RMP Preserve. The Quino Checkerspot Butterfly Revegetation/ Enhancement Plan shall be implemented and funded with perpetual monitoring and management of habitat	1. The project Applicant or its designee shall prepare the Quino Checkerspot Butterfly Revegetation/Enhancement Plan, submit it to the County [PDS, PPD], USFWS (if applicable), and Preserve Owner/Manager (POM) of the RMP Preserve for approval, demonstrate perpetual funding in place for monitoring and management of suitable Quino checkerspot butterfly habitat based on an approved Property Analysis Record (PAR) for activities on Conserved Open Space, or similar, and pay all the applicable review fees and deposits. 2. The project Applicant or its designee shall execute a Secured Agreement provided with the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan	County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>Alternative H). This plan will be submitted to, and be to the satisfaction of, the Director of Planning & Development Services, Director of Parks and the <u>Otay Ranch POM</u>. The <u>Quino Checkerspot Butterfly Management/Enhancement Plan</u> may be superseded or unnecessary upon completion and adoption of the County's of San Diego Quino Checkerspot Butterfly-MSCP Subarea Plan <u>Quino Checkerspot Butterfly Amendment</u>. The plan will include performance measures that may include but are not limited to: A annual restoration and enhancement of 15 acres per year with quantitative and qualitative requirements that outline the percent native cover, percent survival, and percent nonnative cover as well as reviewing the health and vigor of the host plants; Q quantifiable adaptive management triggers that rely on yearly as needed population monitoring and statistical changes in the population size to then require restoration as noted above; R reintroduction of the species and continued restoration of unoccupied areas when population declines are not</p>	<p>areas of potential Quino checkerspot butterfly habitat restoration and enhancement in association with each Final Map.</p> <p>2. Prior to the approval or issuance of any grading permit, prior to any grading clearing, or other disturbance, and after the approval of the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan, the agreement shall be executed and the securities obligation provided for the revegetation implementation associated with each grading phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan</p>	<p>Final Decision and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the [PDS, LA] for final review and approval.</p> <p>3. The County [PDS, PPD] shall review the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#8–SECURED AGREEMENT (QUINO CHECKERSPOT BUTTERFLY REVEGETATION/ ENHANCEMENT PLAN) shall be made to enter into a Secured Agreement for the implementation of the Plan.</p> <p>4. The [PDS, LA] shall review the Agreement cash deposit and securities provided for compliance with this condition, and the Quino Checkerspot Butterfly Revegetation/ Enhancement Plan Final</p>				

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>noted; Establishment of a permanent funding mechanism to work in concert with the funding requirements of Preserve lands conveyed to the POM. The project will comply with all mitigation requirements associated with the <u>County’s MSCP Subarea Plan Quino Checkerspot Butterfly MSCP Addition Amendment, if adopted.</u> Adaptive management techniques shall be developed within the plan with contingency methods for changed circumstances. These measures shall ensure that the potential loss of individuals and the loss of habitat for the species related to the proposed development are adequately offset by measures that will enhance the existing preserved population, and shall provide data that will help the species recover throughout its range.</p>		<p>Decision. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by [PDS, FISCAL]. Upon acceptance of the Agreement, securities and cash deposit, the [PDS, LA], shall provide a confirmation letter-acknowledging acceptance of securities.</p>				
<p>M-BI-10 Prior to the issuance of the first grading permit that impacts the K6 vernal pool complex, the Project Applicant shall demonstrate to the satisfaction of the Director of Planning and Development Services (or his/her designee) that the Project has secured take authorization of San Diego fairy</p>	<p>1. Prior to the approval or issuance of the first grading permit required for impacts within the County’s jurisdiction, and prior to any grading, clearing, or other disturbance, a permit shall be obtained or</p>	<p>1. The project Applicant or its designee shall consult the respective agencies to determine if a permit or agreement is required. Upon completion of the agency review of this project, the Applicant or its designee shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that</p>	<p>County of San Diego</p>			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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shrimp through Section 7 Consultation or a Section 10 incidental take permit, or as may be incorporated into the provisions of the MSCP Subarea Plan to achieve the best results toward the survival and recovery of the species. If the project receives take authorization through the federal Endangered Species Act (FESA) Section 7 or Section 10 processes, the Project Applicants will comply with any and all conditions, including preconstruction surveys that the USFWS may require for take of Fairy shrimp pursuant to FESA.	evidence provided that it is not required.	such an agreement or permit is not required to the County [PDS, PCC] for compliance. 2. Applicant or its designee shall demonstrate, to the satisfaction of the Director of Planning and Development Services (or his/her designee) that it has secured from any necessary take authorization from the respective resource agencies. The County [PDS, PCC] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the County [DPW, ESU], for implementation on the grading plans.				
M-BI-11 To avoid any direct impacts to raptors and/or any migratory birds protected under the MBTA, removal of habitat that supports active nests on the proposed area of disturbance shall occur outside of the breeding season for these species (January 15 through August 15, annually). If removal of habitat on the proposed area of disturbance must occur during the breeding season, the Project Applicants shall retain a County-of-San-Diego-approved biologist to conduct a pre-construction survey to determine the presence	1. Prior to any grading, clearing, or land disturbance during the nesting season (January 15 through August 15), concurrence from the County and the Wildlife Agencies must be obtained. If a nest is identified, a Preconstruction Survey Report shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or	1. The project Applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the Applicant or its designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved	County of San Diego			

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<p>or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 3 calendar days prior to the start of construction, and the results shall be submitted to the County of San Diego for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan, as deemed appropriate by the County of San Diego, 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 County of San Diego for review and approval, and implemented to the satisfaction of the Director of Planning & Development Services (or her/his designee). The County of San Diego’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.</p>	<p>any land disturbances, and throughout the duration of the grading and construction for the phase under construction.</p>	<p>biological consultant. No grading shall occur within the RAA or within 300 feet of suitable avian nesting habitat (500 feet for raptors) until concurrence is received from the County and the Wildlife Agencies (i.e. USFWS and CDFW).</p> <p>2. The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the “concurrence letter.”</p>				
<p>M-BI-12 One wildlife culvert shall be constructed to provide and improve habitat linkages and movement corridors. In general, the design of the wildlife culvert</p>	<p>1. Final design shall address and adhere to the requirements prior to construction start.</p>	<p>1. Final design shall be submitted to the County for approval.</p>	<p>County of San Diego</p>			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>has been developed to be consistent with the MSCP Subarea Plan, where feasible. The wildlife culverts shall have fencing to funnel wildlife movement, shall have a natural bottom with native vegetation at either end, and shall be of size and height of opening so there is direct line of sight from one end to the other. Because there is natural light within the culverts, low-level illumination is not included. The detail of the wildlife culvert or crossing that shall be provided is presented below.</p> <ul style="list-style-type: none"> Otay Lakes Road Wildlife Crossing (Identified as No. 1) (58 feet long × 20.75 feet wide × 12.08 feet tall = openness ratio of 1.12) <p>This structure shall be located under Otay Lakes Road. This crossing is also located below the grade of Otay Lakes Road to prevent wildlife from gaining access to the surface of the roadway. There is also a 6-foot wildlife path with a soft surface along this crossing to allow for wildlife movement.</p>						
<p>M-BI-13 Prior to issuance of grading permits for development areas adjacent to the Preserve,</p>	<p>1. Prior to recordation of each Final Map, and the approval of any plan and</p>	<p>1. The project Applicant or its designee shall provide the letter of agreement and any additional</p>	<p>County of San Diego</p>			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>the Project Applicants shall develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be developed, approved, and implemented during construction to control storm water runoff such that erosion, sedimentation, pollution, and other adverse effects are minimized. The following performance measures contained in the Project’s Preserve Edge Plan (Appendix D-23) shall be implemented to avoid the release of toxic substances associated with urban runoff:</p> <ul style="list-style-type: none"> • Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures. • Where deemed necessary, storm drains shall be equipped with silt and oil traps to remove oils, debris, and other pollutants. Storm drain inlets shall be labeled “No Dumping–Drains to Ocean.” Storm drains shall be regularly maintained to ensure their effectiveness. • Parking lots shall be designed to allow storm water runoff to be directed to vegetative filter strips and/or oil-water separators to 	<p>the issuance of any permit, the agreement and securities shall be executed for any development phase.</p> <p>2. Prior to the approval or issuance of any grading permit, and prior to any grading clearing, or other disturbance, the SWPPP shall be approved for each grading phase. Upon establishment of the use, the conditions of the SWPPP shall be complied with during construction activities and for the term of this permit.</p> <p>3. The following actions shall occur throughout the duration of the grading construction. Each grading phase shall have separate monitoring contracts and documentation.</p>	<p>security and/or cash deposit to the County [PDS, LDR].</p> <p>2. The project Applicant or its designee shall prepare the SWPPP and submit it to the County [PDS, LDR] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit.</p> <p>3. The SWPPP Monitor with input, as appropriate, from the Project Biologist shall prepare and submit to the satisfaction the County [PDS, PCC] monitoring reports, cost estimate, and MOU which indicate that the erosion and runoff control monitoring has occurred as indicated above. The Applicant or its designee shall provide verification that the cost of the monitoring has been added to the grading bond.</p> <p>4. The County PDS, LDR shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans.</p>				

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<p>control sediment, oil, and other contaminants.</p> <ul style="list-style-type: none"> • Permanent energy dissipaters shall be included for drainage outlets. • The BMPs contained in the SWPPP shall include silt fences, fiber rolls, gravel bags, and soil stabilization measures such as erosion control mats and hydro-seeding. 		<p>The County [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.</p> <p>5. The County [PDS, LDR] shall review the final SWPPP for compliance with the most recent version of the California Stormwater Quality Association’s Stormwater BMP Handbook and this condition. During construction, the Project Biologist shall review SWPPP measures for compliance with this measure as part of the construction monitoring requirement.</p> <p>6. The County PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The Project Biologist shall assure that a licensed SWPPP Monitor is on-site performing the</p>				

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		Monitoring duties of this condition during all applicable grading activities and notify the County [DPW, PDCI] of absence or breaches in the requirements as needed. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Project Biologist or Applicant or its designee fails to comply with this condition. The County [PDS, PCC] shall review and approve the monitoring reports for compliance with this condition.				
<p>M-BI-14 During construction, material stockpiles shall be covered when not in use. This will prevent fly-off that could damage nearby sensitive plant communities. During grading and construction, graded areas shall be periodically watered to minimize dust affecting adjacent vegetation.</p> <p>During Project operation, all recreational areas that use chemicals or animal by-products, such as manure, that are potentially toxic or impactful to sensitive habitats or plants shall incorporate methods on-site to reduce impacts caused by the application and/or drainage of</p>	<ol style="list-style-type: none"> 1. Prior to the recordation of a Final Map, execution of the agreements and securities shall be completed for any development phase or unit. 2. Prior to the approval of any grading permit, and prior to any grading clearing, or other disturbance, associated Landscape Plans shall be approved for each grading phase 3. Upon establishment of the use, the conditions of the Otay Ranch Resort Village Alternative H - Preserve Edge Plan shall 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. 2. The Applicant or its designee shall comply with the requirements of the approved Preserve Edge Plan and this condition for the life of the permit. 3. The project Applicant or its designee shall comply with the requirements of the Otay Ranch Resort Village Alternative H – Preserve Edge Plan and this condition for the life of this permit. Any change to the project will require resubmittal and County approval of the revised Preserve Edge Plan. 	County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>such materials into Preserve areas.</p> <p>No invasive nonnative plant species shall be introduced into areas immediately adjacent to the Preserve. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat.</p> <p>During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This will protect sensitive vegetation from being inundated with sediment-laden runoff.</p> <p>Dewatering shall be conducted in accordance with standard regulations of RWQCB. A National Pollutant Discharge Elimination System (NPDES) permit, issued by RWQCB to discharge water from dewatering activities, shall be required prior to start of construction. This will minimize erosion, siltation, and pollution within sensitive communities.</p> <p>Design of drainage facilities shall incorporate long-term</p>	<p>be complied with for the term of this permit.</p>	<p>4. The County [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.</p> <p>5. The [PDS, LA] and the Preserve Owner Manager (POM) of the RMP Preserve shall review the invasive species management for compliance with California Invasive Plant Council, all state and federal laws and regulations under the prescription of a pest control advisor, and this condition.</p> <p>6. The [PDS, PCC] shall verify that measures have been implemented pursuant to the approved Otay Ranch Resort Village Alternative H -Preserve Edge Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. During construction, the Project Biologist shall review the Otay Ranch Resort Village Alternative H - Preserve Edge Plan for compliance with this measure as part of the construction monitoring requirement.</p>				

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<p>control of pollutants and storm water flow to minimize pollution and hydrologic changes. An Urban Runoff Plan and operational BMPs shall be approved by the San Diego County Department of Planning and Development Services prior to construction.</p> <p>Grading and/or improvement plans shall include the requirement that a fencing and signage plan be prepared and that permanent fences or walls be placed along the open space boundaries. Placement of permanent fencing or walls is required at the conclusion of the grading activity and prior to Record Plan approval.</p> <p>A hydroseed mix that incorporates native species, is appropriate to the area, and is without invasive shall be used for slope stabilization in transitional areas.</p> <p>Peruvian pepper trees and other invasive vegetation would not be planted in streetscapes, or within 50 feet of the Preserve, where they could impact native habitat.</p>						
<p>M-BI-15 No clearing, grading, or grubbing activities may occur</p>	<p>1. Prior to any grading, clearing, or land</p>	<p>1. The project Applicant or its designee shall provide a letter of</p>	<p>County of San Diego</p>			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>within occupied gnatcatcher habitat during the breeding season for coastal California gnatcatcher (February 15 to August 15, annually). If construction occurs during the breeding season, a nesting survey for California gnatcatcher shall be conducted prior to the onset of construction and construction may occur if active nests can be avoided and provided an adequate buffer or noise levels are documented to be below 60 dBA L_{eq} at the nest site.</p> <p>When clearing, grading, or grubbing activities occur during the breeding season for raptors (January 15 to July 31, annually), nesting bird surveys shall be conducted by a qualified biologist for the San Diego County Department of Planning & Development Services to identify active nest locations. Construction activities shall be restricted or modified such that noise levels related to those activities are below 60 dBA L_{eq}, or other Wildlife Agency approved restrictions, in the vicinity of the active nest site.</p>	<p>disturbance during the nesting season (January 15 through August 15), concurrence from the County and the Wildlife Agencies must be obtained. If a nest is identified, a Preconstruction Survey Report shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction for the phase under construction.</p> <p>2. The Nest Monitoring Logs shall be submitted to the County and the Wildlife Agencies prior to the preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction. Prior to approval of the each</p>	<p>agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the Applicant or its designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA or within 300 feet of suitable avian nesting habitat (500 feet for raptors) until concurrence is received from the County and the Wildlife Agencies (i.e. USFWS and CDFW).</p> <p>2. The project Applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the Applicant or its designee may submit a written request for waiver of this condition provided that no</p>				

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>Lighting of all developed areas adjacent to the preserve shall be directed away from the preserve, wherever feasible and consistent with public safety. Where necessary, development shall provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the preserve and sensitive species from night lighting.</p> <p>Uses in or adjacent to the preserve shall be designed to minimize noise impacts. 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. Excessively noisy uses or activities adjacent to breeding areas must incorporate noise-reduction measures or be curtailed during the breeding season of sensitive bird species.</p> <p>Grading and/or improvement plans shall include the requirement that a fencing and signage plan be prepared and that permanent fences or walls be placed along the open space boundaries. Placement of</p>	<p>Final Map and preconstruction conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. If sound walls or barriers are required, the barrier shall be installed prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances, and shall remain for the duration of the potential noise impact.</p> <p>3. The following actions shall occur throughout the duration of construction for any development phase.</p> <p>4. The Lighting Plan(s) shall be approved concurrent with any improvement plans</p>	<p>coastal California gnatcatchers, migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. If temporary or permanent sound walls or barriers are required, the Applicant or its designee shall provide evidence that the sound barrier has been installed and have a California licensed surveyor certify that the sound barrier is located on the boundary of the open space easement(s). The Applicant or its designee shall submit photos of the sound barrier along with the certification letter to the [PDS, PCC] for approval.</p> <p>3. The project Applicant or its designee shall comply with the Air Quality and GHG Mitigation Measures of this condition.</p> <p>4. The project Applicant or its designee shall prepare the Lighting Plans and submit it to the [PDS, ZONING] and pay all applicable review fees. The Applicant or its designee shall</p>				

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permanent fencing or walls is required at the conclusion of the grading activity and prior to Record Plan approval.	adjacent to the Otay Ranch RMP Preserve Edge.	<p>comply with the requirements of the Lighting Plans and this condition for the life of this permit.</p> <p>5. The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.”</p> <p>6. The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter. If a sound wall or barrier is required, the [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the Applicant or its designee.</p> <p>7. The [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the</p>				

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		<p>Applicant or its designee fails to comply with this condition.</p> <p>8. The County inspector shall review the Lighting Plan for compliance with this measure. The [PDS Code Compliance Division] is responsible for enforcement of this permit.</p>				
<p>M-BI-16 Burrowing Owl Preconstruction Survey for Alternative H. Prior to issuance of any land development permits, including clearing, grubbing, and grading permits, the Project applicant Applicant or its designee shall retain a County of San Diego-approved biologist to conduct focused preconstruction surveys for burrowing owl during breeding or non-breeding season. The surveys shall be performed no earlier than 7 days prior to the commencement of any clearing, grubbing, or grading activities and will be repeated if there is a lapse of construction activity longer than 7 days. If occupied burrows are detected, the County-approved biologist shall prepare a plan that is consistent with the County of San Diego <i>Strategy for Mitigating Impacts to Burrowing Owls in the Unincorporated County</i>. This strategy states that burrowing</p>	<p>1. Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed and approved for the phase under construction.</p>	<p>1. If occupied burrows are detected, the County-approved biologist shall prepare a plan that is consistent with the County of San Diego Strategy for Mitigating Impacts to Burrowing Owls in the Unincorporated County.</p> <p>2. The [DPW, PDCI] shall not allow any grading, unless a concurrence from the wildlife agencies is received. The [PDS, PCC] shall review the concurrence letter.</p>	County of San Diego			

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owls must be relocated out of the impact area using passive or active methodologies subject to review and approval by the wildlife agencies (i.e., California Department of Fish and Wildlife and U.S. Fish and Wildlife Service) and the County. The plan includes burrowing owl relocation plans to avoid impacts from construction related activities and may include construction of artificial burrows.						
M-BI-17 Biological Open Space Easement for Conserved Open Space. On or before the recordation of the first Final Map that affects the lots listed below, the Project Applicant will protect the 69.3 acres of Conserved Open Space areas: Lots E, F, G, H, and I. Specifically, these five lots shall be preserved on-site and shall be (a) added to the Otay Ranch RMP Preserve, and conveyed to the Otay Ranch RMP POM, or (b) managed under a County of San Diego (County)-approved site-specific Resource Management Plan (RMP) through a County biological open space easement (see Appendix E of the Biological Resources Technical Report	1. Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 45: Conceptual Phasing Plan of the Otay Ranch Resort Village Alternative H Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the biological open space easements to the County, or habitat conveyance to the Otay Ranch Preserve Owner Manager (POM) or City of San Diego shall be executed and recorded	1. If the Conserved Open Space (all or in part) is to be managed by the County of San Diego through the County biological open space easement to satisfy the additional mitigation requirements then the following documentation is required. The Applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. If the Conserved Open Space is conveyed in fee title to the Preserve Owner Manager (POM) of the Otay Ranch RMP2 Preserve with funding to pay for review by the POM and associated fees, then the	County of San Diego			

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<p>Supplemental Analysis, Appendix D-3). If the Project Applicant pursues option (b) and secures a biological open space easement, the Conserved Open Space may be transferred to the Otay Ranch RMP at a later date in accordance with requirements of the County. This biological open space easement shall be for the protection of biological resources, and all of the following shall be prohibited on any portion of the land subject to said biological open space easement: grading; excavating; placing soil, sand, rock, gravel, or other material; clearing vegetation; constructing, erecting, or placing any building or structure; vehicular activities; dumping trash; or using the area for any purpose other than as open space. The only exceptions to this prohibition are for activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning & Development Services. This biological open space easement shall authorize the County and its agents to periodically access the land to perform management and monitoring activities for species and habitat conservation.</p>	<p>by phase based on the allocated acreages in the table above.</p> <p>2. Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 45: Conceptual Phasing Plan of the Otay Ranch Resort Village – Alternative H Specific Plan and/or prior to approval or issuance of any grading permit, and prior to any grading, clearing, or other disturbance in that phase, the RMP shall be approved by the County and funding established or evidence provided that it is not required.</p>	<p>Applicant or its designee shall provide a copy of the grant deed to the County showing the dedication. If portions of the Conserved Open Space are used for mitigation of impacts on Cornerstone Lands, then the Applicant or its designee shall provide the agreement between the City of San Diego and the Applicant or its designee as documentation for this condition.</p> <p>2. The [PDS, PCC] shall verify that measures have been implemented pursuant to the approved Preserve Edge Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. During construction, the Project Biologist shall review the Preserve Edge Plan for compliance with this measure as part of the construction monitoring requirement.</p> <p>3. For recordation on the map, [PDS, LDR] shall route the applicable Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded</p>				

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<p>The Project Applicants shall show the on-site biological open space easement on the Final Map and biological open space easement exhibit with the appropriate granting language on the title sheet concurrent with Final Map Review. The Project Applicants then shall submit these documents for preparation and recordation with the Department of General Services, and pay all applicable fees associated with preparation of the documents.</p> <p>If areas of Conserved Open Space are managed through the biological open space easement, the Project Applicants shall prepare and implement a site-specific RMP prior to the approval of the first Final Map. The site-specific RMP shall be submitted to the County and agencies for approval as required.</p> <p>In addition, the County-approved site-specific RMP funding costs shall be identified and fully funded to ensure that the funding source remains adequate in perpetuity. One site-specific</p>		<p>documents to [PDS, PCC] for satisfaction of the condition.</p> <p>4. The [PDS, PPD] shall review the RMP for compliance with the latest version of the County of San Diego Report Format and Content Requirements, Otay Ranch RMP, and this condition.</p>				

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RMP should be developed to cumulatively manage all Conserved Open Space lands managed under this condition. If more than one biological open space easement is recorded, the site-specific RMPs may be phased to incorporate lands as they are dedicated to the County. This condition may be waived with written approval by the Director of Planning & Development Services to the extent that any of the areas of Conserved Open Space (69.3 acres) described are added to the Otay Ranch RMP Preserve for active monitoring and management by the POM.						
M-BI-18 No clearing, grading, or grubbing activities may occur within occupied least Bell’s vireo habitat during the breeding season (March 15 to September 15, annually). If construction is proposed to occur during the breeding season, a nesting survey for least Bell’s vireo shall be conducted prior to the onset of construction. The nesting bird surveys, if required due to construction timing, shall be conducted by a qualified biologist for the Director of Planning and Development	1. If construction is proposed to occur within least Bell’s vireo habitat during the breeding season of least Bell’s vireo (March 15 to September 15, annually), prior to any clearing, grading, construction, or grubbing activities.	1. The qualified biologist for the Director of Planning and Development shall conduct nesting bird surveys.	County of San Diego			

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<p>Services to identify active nest locations. Construction may occur if active nests can be avoided and construction can be modified by methods such as construction of berms or walls to provide an adequate buffer, or to maintain noise levels below 60 dBA L_{eq}, or other Wildlife Agency approved restrictions at the nest site.</p> <p>Lighting of preserve lands including areas occupied by least Bell’s vireo shall be avoided or directed away from the preserve, wherever feasible and consistent with public safety. Where necessary, construction activities shall provide adequate shielding with native plants, berming, and/or other methods to protect the preserve and sensitive species from night lighting.</p> <p>Grading and/or improvement plans shall include the requirement that protective fencing be placed along the open space boundaries and construction areas to prevent human access to occupied habitat. For areas temporarily impacted for construction of Otay Lakes Road, landscaping shall be limited to native</p>						

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<p>vegetation and use of invasive plant species within the preserve area shall be prohibited. Temporary impacts shall be restored to suitable habitat for least Bell’s vireo and/or suitable native successional habitat.</p>						
<i>Cultural Resources</i>						
<p>M-CR-1 Prior to the issuance of grading permits, the Project Applicant shall implement or cause the implementation of a data recovery program, as described below, for the following five sites located within the proposed grading and brushing envelope: SDI-11,406 SDI-11,409 SDI-12,371 SDI-16,332 SDI-16,309</p> <p>Data Recovery Program The data recovery program is contingent upon extracting a sample that will exhaust the data potential of each site. The County has not adopted a policy that identifies the specific level of excavation required to achieve mitigation of impacts by data recovery. In most cases, the level of sampling is dictated by the information potential of the site. Data recovery is commonly discussed in terms of sampling percentages, referring to the</p>	<ol style="list-style-type: none"> Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase. Prior to the approval of any plan, issuance of any permit, and prior to approval of any map, associated with development Phase 1 and/or Phase 3, the data recovery program shall be completed. Prior to the approval of any plan, issuance of any permit and prior to approval of any map associated with development Phase 2 and/or Phase 3, the data recovery program shall be completed. 	<ol style="list-style-type: none"> The Applicant or its designee shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. Upon completion of the Phase I and Phase II data recovery referenced above, the Applicant shall submit the final report to the [PDS, PPD] for review and approval. The final report shall include a letter from the curation facility identifying that historic archaeological materials have been received and that all fees have been paid and evidence that prehistoric resources have been curated or repatriated. A copy of the report shall be provided to any culturally-affiliated tribe that requests a copy. The final report shall include a letter from the curation facility 	County of San Diego			

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<p>percent of the area of the significant subsurface deposit to be excavated. The general approach for achieving the mitigation of impacts through data recovery would begin with an indexing of the site. The site index shall include a sufficient sample of the subsurface deposit, ranging from 2.5 to 4.0 percent of each deposit, to effectively stratify the deposits into areas of differing artifact content, densities, and activity areas. The small percentage value proposed for site indexing is reflective of the basic characterization of each of the significant sites as quarry locations with minimal evidence of occupation activities. The indexing process shall use a static grid to cover each site, with a sample unit placed in each grid cell. Using a grid will produce a very structured, nonrandom, and uniform index of the content of each cultural deposit. Within the portion(s) of each site that retains the greatest research potential, an additional 2 percent of that area shall be excavated. For most sites in the data recovery program, the area excavated shall be between 2.5 and 3 percent of the significant</p>		<p>identifying that historic archaeological materials have been received and that all fees have been paid and evidence that prehistoric resources have been curated or repatriated.</p> <p>4. The final report shall include a letter from the curation facility identifying that historic archaeological materials have been received and that all fees have been paid and evidence that prehistoric resources have been curated or repatriated.</p> <p>5. The County PDS, PPD shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to the County PDS, PPD for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.</p> <p>6. The [PDS, PPD] shall review the final data recovery program report for compliance with this condition.</p>				

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<p>subsurface deposit (area of greater research potential). This volume of recovery would be sufficient to successfully pursue the research objectives of the research design and to provide other researchers with a large information resource. At the sites considered to retain the greatest research potential, a third level of stratified sampling may be implemented to focus block excavations on areas that demonstrate intense artifact recovery, features, or multi-cultural depositional patterns.</p> <p>The excavation of the subsurface deposits shall be accomplished with standard 1-meter-square test units excavated by hand in 10-centimeter levels. All units shall be screened, mapped, measured, and photographed through standard stratigraphic control measures. A more detailed description of the field methods to be used is provided in Section 10.5 of the Archaeological/Historical Study provided in this EIR, Appendix D-4.</p> <p>For the phases of work at each site, the first phase shall be the site indexing and the second</p>						

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<p>phase shall be the focused investigation. A third phase, if warranted, would be extremely focused on high-potential elements of any significant site. Each phase has specific goals: the site index is a nonrandom representative sample of the entire site, while the second and third phases are focused, biased, and intuitive studies of the area within the deposit that has the greatest potential.</p> <p>The grid for each site shall be determined by the number of sample units needed to accomplish the sample level of 2.5 percent. For most sites, the grid shall be set at 15-meter or 25-meter intervals. To calculate the grid size, the number of test units that represent the Phase 1 sample was divided into the calculated area of the deposit. The resulting quotient represents the area within each grid cell, and the square root of this value provides the dimension of the grid cell. For example, assuming a site contained 2,000 square meters of a cultural deposit, a 2.5 percent sample would be 50 square meters. The grid size would be determined by dividing the deposit size (2,000 square</p>						

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<p>meters) by the number of units (50), which equals 40 square meters. The square root of 40 square meters is 6.3 meters; thus, the intersection of each grid line is spaced at 6.3 meters. Within each 6.3-meter by 6.3-meter grid cell, one test unit would be excavated to complete the site index.</p> <p>For consistency, all of the sites shall be treated similarly, with an index phase followed by a focused, intuitive phase in the area of greatest importance. The phases of the sampling procedure to be used at the sites included in the data recovery program are as follows.</p> <p><u>Data Recovery Program Phase 1</u></p> <p>The first phase of excavation at any particular site shall typically involve a 2.5 percent sample used to index the site content and document intra-site variation. Test units shall be uniformly distributed within each site using a grid system. For most sites, the presence of multiple rock outcroppings would constitute voids in the sample grid. These areas would be deleted from the calculations</p>						

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<p>of site deposits when the data recovery programs are initiated; however, the areas represented by the outcrops cannot be calculated at this time.</p> <p><u>Data Recovery Program Phase 2</u></p> <p>The second phase of excavation shall consist of a 2 to 4 percent sample of each site area identified as representing the greatest research potential. The stratification of the site following the Phase 1 work would typically identify an area of approximately 10 percent of the sample area identified as retaining additional research potential. For this sampling phase, the test units must not be randomly placed but shall be intuitively located at the discretion of the archaeologist.</p> <p><u>Data Recovery Program Phase 3</u></p> <p>The last phase of excavation shall be conducted at any sites that are found to contain particularly important deposits worthy of extended excavation. The sample size of any such area is dependent on the nature of the deposit and research potential.</p> <p>The procedures noted above</p>						

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<p>shall be applied to each of the sites listed below in addition to any site-specific mitigation measures. The actual number of square meters to be excavated in any particular site would depend on the site size, importance, and research potential. The projected size of the sample for each of the sites listed below is a minimum of 2.5 percent, but the actual size of the sample needed to satisfy the data needs of the research objectives will ultimately be determined by the assessment of the recovery from the sample. The possibility exists that previously unidentified subsurface deposits would be identified during data recovery, increasing the research potential of a significant site. In this case, the sample size of the Phase 1 or Phase 2 excavation may be readjusted. If the recovery from any site is evaluated as redundant even before the minimum Phase 1 sample level of 2.5 percent is achieved, the consulting archaeologist shall request a variance from the County of San Diego to reduce the sample size to reflect the redundancy of the sample. This request would need to be supported by data and analysis</p>						

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<p>from the excavations in progress at the site(s) in question. At each site, a backhoe may be employed following the completed sampling program to search for any anomalies within the site. Trenches would be used to expose portions of the sites; however, the number of trenches used in this type of investigation would be discussed and approved by the County before initiation.</p> <p>Backhoe Trenching</p> <p>All sites that are subject to data recovery and test unit excavations shall be subject to backhoe trenching following the test unit excavations to search for any unusual features or anomalies that would need to be examined further. The number and locations of the trenches to be excavated at each site shall be determined by the archaeologist on the basis of the size of the site and the recovery from the test units. If the trenches reveal the presence of deposits or features within a site that were not previously detected, then additional test units shall be excavated to expose the features and permit further investigation</p>						

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<p>and recordation. For the significant site (SDI 16,332) that lies partially within the development envelope and partially within the Preserve (open space), the data recovery mitigation program would include portions of this site within the development envelope as well as an area 10-feet-wide extending into the open space portion of the site. This extension of the data recovery program into the open space portions of the sites is intended to provide mitigation for indirect impacts in the buffer area of the open space that directly affects the development envelope.</p> <p>Data Recovery Procedures</p> <p>For all sites that are subject to data recovery, the program to carry out the necessary data recovery procedures, including the applicable field methodologies, laboratory analyses, and special studies for these sites, shall be provided as described below.</p> <p>The data recovery program must be consistent with the policies and guidelines of the County and with the California Office of</p>						

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<p>Historic Preservation (OHP) publication, Guidelines for Archaeological Research Design Preservation Planning Bulletin No. 5 (1991).</p> <p><u>Field Methods</u></p> <p>The data recovery program shall focus on the excavation of test units measuring 1-meter-square to a minimum depth of 30 centimeters or until bedrock is encountered. If cultural materials are present beyond this depth, the excavation shall continue until one sterile level is exposed. The units shall be excavated in controlled, 10-centimeter levels. All removed soils shall be sifted through 1/8-inch mesh hardware cloth. All artifacts recovered during the screening process shall be properly labeled with provenience information in the field and subsequently subjected to standard laboratory procedures of washing (if appropriate) and cataloging. The excavation of the units shall be documented with field notes, illustrations, and photographs.</p> <p>At the conclusion of the test unit excavations, backhoe trenches may be excavated to investigate</p>						

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<p>the site(s) further and search for any unusual features or artifact concentrations. When a backhoe is used, the methodology to be followed is outlined below:</p> <ul style="list-style-type: none"> • All trenches must be excavated under the supervision of the Project archaeologist. • All trenches must be mapped, measured, photographed, and sketched. • Periodic screening of the excavated material from the trenches shall be conducted. • Provenience data for all screened soil shall be recorded. <p>Based on data from the backhoe trenches, the data recovery program could be expanded to focus on features or unique deposits that differ from the materials already studied.</p> <p>Any features discovered during the archaeological excavations shall be exposed through careful hand excavation. Additional test units may be needed to fully expose the features, which shall then be recorded by sketching and photography. Any datable materials found</p>						

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<p>in association with discovered features shall be collected for radiocarbon dating. If obvious datable samples cannot be found at the sites in the data recovery program, then several bulk soil samples may be collected and processed in an attempt to date the deposits.</p> <p>At each site, column samples shall be taken to permit microanalysis of midden contents. The columns shall measure 10 centimeters square and shall conform to the walls of selected completed test units to the bottom of the deposit. All of the soil from the column shall be collected and not screened in the field. The samples shall be returned to the laboratory for analysis. In addition, during hand excavation, special attention shall be given to the identification of lithic tools found in situ and their potential for residue analysis. When possible, such tools shall be bagged separately, thereby excluding them from the wet-screening process. A sample of the surrounding soil shall be collected to serve as a control sample, should the artifact be</p>						

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<p>chosen for pollen, phytolith, or blood residue analyses.</p> <p>Throughout the field operations, standard archaeological procedures shall be implemented. All test units and features shall be mapped using the established datums.</p> <p><u>Laboratory Analysis</u></p> <p>All of the materials recovered from the field excavations shall be subjected to standard laboratory analysis. Artifacts may be washed, if necessary, to permit proper identification. The artifacts shall be sorted and cataloged, including counts, materials, condition, weight, provenience, and unique artifact identification numbers.</p> <p>The lithic artifacts recovered from the Project site shall be subjected to analysis, which shall include recordation of critical measurements and weight, and inspection for evidence of use/wear, retouch, patination, or stains. The recovered flakes (or a representative sample) shall be subject to an analysis of attributes such as size,</p>						

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<p>condition, type, termination, and material. The attribute analysis shall include the flake collections recovered during the testing program.</p> <p>Nonlithic materials, such as ecofacts (shell and bone), shall be subject to specialized analyses. The shell shall be cataloged by species and weight of recovery per level. The bone material shall be weighed and subsequently submitted for specialized faunal analysis. The laboratory analysis of the column samples may include flotation procedures to remove seeds and other microfaunal remains from the soil, followed by the screening of the remainder through a 1/16-inch mesh sieve, if the potential for nonlithic materials is noted in the deposit.</p> <p>Other specialized studies that shall be conducted if the appropriate materials are encountered during the data recovery program include marine shell species identification, faunal analysis, otolith analysis (for seasonality), oxygen isotopic analysis (also for seasonality), radiocarbon</p>						

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<p>dating, obsidian sourcing and hydration, and blood residue and phytolith studies. These specialized studies are briefly described below.</p> <p>Shell Analysis</p> <p>Analysis of any shell recovery would include the speciation of all shell fragments collected. The shell shall be recorded by weight and shall include a count of hinges to determine the minimum number of individuals represented by the recovery.</p> <p>Faunal Analysis</p> <p>Any bone material recovered during the data recovery program shall be analyzed by a faunal expert to identify species, types, age, and evidence of burning or butchering. The prehistoric bone recovery shall provide information concerning diet, activity areas within the sites, the habitats exploited, and methods of processing.</p> <p>Radiocarbon Dating</p> <p>This dating technique shall be attempted whenever possible. The investigations conducted</p>						

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<p>thus far have not recovered any dateable material, although bulk soil dating was not attempted to determine if the deposits contained sufficient carbon for dating. The radiocarbon dating would be useful in conjunction with the stratigraphic recovery of cultural materials to establish the chronology of the sites. Therefore, the collection of samples for dating should be based on the presence of diagnostic artifacts, features, or geological strata delineations. In conjunction with the research topics, any possible opportunities to delineate parts of sites into Late Prehistoric and Archaic periods shall be advanced through the use of dating methods.</p> <p>Blood Residue Studies</p> <p>Organic residue on lithic artifacts may be useful in the determination of the species of animals represented by the residue. However, the use of blood residue studies is necessarily dependent upon the identification of such residues on artifacts. The detection of blood residue shall be made prior to any washing of artifacts so that</p>						

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<p>the residue samples will not be lost.</p> <p>Isotopic Profiles</p> <p>The analysis of Oxygen-18 isotopic profiles from shells may be used to determine the season during which the shells were collected. This process measures the ratio of isotopes of oxygen, which is determined by water temperature. A minimum of five shells shall be used in this analysis, particularly if no other means of determining seasonality can be used. Use of his type of analysis is not likely due to the paucity of shell at the site.</p> <p>Obsidian Hydration and Sourcing</p> <p>Any recovered obsidian artifacts shall be submitted to a specialist to determine the source of the lithic material. The obsidian shall also be analyzed to produce hydration readings, which may then be used to provide relative dates for the use of the artifacts.</p> <p><u>Monitoring</u></p> <p>All brushing and grading</p>						

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<p>activities within the Project site shall be monitored on a full-time basis by one or more archaeologists, as dictated by the size of the grading operation. All utility excavations, road grading, or brush removal must be coordinated with the archaeological monitor. Any known resources that are graded must be intensively monitored during grading to ensure that any important features, isolates, or deposits are either recorded and collected, or excavated. Should any resources be encountered during the monitoring of the brushing and grading that were not previously recorded, the action shall be temporarily halted or redirected to another area while the nature of the discovery is evaluated. Any resources that may be encountered shall require testing to determine their significance. If the testing demonstrates that a resource is significant, then a data recovery program shall be implemented consistent with these mitigation measures.</p> <p><u>Cultural Material Curation</u></p> <p>Cultural materials recovered from the Project site shall be</p>						

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<p>permanently curated at a facility that meets federal standards per 36 Code of Federal Regulations (CFR) Part 79, and therefore would be professionally curated and made available to other archaeologists/ researchers for further study. No other collections from previous studies could be located at the time of this study. Should any additional collections be discovered from previous studies, these will be curated with the collections generated from the site evaluations.</p> <p><u>Site-Specific Data Recovery Programs</u></p> <p>As part of the data recovery program and other actions described above under mitigation measure M-CR-1, the Project Applicants shall also cause a Data Recovery program to be implemented for each of the nine CEQA significant prehistoric sites that would be impacted by implementation of the proposed Project as described below.</p>						
<p>M-CR-1a Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be</p>	<p>1. Prior to the issuance of a grading permit.</p>	<p>1. Refer to M-CR-1 above.</p>	<p>County of San Diego</p>			

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implemented for Site SDI-11,406, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall consist of a 2.5 percent sample of the 858-square-meter deposit. This represents a sample of 21 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 10 percent of the 858 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.						
M-CR-1b Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-11,409, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall consist of a 2.5 percent sample of the 10,637-square-meter subsurface deposit. This represents a sample of 266 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be	1. Prior to the issuance of a grading permit.	1. Refer to M-CR-1 above.	County of San Diego			

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approximately 5 percent of the 10,637 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.						
M-CR-1d Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-12,371, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall consist of a 2.5 percent sample of the 781-square-meter deposit. This represents a sample of 20 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 10 percent of the 781 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.	1. Prior to the issuance of a grading permit.	1. Refer to M-CR-1 above.	County of San Diego			
M-CR-1f Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-16,309, which shall focus on a uniform indexing of the subsurface deposit. This first level of index sampling shall	1. Prior to the issuance of a grading permit.	1. Refer to M-CR-1 above.	County of San Diego			

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<p>consist of a 2.5 percent sample of the 5,496-square-meter deposit. This represents a sample of 137 square meters for the Phase 1 index. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 10 percent of the 5,496 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.</p>						
<p>M-CR-1i Prior to the issuance of a grading permit, the Project Applicants shall cause a Data Recovery program to be implemented for Site SDI-16,332, which shall focus on a uniform indexing of the subsurface deposit. The total area of the subsurface deposits is approximately 1,731 square meters. The development will impact approximately one-third of SDI-16,332, including 924 square meters of the significant subsurface deposits. This first level of index sampling shall consist of a 2.5 percent sample of the 924-square-meter deposit. This represents a sample of 23 square meters for the Phase 1 index. The County of San Diego has also required that a 10-foot-</p>	<p>1. Prior to the issuance of a grading permit.</p>	<p>1. Refer to M-CR-1 above.</p>	<p>County of San Diego</p>			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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wide buffer strip within the open space portion of SDI-16,332 be subjected to data recovery. This will add seven test units to the sample. The proposed Phase 2 excavations are projected based on an area of increased research potential estimated to be approximately 10 percent of the 924 square meters; the exact number of Phase 2 excavations shall depend on the results of the Phase 1 excavations.						
M-CR-1j All cultural materials recovered from the Project, either during the mitigation program or during the past archaeological testing programs, shall be professionally prepared for permanent curation at a local facility meeting the criteria for such curation centers as listed in 36CFR79. The cost to curate collections shall be the responsibility of the applicant. Copies of field notes, reports, maps and catalog data shall be included with the curated collection.	1. At the time cultural materials are recovered from the project.	1. Refer to M-CR-1 above.	County of San Diego			
M-CR-2a All sites, regardless of significance status, that are located outside of the development area shall be placed in open space easements. The sites may be included in general Project-wide open space	1. (For Easement(s)) Prior to recordation of each Final Map which a site has been identified and located. (For Conveyance (POM)) Prior to recordation of	1. (For Easement(s) and Conveyance (POM)) The Applicant or its designee shall show the easement or proof of compliance with the required conveyance condition for each Final Map, per the requirements	County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>preserves, in which case, site-specific easements would not be necessary. For sites that would be preserved within the development envelope, easements shall be dedicated for individual sites unless incorporated within larger biological or other open space designation. The open space designation shall include language that prohibits any type of surface modification to the sites or intrusions into the site by grading, trenching, or other development-related improvements. For any sites located within open space, a park area, or the Preserve, specific requirements for individual sites are necessary to ensure that the sites are not impacted by maintenance or landscaping. Open space areas shall be transferred to County Department of Parks and Recreation (County Parks) and maintained as part of the Preserve. County Parks shall assume responsibility for the protection of the sites in the open space areas as part of the management of the Preserve. Aside from temporary fencing during grading and construction to ensure preservation during</p>	<p>each Final Map, the Applicant or its designee shall convey fee title to land within the Otay Ranch Preserve to the Otay Ranch POM or its designee at a ratio of 1.188 acres for each acre of development area, as defined in the Otay Ranch Resource Management Plan. Access to the conveyed property for maintenance purposes shall also be provided to the satisfaction of the POM. The approved associated funding or funding mechanism shall be established prior to first grading permit.</p>	<p>of Bio#20 HABITAT CONVEYANCE AND PRESERVATION with priority given to the protect identified cultural sites as acreage is conveyed within the Open Space Lots. In addition, to avoid islands of conveyed lands, the Applicant or its designee shall where possible convey lands adjacent to existing POM lands for access and operational efficiencies. Appropriate granting language shall be shown on the title sheet concurrent with each of the Final Map Reviews, or the Applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents, or the Applicant shall provide evidence that the land has been conveyed into a Otay Ranch Preserve.</p> <p>2. <i>(For Easement(s))</i> For recordation on the map, the [PDS, LDR] shall route each Final Map to [PDS, PPD] for approval prior to map recordation. For recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PPD] and [DPR</p>				

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>this period, no individual site preservation measures are deemed necessary during development activities. Subsequently, the long-term protection of the sites will be achieved through management of the Preserve by County Parks. During grading or brushing, the monitoring archaeologist shall determine the need for temporary fences and direct their installation to provide a physical barrier between the grading machinery and adjacent significant cultural resources that are designated for preservation or eventual data recovery. Once the open space areas are transferred to the Preserve, it will become the responsibility of the POM to maintain the easements for the archaeological sites.</p>		<p>GPM] for preapproval. The [PDS, PPD] shall preapprove the language and estimated location of the easements prior to recordation. Upon recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PPD] for satisfaction of the condition, or if recorded on the map, the [PDS LDR] shall satisfy the condition after map recordation. (For Conveyance (POM)) For recordation on the map, [PDS, LDR] shall route each Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] and POM/DPR of the RMP Preserve shall preapprove the estimated location (with cultural site considerations), and funding of the Otay Ranch RMP Preserve prior to recordation. Upon Recordation of the Otay Ranch RMP Preserve conveyance, [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.</p>				
<p>M-CR-2b Prior to any improvements to existing trails or development of new trails, improvement plans shall be reviewed by the Project archaeologist under the direction of the County to determine the</p>	<p>1. Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase.</p>	<p>1. The Applicant or its designee shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work</p>	<p>County of San Diego</p>			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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potential for impacts to cultural resources, and the need for additional field research, testing, mitigation for potential impacts during construction and use, and monitoring of construction. The requirements of mitigation measure M-CR-1 for data recovery and analysis, including Native American monitoring, shall be applied during all subsequent surveys if new cultural resources are identified.		<p>shall be added to the grading bond cost estimate.</p> <p>2. The County PDS, PPD shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to the County PDS, PPD for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.</p>				
<p>M-CR-3 In the event that human burials are encountered, standard procedures for such discoveries shall be implemented, including notification of the County Coroner’s Office, the County, the Native American Heritage Commission and local Native American representatives. Fieldwork shall cease in the area of any such discovery. The Native American representative and the County shall be consulted to determine a preferred course of action, and the burial shall be treated according to the requirements of Public Resources Code §5097.98.</p>	<ol style="list-style-type: none"> 1. Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for each phase. 2. Prior to any clearing, grubbing, trenching, grading, or any land disturbances associated with development Phase 1, this condition shall be completed. 3. Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. 4. These actions shall occur throughout the 	<ol style="list-style-type: none"> 1. The Applicant or its designee shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. 2. Submit to the Planning & Development Services for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), CA-SDI-12368. 	County of San Diego			

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	<p>duration of the earth disturbing activities.</p> <p>5. Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed.</p> <p>6. Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared for each development phase.</p>	<p>3. The Applicant or its designee shall have the contracted Project Archeologist and Kumeyaay Native American Monitor attend the preconstruction meeting to explain the monitoring requirements.</p> <p>4. The project Applicant or its designee shall implement the Cultural Resource Grading Monitoring Program pursuant to this condition.</p> <p>5. The project Applicant or its designee shall submit the Archaeological Monitoring Report to [PDS, PPD] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who requests a copy.</p> <p>6. Provide a copy of the study to the City of San Diego when work is conducted within City of San Diego jurisdiction properties.</p> <p>7. The County PDS, PPD shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to the County PDS, PPD for inclusion in the grading</p>				

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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		<p>bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.</p> <p>8. The [PDS, PPD] shall review the signed and stamped statement for compliance this condition.</p> <p>9. The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist.</p> <p>10. The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or Applicant fails to comply with this condition.</p> <p>11. The project Applicant or its designee shall submit the Archaeological Monitoring Report to [PDS, PPD] for review and approval. Once approved, a final copy FGC of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who requests a copy.</p> <p>12. [PDS, PPD] shall review the final report for compliance with this condition and the report</p>				

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		format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is completed and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the Applicant or its designee				
<i>Paleontological Resources</i>						
M-CR-4 Paleontological monitoring shall be conducted during all mass grading and excavation activities in surface exposures of the Otay Formation to mitigate any adverse impacts (i.e., loss or destruction) to potential nonrenewable paleontological resources. A mitigation monitoring and reporting program consistent with County and CEQA guidelines and requirements shall be developed and implemented prior to any mass grading and/or excavation-related activities, including utility trenching, within the Otay Formation. The mitigation monitoring and reporting program shall be conducted in accordance with the following procedures:	<ol style="list-style-type: none"> 1. Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. 2. Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed for each development phase. 3. Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. 4 The following actions shall occur throughout 	<ol style="list-style-type: none"> 1. The Applicant shall provide a copy of the Grading Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. 2. The project Applicant or its designee shall submit the letter report to the [PDS, PPD] for review and approval. Provide a copy of the study to the City of San Diego when work is conducted within City of San Diego jurisdiction properties. 3. The Applicant or its designee shall have the contracted Project Paleontologist attend the preconstruction meeting to explain the monitoring requirements for each development phase. 	County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>A. A Qualified Paleontologist or Paleontological Resources Monitor (under the supervision of the Qualified Paleontologist) shall be on-site during all excavation operations within geologic formations that may contain paleontological resources (i.e., the Otay Formation). The Qualified Project Paleontologist is a person with a Ph.D. or master’s degree in paleontology or related field, and who has knowledge of San Diego County paleontology, and documented experience in professional paleontological procedures and techniques. A Paleontological Monitor is defined as an individual with at least 1 year of experience in field identification and collection of fossil materials. The Paleontological Monitor shall work under the direct supervision of the Qualified Paleontologist. The Project Applicants shall authorize the Qualified Paleontologist and/or Paleontological Monitor to direct, divert, or halt any grading activity, and to perform all other acts</p>	<p>the duration of the grading construction.</p> <p>5. Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for Tentative Map, PDS2004-3100-5361, the final report shall be completed.</p>	<p>4. The project Applicant or its designee shall implement the grading monitoring program pursuant to this condition.</p> <p>5. The project Applicant or its designee shall submit the letter report to the [PDS, PPD] for review and approval. TIMING: Prior to the occupancy of any structure or use of the premises, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), for Tentative Map, PDS2004-3100-5361, the final report shall be completed.</p> <p>6. The County PDS, PPD shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to the County PDS, LDR, for inclusion in the grading bond cost estimate and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.</p> <p>7. The [PDS, PPD] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.</p> <p>8. The [DPW, PDCI] shall attend the preconstruction conference</p>				

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<p>required by the provisions listed below.</p> <p>B. The Qualified Paleontologist and/or Paleontological Monitor shall monitor all grading and excavation activities of undisturbed formations of sedimentary rock;</p> <p>C. If paleontological resources are unearthened, the Qualified Paleontologist or Paleontological Monitor shall do the following:</p> <ol style="list-style-type: none"> 1. Direct, divert, or halt any grading or excavation activity until such time that the sensitivity of the resource can be determined and the appropriate recovery implemented. 2. Salvage unearthened fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits. 3. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically 		<p>and confirm the attendance of the approved Project Paleontologist.</p> <p>9. The [DPW, PDCI] shall make sure that the Project Paleontologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Paleontologist or Applicant fails to comply with this condition.</p> <p>10. The [PDS, PPD] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.</p>				

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<p>including a detailed description of all paleontological localities within the Project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting.</p> <p>4. Prepare collected fossil remains for curation to include cleaning the fossils by removing the enclosing rock material; stabilizing fragile specimens using glues and other hardeners, if necessary; and repairing broken specimens.</p> <p>5. Curate, catalog, and identify all fossil remains to the lowest taxon possible; inventory specimens; assign catalog numbers; and enter the appropriate specimen and locality data into a collection database.</p> <p>6. Transfer the cataloged fossil remains to an accredited institution (museum or university) in California that maintains</p>						

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<p>paleontological collections for archival storage and/or display. The transfer shall include copies of relevant field notes, maps, stratigraphic sections, and photographs.</p> <p>D. The Qualified Paleontologist shall prepare a final Paleontological Resources Mitigation Report summarizing the field and laboratory methods used, the stratigraphic units inspected, the types of fossils recovered, and the significance of the curated collection.</p> <p>E. Submit two hard copies of the final Paleontological Resources Mitigation Report to the Director of DPLU for final approval of the mitigation, and submit an electronic copy of the report according to the County Department of Planning & Development’s Electronic Submittal Format Guidelines.</p>						
<i>Geology and Soils</i>						
<p>M-GE-1a Otay Lakes Road, Widening (Appendix C-8 of the Draft EIR [2015] and supplemental analysis Appendix D-6 of the Recirculated EIR</p>	<p>1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final</p>	<p>1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be</p>	<p>County of San Diego</p>			

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[2019]: Excavations of cut slopes shall be observed during grading by an engineering geologist to evaluate whether the soil and geologic conditions differ significantly from those expected. Cut slopes that expose shared claystone bedding may require slope stabilization consisting of stability fills. These stabilization measures shall be implemented if determined necessary by the engineering geologist.	<p>grading plans shall conform to all applicable laws, regulations, and requirements.</p> <p>2. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.</p>	<p>reviewed and approved by the Director of the County Department of Planning & Development Services or designee.</p> <p>2. The project Applicant or its designee shall prepare a certified summary of their findings on the removal and recompaction measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee.</p> <p>3. [PDS] shall review the geotechnical findings for compliance with this condition.</p>				
<p>M-GE-1b Area A and B, Tentative Map (Appendices C-6 and 7 of the Draft EIR [2015] and supplemental analysis Appendix D-6 of the Recirculated EIR [2019]): Because of the potential presence of adverse geologic structures, the geologic structure of permanent cut slopes composed of Otay Formation, Fanglomerate materials, or metavolcanic rock shall be analyzed in detail by an engineering geologist during grading operations. Grading of cut and fill slopes and intermediate terrace benching</p>	<p>1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements.</p>	<p>1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee.</p> <p>2. [PDS] shall review the geotechnical findings for compliance with this condition.</p>	County of San Diego			

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shall be designed in accordance with the requirements of the local building codes and the 2010 California Building Code (CBC). Additional recommendations for slope stabilization may be necessary if adverse geologic structure is encountered. Mitigation of unstable cut slopes can be achieved by the use of drained stability fills. In addition, cut slopes exposing cohesionless surficial deposits or rock slopes with unfavorable geologic structure may require stability fills. In general, the Typical Stability Fill Detail presented on Figure 10 (Appendices C-6 and 7) should be used for design and construction of stability fills, where required. The backcut for stability fills should commence at least 10 feet from the top of the proposed finished-graded slope and should extend at least 3 feet into formational materials. For slopes that exceed 30 feet in height, the inclination of the backcut may be flattened as determined by the engineering geologist during grading operations.						
M-GE-1c Area A and B Tentative Map (Appendices C-6 and C-7 of the Draft EIR)	1. Prior to the issuance of grading or construction permits for any phase of	1. A California Certified Engineering Geologist shall submit a complete final soils	County of San Diego			

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<p>[2015] and supplemental analysis Appendix D-6 of the <u>Recirculated EIR [2019]</u>): Because of the potential presence of adverse geologic structures, the geologic structure of permanent cut slopes composed of Metavolcanic Rock should be analyzed in detail by an engineering geologist during the grading operations. The use of drained stability fills and rock slope stabilization measures such as rock bolting, or rockfall protection systems shall be implemented if adverse geologic structure is encountered.</p>	<p>the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements.</p>	<p>report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee.</p> <p>2. [PDS] shall review the geotechnical findings for compliance with this condition.</p>				
<p>M-GE-2a Otay Lakes Road, Widening & Realignment (Appendix C-8 Draft EIR [2015] and supplemental analysis Appendix D-6 of the <u>Recirculated EIR [2019]</u>): Mitigation measures will be required along the eastern portion of the roadway due to the steepness of the natural slopes and boulder outcrops above the proposed cut slope. The areas of proposed rock fall mitigation are shown on Figures 2.5-2A and B. The mitigation shall consist of the construction of a rock fall debris fence or other acceptable catchment device at the toe of the proposed cut slope. The hard</p>	<p>1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements.</p>	<p>1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee.</p> <p>2. [PDS] shall review the geotechnical findings for compliance with this condition.</p>	<p>County of San Diego</p>			

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rock slopes should be evaluated by an engineering geologist during site development and final locations of the debris fence or alternative method shall be provided at that time.						
<p>M-GE-2b Area A and Area B, Tentative Map (Appendices C-6 and 7 Draft EIR [2015] and supplemental analysis Appendix D-6 of the Recirculated EIR [2019]):</p> <p>Mitigation shall consist of the construction of rock fall debris fences or other acceptable catchment devices at the toe of proposed slopes or at the edge of daylight cut or fill areas. The area of proposed rock fall mitigation for Area A is shown on Figure 2.5-2A and Area B on Figure 2.5-2B. Area A consists of the northern-most section of proposed residential development, east of Upper Otay Reservoir and the northern section of Lower Otay Reservoir. Area B encompasses the eastern-most section of proposed residential development and resort. The hard rock slopes shall be evaluated by an engineering geologist during site development and final locations of the debris fences or</p>	<ol style="list-style-type: none"> 1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements. 	<ol style="list-style-type: none"> 1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition. 	County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
alternative method shall be provided at that time.						
M-GE-2c Area A and Area B, Tentative Map (Appendices C-6 and 7 Draft EIR [2015] and supplemental analysis Appendix D-6 of the Recirculated EIR [2019]): Hard rock slopes shall be analyzed in detail by an engineering geologist during the grading operations. In areas where loose or potentially hazardous rock is encountered during grading, the loose material shall be scaled off the slope face to mitigate the hazard. If adverse geologic structures are encountered during grading, rock slope stabilization measures such as rock bolting, or rockfall protection systems may be necessary.	1. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.	1. A geotechnical consultant shall prepare a certified report on stabilization measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			
M-GE-2d At the time of final design the geotechnical engineer shall certify that all mitigation measures provided reduce the level of significance of rock fall hazards have been implemented.	1. Prior to the issuance of grading or construction permits for any phase of the project, the final soils report and final grading plans shall conform to all applicable laws, regulations, and requirements.	1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			
<i>Hazards and Hazardous Materials</i>						

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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M-HZ-1a Project grading and improvements plans shall be reviewed by the Director of Public Works to determine that water quality basins are designed to drain within 72 hours and include a mechanism to open a flap gate or similar manual device if the drain time becomes too long. Manual drainage shall be conducted if water is held beyond 72 hours. Routine and semi-annual inspections shall include modification of orifice drain holes, if needed, to provide for optimum performance and suitable drain time.	1. Prior to grading and improvement plan finalization.	1. Project grading and improvements plans shall be submitted to the Director of Public Works. 2. The Director of Public Works will review the plans to determine that water quality basins meet the criteria.	County of San Diego			
M-HZ-1b The Director of Public Works shall determine the design of the water quality basins include rip-rap fields at inlet scour-protection points to be self-draining concurrent with the processing of grading and improvement plans.	1. Prior to grading and improvement plan finalization.	1. Project grading and improvements plans shall be submitted to the Director of Public Works. 2. The Director of Public Works will review the plans to determine that water quality basins meet the criteria.	County of San Diego			
M-HZ-1c Routine and semi-annual water quality basin inspections to the satisfaction of the Director of Public Works shall include removal of accumulated trash and debris that may capture and hold rainwater or runoff, or that accumulates around the outlet riser pipe or discharge orifice; repair of erosion or low-lying	1. After completion of construction (annually).	1. The project Applicant or its designee shall complete routine and semi-annual water quality basin inspections. 2. The Director of Public Works shall determine that inspections are satisfactory according to the inspection criteria noted in this measure.	County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>areas where ponding of water develops; identification and elimination of possible vector harborage or burrowing rodent activity; inspection for sufficient vegetation coverage for basin side slopes and floor; reduction of vegetation height to minimize insect harborage, with the height of ground cover grasses reduced to a maximum height of 6 inches; investigation and elimination or minimization of upstream dry season flow sources if dry season flows are persistent and lead to constant ponding; and notification of San Diego County Vector Control if sources are from off-site properties.</p>						
<i>Noise</i>						
<p>M-N-1a The Project Applicants shall prepare a noise protection easement encircled on Figures 2-1 and 2-2 of the noise study addendum (Appendix D-11). The noise protection easement language shall contain a restriction stating that the structure and the outdoor activity area will be placed such that a noise barrier will complement the residence’s architecture, will reduce noise levels at outdoor activity areas to within acceptable standards,</p>	<p>1. Prior to the approval of the map, the requirements of this condition shall be completed.</p>	<p>1. The project Applicant or its designee shall show the easement on each Final map of the effected lots with the appropriate granting language on the title sheet concurrent with Final Map Review. 2. The County [PDS, LDR] shall verify that the easement is indicated on the map as specified and recorded</p>	<p>County of San Diego</p>			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
and will not incorporate a solid (opaque) wall in excess of 10 feet in height.						
M-N-1b Concurrent with approval of the Final Map, the Project Applicants proponent shall dedicate to the County a noise protection easement on each of the lots encircled on Figures 2-1 and 2-2 of the noise study addendum (Appendix D-11). These easements are for the protection of noise-sensitive locations from excessive traffic noise. The noise protection easements shall be shown on the Final Map(s).	1. Prior to the approval of the map, the requirements of this condition shall be completed.	1. The project Applicant or its designee shall show the easement on each Final map of the effected lots with the appropriate granting language on the title sheet concurrent with Final Map Review. 2. The County [PDS, LDR] shall verify that the easement is indicated on the map as specified and recorded	County of San Diego			
M-N-1c For all lots encircled on Figures 2-1 and 2-2 of the noise study addendum (Appendix D-11), the noise protection easement shall require that, prior to approval of the building permit or other development approval, an acoustical study be prepared based on proposed noise barrier placement and housing construction to demonstrate and ensure that interior noise levels are below 45 dBA CNEL.	1. Prior to the approval of the map, the requirements of this condition shall be completed.	1. The project Applicant or its designee shall show the easement on each Final map of the effected lots with the appropriate granting language on the title sheet concurrent with Final Map Review. 2. The County [PDS, LDR] shall verify that the easement is indicated on the map as specified and recorded	County of San Diego			
M-N-1d The Project Applicants proponent shall construct a noise barrier at the top of the slope and at the back of yards for any Noise Sensitive Land Use that is	1. Prior to final design.	1. The project Applicant or its designee shall construct a noise barrier at the top of slope and back of yards for any NSLU that	County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>exposed to a CNEL greater than 60 dBA as listed in Table 2 of the noise study addendum. The barrier shall be constructed to the height specified in Table 2 and generally follow applicable alignments shown on Figures 2-1 and 2-2 in the noise study addendum (Appendix D-11). Barriers may be constructed of masonry, wood, and/or transparent materials, such as glass or Lucite. Earthen berms or a combination of berms and walls could also be used to provide noise attenuation.</p>		<p>is exposed to a CNEL greater than 60 dB.</p> <p>2. The County shall verify that the is constructed with the allowed materials and the required height.</p>				
<p>M-N-1e Noise barriers, as described in M-N-1d, would not reduce noise levels to second-story elevations due to their lesser barrier heights relative to two-story structures. Where two-story homes are to be located where traffic noise levels would meet or exceed 60 dBA CNEL without abatement (see Table 2 of the noise study addendum) and where two-story homes are planned to be constructed within 300 feet of the Otay Lakes Road edge of pavement, the noise protection easement required by mitigation measure M-N-1 shall specify that the Project Applicants must demonstrate that interior noise levels due to</p>	<p>1. Prior to approval of the building permit or other development approval.</p>	<p>1. The Project Applicant or its designee must demonstrate that interior noise levels due to exterior noise sources would not exceed 45 dBA CNEL prior to approval of the building permit or other development approval.</p>	<p>County of San Diego</p>			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>exterior noise sources would not exceed 45 dBA CNEL prior to approval of the building permit or other development approval. In these cases, it is anticipated that the typical method of compliance would be to provide the homes with air conditioning or equivalent forced air circulation to allow occupancy with closed windows, which, for most residential construction, would provide sufficient exterior-to-interior noise reduction.</p>						
<p>M-N-2 Prior to Site Plan approval of proposed land uses within the mixed-use, resort, public safety, or single family residential sites, the Project Applicants or designee(s) shall prepare acoustical studies of proposed mechanical equipment, which shall identify all noise-generating equipment (including emergency generators and generators associated with the proposed sewer pump stations), predict property line noise levels from all identified equipment, and recommend mitigation to be implemented (e.g., enclosures, barriers, site orientation) as necessary to comply with the County Noise Ordinance, Section 36.404.</p>	<p>1. Prior to Site Plan approval.</p>	<p>1. The project Applicant or designee(s) shall prepare acoustical studies of proposed mechanical equipment, which shall identify all noise-generating equipment (including emergency generators and generators associated with the proposed sewer pump stations), predict property line noise levels from all identified equipment, and recommend mitigation to be implemented (e.g., enclosures, barriers, site orientation) as necessary to comply with the County Noise Ordinance, Section 36.404.</p> <p>2. The County shall review and approve acoustical studies to ensure they comply with the County Noise Ordinance, Section 36.404.</p>	<p>County of San Diego</p>			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>M-N-3 Prior to the issuance of a building permit for commercial land uses containing loading docks, delivery areas, and parking lots, the Project Applicant, or its designee, will prepare an acoustical study(s) of proposed commercial land use site plans, which will identify all noise-generating areas and associated equipment, predict noise levels at property lines from all identified areas, and recommend mitigation to be implemented (e.g., enclosures, barriers, site orientation, reduction of parking stalls), as necessary, to comply with the County Noise Ordinance Section 36.404.</p>	<p>1. Prior to the issuance of a building permit for commercial land uses containing loading docks, delivery areas, and parking lots, the applicant, or its designee.</p>	<p>1. The applicant, or its designee, will prepare an acoustical study(s) of proposed commercial land use site plans, which will identify all noise-generating areas and associated equipment, predict noise levels at property lines from all identified areas, and recommend mitigation to be implemented (e.g., enclosures, barriers, site orientation, reduction of parking stalls), as necessary, to comply with the County Noise Ordinance Section 36.404.</p> <p>2. The County shall review and approve acoustical studies to ensure they comply with the County Noise Ordinance, Section 36.404.</p>	<p>County of San Diego</p>			
<p>M-N-4 To reduce impacts associated with air blast over-pressure and rock drilling and crushing generated by Project-related grading activities, Project Applicant(s) of all phases of Project development shall conform to the following requirements, which shall be prominently noted on grading plans:</p> <ul style="list-style-type: none"> All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in San Diego County. 	<p>1. Prior to approval of any plan or issuance of any permit, and/or prior to use of the premises in reliance of this permit the Plan shall be approved and implemented throughout the duration of construction for each development phase.</p> <p>2. The following actions shall occur throughout the duration of construction for any development phase.</p>	<p>1. The project Applicant or its designee shall prepare the Blasting Plan and submit it to the County [PDS, ZONING] and pay all applicable review fees.</p> <p>2. The project Applicant or its designee shall comply with the Air Quality and GHG Mitigation Measures of this condition.</p> <p>3. The project Applicant or its designee shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been</p>	<p>County of San Diego</p>			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<ul style="list-style-type: none"> ○ Each blast shall be monitored and recorded with an air blast over-pressure monitor and groundborne vibration accelerometer approved by the County that is located outside the closest residence to the blast. ○ A blasting plan, including estimates of the air blast over-pressure level and groundborne vibration at the residence closest to the blast, shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the blast plan. ● Blasting shall not exceed 0.1 in/sec peak particle velocity (PPV) at the nearest occupied residence in accordance with the County’s Noise Guidelines. ● Blasting shall not be conducted within 1,000 feet of on- or off-site sensitive receptors unless the blasting study concludes that a distance less than 1,000 feet 	<p>3. The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase.</p>	<p>completed for each development phase.</p> <p>4. The County [PDS, PPD] shall review the Blasting Plan for compliance with the content guidelines, the Blasting Plan, County Noise Ordinance, and this condition.</p> <p>5. The County [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The County [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p> <p>6. The County [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>				

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>is within an acceptable noise level.</p> <ul style="list-style-type: none"> ○ All rock drilling and crushing activities shall be located a minimum distance of 800 feet from the nearest property line where an occupied structure is located and shall comply with County noise standards pursuant to County Code Noise Ordinance Section 36.404. The 800-foot setback distance may be reduced if a noise study is conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances as determined by the noise study. ○ All rock crushing activities shall be located a minimum distance of 350 feet from the nearest property line where an occupied structure is located and shall comply with County noise standards pursuant to County Code Noise Ordinance Section 						

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
36.404. The 350-foot setback distance may be reduced if a noise study is conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances as determined by the noise study.						
<p>M-N-5 To reduce impulse noise impacts associated with air blast over-pressure and rock drilling and crushing noise generated by Project-related grading activities, Project Applicants of all phases of Project development shall conform to the following requirements, which shall be prominently noted on grading plans:</p> <ul style="list-style-type: none"> • All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in San Diego County. <ul style="list-style-type: none"> ○ Each blast shall be monitored and recorded with an air blast over-pressure monitor and groundborne vibration accelerometer approved by the County that is located outside the 	<ol style="list-style-type: none"> 1. Prior to approval of any plan or issuance of any permit, and/or prior to use of the premises in reliance of this permit the Plan shall be approved and implemented throughout the duration of construction for each development phase. 2. The following actions shall occur throughout the duration of construction for any development phase. 3. The following actions shall occur throughout the duration of the rock crushing and drilling activities for each development phase. 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall prepare the Blasting Plan and submit it to the County [PDS, ZONING] and pay all applicable review fees. 2. The project Applicant or its designee shall comply with the Air Quality and GHG Mitigation Measures of this condition. 3. The project Applicant or its designee shall maintain the rock crushing and drilling setback mitigation as indicated above until all rock crushing and drilling activities have been completed for each development phase. 4. The County [PDS, PPD] shall review the Blasting Plan for compliance with the content guidelines, the Blasting Plan, County Noise Ordinance, and this condition. 	County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>closest residence to the blast.</p> <ul style="list-style-type: none"> ○ A blasting plan, including estimates of the air blast over-pressure level and groundborne vibration at the residence closest to the blast, shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the blast plan. ● Blasting shall not exceed 0.1 in/sec peak particle velocity (PPV) at the nearest occupied residence in accordance with the County’s Noise Guidelines. ● Blasting shall not be conducted within 1,000 feet of on- or off-site sensitive receptors unless the blasting study concludes that a distance less than 1,000 feet is within an acceptable noise level. <ul style="list-style-type: none"> ○ All rock drilling activities shall be located a minimum distance of 800 feet from the nearest property line where an occupied structure is located and shall comply 		<ol style="list-style-type: none"> 5. The County [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The County [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 6. The County [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The County [DPW, PDCI] shall contact the County [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 				

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>with County noise standards pursuant to County Code Noise Ordinance Section 36.404. The 800-foot setback distance may be reduced if a noise study is conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances as determined by the noise study.</p> <ul style="list-style-type: none"> ○ All rock crushing activities shall be located a minimum distance of 350 feet from the nearest property line where an occupied structure is located and shall comply with County noise standards pursuant to County Code Noise Ordinance Section 36.404. The 350-foot setback distance may be reduced if a noise study is conducted for rock processing activities and noise levels of such activities would be within acceptable County limits at the reduced distances 						

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
as determined by the noise study.						
<p>M-N-6 To reduce impacts associated with groundborne vibration generated by Project-related construction activities, the Project Applicant(s) of all Project phases shall conform to the following requirements, which shall be prominently noted on grading plans:</p> <ul style="list-style-type: none"> • Heavy construction equipment shall not be operated within 200 feet of any residential structure. • Rock blasting shall not be performed within 1,000 feet of a residential structure. • Blasting shall not exceed 0.1 in/sec peak particle velocity (PPV) at the nearest occupied residence in accordance with the County’s Noise Guidelines. • A vibration analysis assessing the proposed blasting and materials handling associated with proposed project shall be submitted to the County for review prior to the first blast. Blasting shall not commence until the County has approved the plan. 	<p>1. The following actions shall occur throughout the duration of the grading construction for each development phase.</p>	<p>1. The [DPW, PDCI] shall make sure that the grading contractor complies with the vibration control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>	County of San Diego			
<i>Transportation and Traffic</i>						

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
M-TR-1 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane Major with Raised Median), such that the improvements are operational prior to construction of the 728 th EDU.	1. Prior to recordation of the first final map.	1. The [<i>PDS, LDR</i>] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [<i>PDS, LDR</i>] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. City of Chula Vista must review and accept the agreement.	City of Chula Vista and County of San Diego			
M-TR-2 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the County of San Diego to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between the City/County Boundary and Project Driveway #1/Intersection #42 from two lanes to four lanes (4.2A Boulevard with Raised Median). Due to phasing of construction, the Project Applicants shall prepare a supplemental traffic study prior to recordation of the first final map to determine the existing traffic plus EDU timing threshold, satisfactory to the County Engineer, such that the improvements are operational	1. Prior to recordation of the first final map.	1. The [<i>PDS, LDR</i>] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [<i>PDS, LDR</i>] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
prior to the determination of the supplemental traffic study or construction of the 896 th EDU, whichever is sooner.						
M-TR-3 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the County of San Diego to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Project Driveway #1/Intersection #42 and Driveway #2 from two lanes to four lanes (4.2A Boulevard with Raised Median). Due to phasing of construction, the Project Applicants shall prepare a supplemental traffic study prior to recordation of the first final map to determine the existing traffic plus EDU timing threshold, satisfactory to the County Engineer, such that the improvements are operational prior to the determination of the supplemental traffic study or construction of the 896 th EDU, whichever is sooner.	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
M-TR-4 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, a traffic signal at the intersection of Otay	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The	City of Chula Vista and County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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Lakes Road and Wueste Road such that the improvements are operational prior to the construction of the 1,500 th EDU.		securities and improvement agreements shall be approved by the Director of PDS. 2. City of Chula Vista must review and accept the agreement.				
M-TR-5 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Lake Crest Drive and Wueste Road from two lanes to four lanes (4-Lane Major with Raised Median) such that the improvements are operational prior to construction of the 910 th EDU.	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. City of Chula Vista must review and accept the agreement.	City of Chula Vista and County of San Diego			
M-TR-6 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane Major with Raised Median) such that the improvements are operational prior to construction of the 728 th EDU.	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. City of Chula Vista must review and accept the agreement.	City of Chula Vista and County of San Diego			
M-TR-7 Prior to recordation of the first final map, the Project Applicants shall enter into an	Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County	City of Chula Vista and County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
agreement with the City of Chula Vista to secure and construct, or cause to be constructed, a traffic signal at the intersection of Otay Lakes Road and Wueste Road such that the improvements are operational prior to construction of the 1,234 th EDU.		Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. City of Chula Vista must review and accept the agreement.				
M-TR-8 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with Caltrans to install, cause to be installed, or make a fair-share payment towards an approved plan or program for the signalization of the intersection of Otay Lakes Road and SR-94 such that the traffic signal is operational consistent with Caltrans requirements.	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. Caltrans must review and accept the agreement.	Caltrans and County of San Diego			
M-TR-9 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Lake Crest Drive and Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane Major with Raised Median), such that the improvements are	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. Caltrans must review and accept the agreement.	City of Chula Vista and County of San Diego			

Mitigation Measure	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
operational prior to construction of the 384 th EDU.						
M-TR-10 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the City of Chula Vista to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between Lake Crest Drive and Wueste Road and the City/County Boundary from two lanes to four lanes (4-Lane Major with Raised Median), such that the improvements are operational prior to construction of the 384 th EDU.	1. Prior to recordation of the first final map.	1. The [<i>PDS, LDR</i>] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [<i>PDS, LDR</i>] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS. 2. Caltrans must review and accept the agreement.	City of Chula Vista and County of San Diego			
M-TR-11 Otay Lakes Road, between City/County Boundary and Project Driveway #1/Intersection #42 (County) - this roadway segment is included in the list of facilities included in the County's TIF Program and is classified as a Major Road (4.1B) in the County of San Diego General Plan Mobility Element. The Project Applicants proposes to change this roadway segment classification to a Boulevard (4.2A). Accordingly, the project applicant would be responsible for participating in an update to the TIF Program to reflect the change in classification. Subsequently, the	1. Prior to recordation of the first final map.	1. The [<i>PDS, LDR</i>] shall review the County's TIF Program and update it to allow the use of a TIF payment to mitigate cumulative traffic impacts. The County's TIF Program update shall be approved by the Board of Supervisors.	County of San Diego			

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Project applicants would be responsible for complying with the updated TIF Program to mitigate for cumulative impacts.						
M-TR-12 Otay Lakes Road, between Project Driveway #1/Intersection #42 and Project Driveway #2/Intersection #43 (County) - this roadway segment is included in the list of facilities included in the County's TIF Program and is classified as a Major Road (4.1B) in the County of San Diego General Plan Mobility Element. The project applicant proposes to change this roadway segment classification to a Boulevard (4.2A). Accordingly, the project applicant would be responsible for participating in an update to the TIF Program to reflect the change in classification. Subsequently, the Project Applicants would be responsible for complying with the updated TIF Program to mitigate for cumulative impacts.	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the County's TIF Program and update it to allow the use of a TIF payment to mitigate cumulative traffic impacts. The County's TIF Program update shall be approved by the Board of Supervisors.	County of San Diego			
M-TR-13 Prior to recordation of the first final map, the Project Applicants shall enter into an agreement with the County of San Diego to secure and construct, or cause to be constructed, the widening of Otay Lakes Road between the	1. Prior to recordation of the first final map.	1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement	County of San Diego			

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City/County Boundary and Driveway #2. Due to phasing of construction, the Project applicant shall prepare a supplemental traffic study prior to recordation of the first final map to determine the existing traffic plus EDU timing threshold, satisfactory to the County Engineer, such that the improvements are operational prior to the determination of the supplemental traffic study or construction of the 896 th EDU, whichever is sooner.		<p>agreements shall be approved by the Director of PDS.</p> <p>2. The County Engineer will review the supplemental traffic study.</p>				
<i>Global Climate Change</i>						
M-GCC-1 Prior to the issuance of any grading permits, the Project applicant <u>Applicant</u> (or its designee) shall, to the satisfaction of San Diego County Planning & Development Services Department, demonstrate that the Project shall: (i) provide a comprehensive trails network designed to provide safe bicycle and pedestrian access between the various development areas within the site and various recreational trails and multi-modal facilities accessing the site; (ii) provide bicycle racks along main travel corridors, adjacent to commercial development areas, and at public	<ol style="list-style-type: none"> 1. Prior to approval of any building plan or the issuance of any building permit, these design measures shall be identified on the building plans and/or identified in HOA formation documents, as appropriate. 2. Upon establishment of the use, these conditions shall be complied with for the term of this permit. 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall comply with the sustainable design features included in the Transportation Demand Management Plan and this condition. 2. The [PDS, BPPR] shall make sure that the requirements are identified on all building plans for the project and/or identified in HOA formation documents, as appropriate. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 3. The [PDS, PCC] shall verify that the design features have been implemented pursuant to 	County of San Diego			

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<p>parks and open spaces; and, (iii) implement traffic calming features throughout the roadway network on the Project site to reduce motor vehicle speed and encourage walking and biking.</p> <p>Prior to the issuance of any residential building permits, the Project Applicants (or their designee) shall, to the satisfaction of San Diego County Planning & Development Services Department, demonstrate that the Project shall: (i) provide to residents information for residents regarding transit options on a quarterly basis in HOA newsletters, and as part of a “new resident” information packet; (ii) provide and promote information regarding SANDAG’s iCommute program for residents; and, (iii) encourage formal/informal networks among residents that arrange carpools for ongoing or occasional trips for commute or non-commute purposes.</p> <p>Prior to the issuance of any residential building permits, the Project Applicants (or their designee) shall demonstrate, to the satisfaction of San Diego</p>		the approved Transportation Demand Management Plan.				

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<p>County Planning & Development Services Department, that the Project shall establish provide a School Pool match program to help parents to transport students to off-site public or private schools, and shall implement a walking school bus program for elementary school students traveling to the on-site elementary school.</p> <p>Prior to the issuance of any residential and non-residential building permits, the Project applicant Applicant (or itstheir designee) shall demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project shall provide and promote information regarding SANDAG’s iCommute program for commuters and on-site businesses.</p> <p>Prior to issuance of any resort-related building permits, the Project applicant Applicant (or itstheir designee) shall demonstrate, to the satisfaction of the San Diego County Planning & Development Services Department, that the</p>						

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Project’s resort operator shall implement a bike-sharing program for resort guests.						
M-GCC-2 Prior to the issuance of building permits for multi-family residences and non-residential buildings, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project shall utilize high-efficiency (light emitting diode [LED] or equivalent) interior lighting in the multi-family residences and non-residential buildings that utilizes 15 percent less energy than otherwise permitted by the 2019 6 Building Energy Efficiency Standards.	1. Prior to the approval of any building plan or issuance of any building permit, these design measures shall be implemented on the building plans.	1. The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.	County of San Diego			
M-GCC-3 Prior to the issuance of building permits for multi-family residences and non-residential buildings, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project shall install EnergyStar appliances in the multi-family	1. Prior to the approval of any building plan or issuance of any building permit, these design measures shall be implemented on the building plans	1. The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.	County of San Diego			

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residences and non-residential buildings. The required EnergyStar appliances include clothes washers, dishwashers, fans, and refrigerators.						
M-GCC-4 Prior to the issuance of building permits for single-family residences, the Project Applicants (or their designee) shall submit a Zero Net Energy Confirmation Report (ZNE Report) prepared by a qualified building energy efficiency and design consultant to San Diego County Planning & Development Services Department for review and approval. The ZNE Report shall demonstrate that the single-family residential development within the Project site subject to application of Title 24, Part 6, of the California Code of Regulations has been designed and shall be constructed to achieve ZNE, as defined by the California Energy Commission, or otherwise achieve an equivalent level of energy efficiency, renewable energy generation or greenhouse gas emissions savings. <u>As part of the ZNE design, all single-family residences shall be designed to eliminate the utilization of natural gas as an energy source</u>	1. Prior to the approval of any building plan or issuance of any building permit, the project will submit the ZNE Report to the [PDS, PPD].	1. The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.	3. County of San Diego			

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<p><u>for the building envelope, including with respect to the heating, ventilation and air conditioning (HVAC) systems and as to appliances. This also shall require that no natural gas fireplaces be installed in single-family residences.</u></p> <p>A ZNE Report may, but is not required to:</p> <ul style="list-style-type: none"> • Evaluate multiple single-family residences. • Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, shortfalls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings, or off-site renewable energy generation. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-based strategies even if the building on its own may not be designed to achieve ZNE. • Make reasonable assumptions about the estimated electricity and 						

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natural gas loads and energy efficiencies of the subject buildings. <u>Additionally, all single-family residences shall be pre-wired to facilitate the subsequent installation of battery-based energy storage systems by homeowners.</u>						
M-GCC-5 Prior to the issuance of building permits for multi-family residences and non-residential buildings, the Project Applicant (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, that the Project’s multi-family residences and non-residential buildings are designed to improve building energy efficiency by 10 percent over the 2016-2019 Building Energy Efficiency Standards. As part of this demonstration, the building plans and related application materials shall confirm that attached multi-family residences will be designed and constructed without wood-burning or natural gas-burning fireplaces. <u>Additionally, all multi-family residences shall be pre-wired to</u>	1. Prior to approval of any building plan or the issuance of any building permit, these Site Design measures shall be identified on the building plans.	1. The Applicant or its designee shall comply with the requirements of this condition. 2. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			

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<p><u>facilitate the subsequent installation of battery-based energy storage systems by homeowners.</u></p>						
<p>M-GCC-6 Prior to the issuance of residential building permits, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, the installation of : (a) dedicated 208/240 branch circuits in each garage of every residential unit, and (b) one Level 2 electric vehicle (EV) charging station in the garage in half of all residential units.</p> <p>Prior to the issuance of non-residential building permits, the Project Applicants (or their designee) shall submit pertinent building plans and related application materials that demonstrate, to the satisfaction of San Diego County Planning & Development Services Department, the installation of an additional ten (10) Level 2 EV charging stations within the non-residential parking areas located on the Project site, as well as an addition ten (10)</p>	<p>1. Prior to the approval of any building plan or issuance of any building permit, these design measures shall be implemented on the building plans.</p>	<p>1. Project Applicant shall submit building plans to the County for review and approval. 2. The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.</p>	<p>County of San Diego</p>			

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Level 2 EV charging stations for vehicles utilizing public street parking spaces on street blocks located adjacent to non-residential development areas.						
<u>M-GCC-7 In addition to implementing all feasible construction-related and land use design practices and related mitigation measures (see mitigation measures M-AQ-1a, M-AQ-1c and M-AQ-1d) for the reduction of construction greenhouse gas (GHG) emissions, the Project Applicants (defined to be Baldwin & Sons, LLC and Moller Lakes Investment, LLC, or their designee) shall retire carbon offsets in a quantity sufficient to offset 100 percent of the Project’s construction emissions (including sequestration loss from vegetation removal) consistent with the performance standards and requirements set forth below. Specifically, prior to the County of San Diego’s (County) issuance of the Project’s first grading permit, the Project Applicants shall retire carbon offsets equaling 38,476 metric tons of carbon dioxide equivalent (MT CO₂e), which is the quantity of construction-related emissions estimated to be</u>	1. Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits for any development phase.	1. The [DPW, PDCI] shall make sure that the construction contractor complies with this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			

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<p>generated by the Project in the certified EIR.</p> <p><u>Carbon Offset Standards – Eligible Registries, Acceptable Protocols and Defined Terms</u></p> <p>“Carbon offset” shall mean an instrument, credit or other certification verifying the reduction of GHG emissions issued by the Climate Action Reserve, the American Carbon Registry, or Verra (previously, the Verified Carbon Standard). This shall include, but is not limited to, an instrument, credit or other certification issued by these registries for GHG reduction activities within the San Diego County region. The Project shall neither purchase offsets from the Clean Development Mechanism (CDM) registry nor purchase offsets generated under CDM protocols. Further, no carbon offsets shall originate from international areas, as discussed in the “Locational Performance Standards” below. Qualifying carbon offsets presented for compliance with this mitigation measure may be used provided that the evidence required by the “Reporting and Enforcement</p>						

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<p>Standards” below is submitted to the County demonstrating that each registry shall continue its existing practice of requiring the following for the development and approval of protocols or methodologies:</p> <p>i) <u>Adherence to established GHG accounting principles set forth in the International Organization for Standardization (ISO) 14064, Part 2 or the World Resources Institute/World Business Council for Sustainable Development (WRI/WBCSD) Greenhouse Gas Protocol for Project Accounting; and</u></p> <p>ii) <u>Oversight of the implementation of protocols and methodologies that define the eligibility of carbon offset projects and set forth standards for the estimation, monitoring and verification of GHG reductions achieved from such projects. The protocols and methodologies shall:</u></p> <p>a. <u>Be developed by the registries through a transparent public and expert stakeholder</u></p>						

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<p><u>review process that affords an opportunity for comment and is informed by science;</u></p> <p>b. <u>Incorporate standardized offset crediting parameters that define whether and how much emissions reduction credit a carbon offset project should receive, having identified conservative project baselines and the length of the crediting period and considered potential leakage and quantification uncertainties;</u></p> <p>c. <u>Establish data collection and monitoring procedures, mechanisms to ensure permanency in reductions, and additionality and geographic boundary provisions; and,</u></p> <p>d. <u>Adhere to the principles set forth in the program manuals of each of the aforementioned registries, as such manuals are updated</u></p>						

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<p>from time to time. The <u>current registry documentation, copies of which are included in M-GCC-7 Attachment “A,”</u> includes the <u>Climate Action Reserve’s Reserve Offset Program Manual (November 2019) and Climate Forward Program Manual (March 2020); the American Carbon Registry’s Requirements and Specifications for the Quantification, Monitoring, Reporting, Verification, and Registration of Project-Based GHG Emissions Reductions and Removals (July 2019); and, Verra’s VCS Standard, Program Guide and Methodology Requirements (September 2019). (M-GCC-7 Attachment “A” is an attachment to this mitigation measure that is part-</u></p>						

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<p><u>and-parcel of the mitigation measure.)</u></p> <p><u>The County has reviewed the registry-administered protocols and methodologies for the carbon offset project types included in M-GCC-7 Attachment “A,” and has determined that such protocols and methodologies – including updates to those protocols and methodologies as may occur from time to time by the registries in accordance with the registry documentation listed in the prior paragraph to ensure the continuing efficacy of the reduction activities – are eligible for use under this mitigation measure, provided that any updated protocols shall be provided for County review as required by the “Reporting and Enforcement Standards” below prior to the County’s acceptance of offsets based on such updated protocols. The County also has reviewed and determined that the protocols and methodologies included in M-GCC-7 Attachment “A” require adherence to</u></p>						

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<p><u>equivalent standards for carbon offset projects located both inside and outside of California.</u></p> <p><u>Further, any carbon offset used to reduce the Project’s GHG emissions shall be a carbon offset that represents the past or forecasted reduction or sequestration of one metric ton of carbon dioxide equivalent that is “not otherwise required” (CEQA Guidelines Section 15126.4(c)(3)). Each carbon offset used to reduce GHG emissions shall achieve additional, real, permanent, quantifiable, verifiable, and enforceable reductions, which are defined for purposes of this mitigation measure as follows:</u></p> <p>i) <u>“Additional” means that the carbon offset is not otherwise required by law or regulation, and not any other GHG emissions reduction that otherwise would occur.</u></p> <p>ii) <u>“Real” means that the GHG reduction underlying the carbon offset results from a demonstrable action or set of actions, and is quantified under the protocol or methodology using</u></p>						

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<p><u>appropriate, accurate, and conservative methodologies that account for all GHG emissions sources and sinks within the boundary of the applicable carbon offset project, uncertainty, and the potential for activity-shifting leakage and market-shifting leakage.</u></p> <p>iii) <u>“Verifiable” means that the GHG reduction underlying the carbon offset is well documented, transparent and set forth in a document prepared by an independent verification body that is accredited through the American National Standards Institute (ANSI).</u></p> <p>iv) <u>“Permanent” means that the GHG reduction underlying the carbon offset is not reversible; or, when GHG reduction may be reversible, that a mechanism is in place to replace any reversed GHG emission reduction.</u></p> <p>v) <u>“Quantifiable” means the ability to accurately measure and calculate the GHG reduction relative to a project baseline in a reliable and replicable manner for all GHG emission sources and sinks included within the</u></p>						

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<p><u>boundary of the carbon offset project, while accounting for uncertainty and leakage.</u></p> <p>vi) <u>“Enforceable” means that the implementation of the GHG reduction activity must represent the legally binding commitment of the offset project developer to undertake and carry it out.</u></p> <p><u>The County has reviewed and determined that the protocols and methodologies included in M-GCC-7 Attachment “A” establish and require carbon offset projects to comply with standards designed to achieve additional, real, permanent, quantifiable, verifiable and enforceable reductions. Additionally, the County has reviewed and determined that the “Reporting and Enforcement Standards” below ensure that the emissions reductions required by this mitigation measure are enforceable against the Project Applicants, as the County has authority to hold the Project Applicants accountable and to take appropriate corrective action if the County determines that any carbon offsets do not</u></p>						

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<p><u>comply with the requirements set forth in this mitigation measure.</u></p> <p><u>The above definitions are provided as criteria and performance standards associated with the use of carbon offsets. The County hereby clarifies that such criteria and performance standards are intended only to further construe the standards under CEQA for mitigation related to GHG emissions (see, e.g., State CEQA Guidelines Section 15126.4(a), (c)), and are not intended to apply or incorporate the requirements of any other statutory or regulatory scheme not applicable to the Project (e.g., the Cap-and-Trade Program).</u></p> <p><u>Locational Performance Standards</u></p> <p><u>All carbon offsets required to reduce the Project’s GHG emissions shall originate from the following geographic locations (in order of priority): (1) off-site, unincorporated areas of the County of San Diego; (2) off-site, incorporated areas of the County of San Diego; (3) off-site areas within the State of</u></p>						

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<p><u>California; and, (4) off-site areas within the United States. No carbon offsets shall originate from off-site, international areas. As listed, geographic priorities would focus first on local reduction options to ensure that reduction efforts achieved locally would provide cross-over, co-benefits to other environmental resource areas.</u></p> <p><u>For purposes of implementing this mitigation measure, the County shall require the carbon offsets to adhere to the following locational performance standards in order to reduce the Project’s construction and vegetation removal GHG emissions:</u></p> <p>i) <u>The Project shall use all available carbon offsets within the County of San Diego (the first priority is within unincorporated areas of the County and the second priority is within incorporated areas of the County). “Available,” for purposes of this subdivision, means that the Project Applicants provide objective, verifiable evidence to the County documenting that such</u></p>						

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<p><u>carbon offsets are available for retirement from carbon offset projects within the subject geography no later than at the time of application for grading permit issuance. The objective, verifiable evidence to be provided includes a market survey report that shall comply with the following content requirements:</u></p> <p><u>a. Preparation by a carbon offset broker with a minimum of 10 years of experience assisting with transactions in emissions markets;</u></p> <p><u>b. Identification of the carbon registry listings reviewed for carbon offset availability, including the related date of inquiry; and,</u></p> <p><u>c. Identification of the geographic attributes of carbon offsets that are offered for sale and available for retirement.</u></p> <p><u>ii) In the event that a sufficient quantity of carbon offsets are not “available” in the County of San Diego, the Project shall obtain the remaining carbon offsets</u></p>						

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<p><u>needed from within the State of California (third priority). For the definition of “available,” see subdivision i) immediately above.</u></p> <p><u>iii) In the event that a sufficient quantity of carbon offsets are not “available” in the County of San Diego or State of California, the Project shall obtain the remaining carbon offsets needed from within the United States (fourth priority). For the definition of “available,” see subdivision i) immediately above.</u></p> <p><u>Reporting and Enforcement Standards</u></p> <p><u>Over the course of the construction period and prior to issuance of requested grading permits, the Project Applicants shall submit reports to the County that identify the quantity of emission reductions required by this mitigation measure, as well as the carbon offsets to be retired to achieve compliance with this measure. For purposes of demonstrating that each offset is additional, real, permanent,</u></p>						

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<p><u>quantifiable, verifiable and enforceable, the reports shall include: (i) the applicable protocol(s) and methodologies associated with the carbon offsets, (ii) the third-party verification report(s) and statement(s) affiliated with the carbon offset projects, (iii) the unique serial numbers assigned by the registry(ies) to the carbon offsets to be retired, which serves as evidence that the registry has determined the carbon offset project to have been implemented in accordance with the applicable protocol or methodology and ensures that the offsets cannot be further used in any manner, and (iv) the locational attributes of the carbon offsets. The reports also shall append the market survey report described in the “Locational Performance Standards” provision above.</u></p> <p><u>If the County determines that the Project’s carbon offsets do meet the requirements of this mitigation measure, the offsets can be used to reduce Project GHG emissions and Project permits shall be issued. Upon an affirmative finding from the County that the Project’s carbon</u></p>						

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<p><u>offsets are eligible for use under this measure, and prior to permit issuance, the County shall confirm that the Project Applicants have included, in their carbon offset purchase agreement(s), a requirement that the carbon offset seller(s) provide the County with reasonable notice of any emissions reversal from the carbon offsets that are the subject of the transaction(s). The County also shall confirm that the Project Applicants’ purchase agreement(s) requires the seller(s) to provide the County with information and evidence regarding the steps taken by the applicable registry(ies) and carbon offset project developer(s) to rectify any reversal in accordance with applicable program manuals, protocols and methodologies, and provide supporting documentation from the registry(ies) to substantiate the correction of the reversal. In the event that the County concludes an offset reversal has not been sufficiently corrected within a reasonable period of time based on the nature of the reversal and the standards set forth in the applicable program manuals,</u></p>						

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<p><u>protocols and methodologies, the County shall require an equivalent quantity of substitute GHG reductions are achieved. Methods to achieve the reductions could include requiring the Project Applicants to secure and retire substitute carbon offsets meeting the requirements of this mitigation measure in a quantity equivalent to those reversed. (Please see M-GCC-7 Attachment “B,” which includes a process timeline and associated flow chart for the implementation and administration of the mitigation measure’s requirements. M-GCC-7 Attachment “B” is an attachment to this mitigation measure that is part-and-parcel of the mitigation measure.)</u></p> <p><u>If the County determines that the Project’s carbon offsets do not meet the requirements of this mitigation measure, the offsets cannot be used to reduce Project GHG emissions and Project permits shall not be issued. Additionally, the County may issue a notice of non-consistency and cease permitting activities in the event that the County determines the carbon offsets provided to reduce Project GHG</u></p>						

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<p><u>emissions are not compliant with the aforementioned standards. In the event of such an occurrence, Project permitting activities shall not resume until the Project Applicants have demonstrated that the previously provided carbon offsets are compliant with the standards herein or have provided substitute carbon offsets achieving the standards of this mitigation measure in the quantity needed to achieve the required emission reduction.</u></p> <p>As to construction emissions, the Project Applicants (or their designee) shall provide carbon offsets in a quantity sufficient to offset 100 percent of the Project’s construction emissions (including sequestration loss from vegetation removal) consistent with the performance standards and requirements set forth below.</p> <p>First, “carbon offset” shall mean an instrument, credit or other certification verifying the reduction of GHG emissions issued by any of the following: (i) the Climate Action Reserve, the American Carbon Registry, and Verra (previously, the</p>						

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<p>Verified Carbon Standard); or, (ii) any registry approved by the California Air Resources Board to act as a registry under the State’s cap and trade program.</p> <p>Second, any carbon offset utilized to reduce the Project’s GHG emissions shall be a carbon offset that represents the past or forecasted reduction or sequestration of 1 MT CO₂e that is “not otherwise required” (CEQA Guidelines §15126.4(c)(3)). By requiring that the offset is “not otherwise required,” the offset shall represent GHG reduction or sequestration additional to any GHG emission reduction otherwise required by law or regulation, and any other GHG emission reduction that otherwise would occur (Health & Saf. Code, §38562(d)(2)).</p> <p>Third, as to construction and vegetation removal GHG emissions, prior to the County’s issuance of the Project’s first grading permit, the Project Applicants (or their designee) shall provide evidence</p>						

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<p>to the satisfaction of the Director of Planning & Development Services that the Project applicant (or its designee) has retired carbon offsets in a quantity sufficient to offset 100 percent of the construction and vegetation removal GHG emissions (an estimated total of 38,476 MT CO₂e) generated by the Project, as identified in the Project's certified EIR. In making such a determination, the Director of the Planning & Development Services Department shall require the Project Applicants (or their designee) to provide documentation from the selected registry(ies) that a sufficient quantity of carbon offsets meeting the standards set forth in this measure have been retired, thereby demonstrating that the necessary emission reductions are realized. The documentation shall identify the registry-assigned serial number associated with each retired carbon offset; the referenced serial numbers are used by registries to ensure that each metric ton of reduction meets</p>						

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<p>the requirements identified in the applicable protocol and is counted and retired only once. The documentation also shall identify the locational attributes of the carbon offsets in order to allow San Diego County Planning & Development Services Department to track and monitor the implementation of the geographic priority provision set forth below.</p> <p>Fourth, the carbon offsets used to reduce construction and vegetation removal GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (Health & Saf. Code, §38562(d)(1)).</p> <p>Fifth, all carbon offsets required to reduce the Project's construction and vegetation removal emissions shall be associated with reduction activities that are geographically prioritized according to the following locational attributes: (1) off-site, unincorporated areas of the County of San Diego; (2) off-site, incorporated areas of the County of San Diego; (3) off-site areas within the State of</p>						

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<p>California; (4) off-site areas within the United States; and, (5) off-site, international areas. As listed, geographic priorities would focus first on local reduction options (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over, co-benefits to other environmental resource areas.</p> <p>The Director of the Planning & Development Services shall issue a written determination that offsets are fail to meet the feasibility definition and factors set forth in CEQA Guidelines Section 15364 in a higher priority geographic category before allowing the Project applicant or its designee to use offsets from the next lower priority category. In making such a determination, the Director of the shall consider information available at the time each Project related grading permit request is submitted, including but not limited to:</p> <ul style="list-style-type: none"> • The availability of in-County and in-State emission reduction opportunities, including funding and partnership 						

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<p>opportunities with the County, other public agencies, or environmental initiatives with demonstrated integrity, where such reduction opportunities use methodologies and protocols approved by a specified registry (see “First” paragraph above for the definition of such registries);</p> <ul style="list-style-type: none"> • The geographic attributes of carbon offsets that are listed for purchase and retirement; • The temporal attributes of carbon offsets that are listed for purchase and retirement; • The pricing attributes of carbon offsets that are listed for purchase and retirement; and/or, • Any other information deemed relevant to the evaluation, such as periodicals and reports addressing the availability of carbon offsets. <p>Sixth, over the course of the construction period, the Project applicant (or its designee) shall submit annual reports to the San Diego County Planning & Development Services Department that identify the</p>						

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<p>quantity of emission reductions required by this mitigation measure, as well as the carbon offsets retired to achieve compliance with this measure. The annual reports shall identify the locational attributes of the carbon offsets in order to allow the San Diego County Planning & Development Services Department to track and monitor the implementation of the geographic priority provision. Such tabulation and tracking shall be to the satisfaction of the Director of Planning & Development Services.</p>						
<p><u>M-GCC-8</u> In addition to implementing all feasible operation-related and land use design practices and related mitigation measures (see mitigation measures M-GCC-1 through M-GCC-6) for the reduction of operational greenhouse gas (GHG) emissions, the Project Applicants (defined to be Baldwin & Sons, LLC and Moller Lakes Investment, LLC, or their designee) shall retire carbon offsets in a quantity sufficient to offset, for a 30-year period, the operational GHG emissions from that incremental amount of development to net zero.</p>	<p>1. Prior to issuance of the building permits for each implementing Site Plan.</p>	<p>1. The [DPW, PDCI] shall make sure that the Applicant or its designee complies with this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the project Applicant or its designee fails to comply with this condition.</p>	<p>County of San Diego</p>			

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<p><u>consistent with the performance standards and requirements set forth below.</u></p> <p><u>Because the Project will be built in phases over approximately eleven years, which influences both the quantity of operational GHG emissions and the level of reduction required to achieve net zero GHG emissions, the Project Applicants shall utilize one of the two following compliance options to secure the necessary carbon offsets:</u></p> <p>i) <u>Prior to the issuance of the first building permit, the Project Applicants shall provide evidence to the County of San Diego Department of Planning & Development Services (PDS) that carbon offsets in the amount of 28,625 metric tons of carbon dioxide equivalent (MT CO2e) per year multiplied by 30 years have been retired, for a total of 858,750 MT CO2e, which is the quantity of operations-related emissions estimated to be generated by the Project in the certified EIR.</u></p>						

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<p>ii) <u>Prior to the issuance of each increment of building permits for the phased development of the Project, the Project Applicants shall provide evidence to PDS that the amount of carbon offsets required for the increment of development being permitted for a 30-year period have been retired. The application(s) for permit issuance shall include, as attachments, emissions calculation worksheets that identify the emissions reduction obligation of the increment of development being permitted and tracking tables that identify any previous carbon offsets retired, as well as the amount of carbon offsets anticipated to be associated with the unbuilt, unpermitted portion(s) of the Project.</u></p> <p><u>Carbon Offset Standards – Eligible Registries, Acceptable Protocols and Defined Terms</u></p> <p><u>“Carbon offset” shall mean an instrument, credit or other certification verifying the</u></p>						

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<p><u>reduction of GHG emissions issued by the Climate Action Reserve, the American Carbon Registry, or Verra (previously, the Verified Carbon Standard). This shall include, but is not limited to, an instrument, credit or other certification issued by these registries for GHG reduction activities within the San Diego County region. The Project shall neither purchase offsets from the Clean Development Mechanism (CDM) registry nor purchase offsets generated under CDM protocols. Further, no carbon offsets shall originate from international areas, as discussed in the “Locational Performance Standards” below. Qualifying carbon offsets presented for compliance with this mitigation measure may be used provided that the evidence required by the “Reporting and Enforcement Standards” below is submitted to the County demonstrating that each registry shall continue its existing practice of requiring the following for the development and approval of protocols or methodologies:</u></p> <p>i) <u>Adherence to established GHG accounting principles</u></p>						

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<p><u>set forth in the International Organization for Standardization (ISO) 14064, Part 2 or the World Resources Institute/World Business Council for Sustainable Development (WRI/WBCSD) Greenhouse Gas Protocol for Project Accounting; and</u></p> <p>ii) <u>Oversight of the implementation of protocols and methodologies that define the eligibility of carbon offset projects and set forth standards for the estimation, monitoring and verification of GHG reductions achieved from such projects. The protocols and methodologies shall:</u></p> <p>a. <u>Be developed by the registries through a transparent public and expert stakeholder review process that affords an opportunity for comment and is informed by science;</u></p> <p>b. <u>Incorporate standardized offset crediting parameters that define whether and how much emissions reduction credit a carbon offset project</u></p>						

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<p>should receive, having identified conservative project baselines and the length of the crediting period and considered potential leakage and quantification uncertainties;</p> <p>c. <u>Establish data collection and monitoring procedures, mechanisms to ensure permanency in reductions, and additionality and geographic boundary provisions; and,</u></p> <p>d. <u>Adhere to the principles set forth in the program manuals of each of the aforementioned registries, as such manuals are updated from time to time. The current registry documentation, copies of which are included in M-GCC-7 Attachment “A,” includes the Climate Action Reserve’s Reserve Offset Program Manual (November 2019) and</u></p>						

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<p><u>Climate Forward Program Manual (March 2020); the American Carbon Registry’s Requirements and Specifications for the Quantification, Monitoring, Reporting, Verification, and Registration of Project-Based GHG Emissions Reductions and Removals (July 2019); and, Verra’s VCS Standard, Program Guide and Methodology Requirements (September 2019). (M-GCC-7 Attachment “A” is an attachment to this mitigation measure that is part-and-parcel of the mitigation measure.)</u></p> <p><u>The County has reviewed the registry-administered protocols and methodologies for the carbon offset project types included in M-GCC-7 Attachment “A,” and has determined that such protocols and methodologies – including updates to those protocols and</u></p>						

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<p><u>methodologies as may occur from time to time by the registries in accordance with the registry documentation listed in the prior paragraph to ensure the continuing efficacy of the reduction activities – are eligible for use under this mitigation measure, provided that any updated protocols shall be provided for County review as required by the “Reporting and Enforcement Standards” below prior to the County’s acceptance of offsets based on such updated protocols. The County also has reviewed and determined that the protocols and methodologies included in M-GCC-7 Attachment “A” require adherence to equivalent standards for carbon offset projects located both inside and outside of California.</u></p> <p><u>Further, any carbon offset used to reduce the Project’s GHG emissions shall be a carbon offset that represents the past or forecasted reduction or sequestration of one metric ton of carbon dioxide equivalent that is “not otherwise required” (CEQA Guidelines Section 15126.4(c)(3)). Each carbon offset used to reduce GHG</u></p>						

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<p><u>emissions shall achieve additional, real, permanent, quantifiable, verifiable, and enforceable reductions, which are defined for purposes of this mitigation measure as follows:</u></p> <p>i) <u>“Additional” means that the carbon offset is not otherwise required by law or regulation, and not any other GHG emissions reduction that otherwise would occur.</u></p> <p>ii) <u>“Real” means that the GHG reduction underlying the carbon offset results from a demonstrable action or set of actions, and is quantified under the protocol or methodology using appropriate, accurate, and conservative methodologies that account for all GHG emissions sources and sinks within the boundary of the applicable carbon offset project, uncertainty, and the potential for activity-shifting leakage and market-shifting leakage.</u></p> <p>iii) <u>“Verifiable” means that the GHG reduction underlying the carbon offset is well documented, transparent and set forth in a document</u></p>						

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<p>prepared by an independent verification body that is accredited through the American National Standards Institute (ANSI).</p> <p>iv) “Permanent” means that the GHG reduction underlying the carbon offset is not reversible; or, when GHG reduction may be reversible, that a mechanism is in place to replace any reversed GHG emission reduction.</p> <p>v) “Quantifiable” means the ability to accurately measure and calculate the GHG reduction relative to a project baseline in a reliable and replicable manner for all GHG emission sources and sinks included within the boundary of the carbon offset project, while accounting for uncertainty and leakage.</p> <p>vi) “Enforceable” means that the implementation of the GHG reduction activity must represent the legally binding commitment of the offset project developer to undertake and carry it out.</p> <p>The County has reviewed and determined that the protocols and</p>						

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<p><u>methodologies included in M-GCC-7 Attachment “A” establish and require carbon offset projects to comply with standards designed to achieve additional, real, permanent, quantifiable, verifiable and enforceable reductions. Additionally, the County has reviewed and determined that the “Reporting and Enforcement Standards” below ensure that the emissions reductions required by this mitigation measure are enforceable against the Project Applicants, as the County has authority to hold the Project Applicants accountable and to take appropriate corrective action if the County determines that any carbon offsets do not comply with the requirements set forth in this mitigation measure.</u></p> <p><u>The above definitions are provided as criteria and performance standards associated with the use of carbon offsets. The County hereby clarifies that such criteria and performance standards are intended only to further construe the standards under CEQA for mitigation related to GHG emissions (see, e.g., State CEQA Guidelines Section 15126.4(a).</u></p>						

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<p>(c)), and are not intended to apply or incorporate the requirements of any other statutory or regulatory scheme not applicable to the Project (e.g., the Cap-and-Trade Program).</p> <p><u>Emissions Inventory “True Up” Procedures and Standards</u></p> <p><u>As new federal, state and local regulations are adopted or technological advancements occur, the quantity of emission reductions needed to demonstrate achievement of the net zero emissions level may decrease. Therefore, the amount of carbon offsets needed may be reduced if the Project Applicants can demonstrate, with substantial evidence, that changes in regulation or law, or other increased technological efficiencies have reduced the total MT CO₂e emitted by the Project. As described further in the following paragraph, any modification to the emissions reduction value stated herein shall require approval from the County’s Board of Supervisors, as considered pursuant to a noticed public hearing process that complies with applicable</u></p>						

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<p><u>legal requirements, including those set forth in CEQA for the post-approval modification of mitigation implementation parameters.</u></p> <p><u>Specifically, if the Project Applicants elect to process a “true-up” exercise subsequent to the County’s certification of the Final EIR and approval of the Project, the Project Applicants shall provide an updated operational GHG emissions inventory for the Project that includes emissions from mobile sources, energy, area sources, water consumption, and solid waste. Subject to the satisfaction of the Board of Supervisors, these calculations shall be conducted using a County-approved model and/or methodology and must validate the continuing adequacy of modeling inputs used in the EIR that are not proposed to be altered as part of the “true-up” exercise. The inclusion of the validation requirement ensures that any updated operational GHG emissions inventories for the Project fully account for then-existing information that is relevant to the emissions modeling.</u></p>						

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<p><u>The “true up” operational GHG emissions inventory, if conducted, will be provided in the form of a Project-specific Updated Emissions Inventory and Offset Report to the County’s Board of Supervisors prior to the issuance of building permits for the next build-out phase. The subject technical documentation shall be prepared by a County-approved, qualified air quality and greenhouse gas technical specialist.</u></p> <p><u>In all instances, substantial evidence must confirm that any reduction to the total carbon offsets value as identified in the certified EIR for the Project is consistent with the commitment to achieve and maintain carbon neutrality (i.e., net zero emissions) for the 30-year life of the Project.</u></p> <p><u>Locational Performance Standards</u></p> <p><u>All carbon offsets required to reduce the Project’s GHG emissions shall originate from the following geographic locations (in order of priority):</u> <u>(1) off-site, unincorporated areas</u></p>						

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<p>of the County of San Diego; (2) off-site, incorporated areas of the County of San Diego; (3) off-site areas within the State of California; and, (4) off-site areas within the United States. No carbon offsets shall originate from off-site, international areas. As listed, geographic priorities would focus first on local reduction options to ensure that reduction efforts achieved locally would provide cross-over, co-benefits to other environmental resource areas.</p> <p>i) <u>The Project shall use all available carbon offsets within the County of San Diego (the first priority is within unincorporated areas of the County and the second priority is within incorporated areas of the County). “Available,” for purposes of this subdivision, means that the Project Applicants provide objective, verifiable evidence to the County documenting that such carbon offsets are available for retirement from carbon offset projects within the subject geography no later than at the time of</u></p>						

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<p><u>application for grading permit issuance. The objective, verifiable evidence to be provided includes a market survey report that shall comply with the following content requirements:</u></p> <p><u>a. Preparation by a carbon offset broker with a minimum of 10 years of experience assisting with transactions in emissions markets;</u></p> <p><u>b. Identification of the carbon registry listings reviewed for carbon offset availability, including the related date of inquiry; and,</u></p> <p><u>c. Identification of the geographic attributes of carbon offsets that are offered for sale and available for retirement.</u></p> <p><u>ii) In the event that a sufficient quantity of carbon offsets are not “available” in the County of San Diego, the Project shall obtain the remaining carbon offsets needed from within the State of California (third priority). For the definition of “available,” see</u></p>						

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<p><u>subdivision i) immediately above.</u></p> <p>iii) <u>In the event that a sufficient quantity of carbon offsets are not “available” in the County of San Diego or State of California, the Project shall obtain the remaining carbon offsets needed from within the United States (fourth priority). For the definition of “available,” see subdivision i) immediately above.</u></p> <p><u>Reporting and Enforcement Standards</u></p> <p><u>Over the course of build out of the Project and prior to issuance of requested building permits, the Project Applicants shall submit reports to the County that identify the quantity of emission reductions required by this mitigation measure, as well as the carbon offsets to be retired to achieve compliance with this measure. For purposes of demonstrating that each offset is additional, real, permanent, quantifiable, verifiable and enforceable, the reports shall include: (i) the applicable protocol(s) and methodologies</u></p>						

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<p><u>associated with the carbon offsets, (ii) the third-party verification report(s) and statement(s) affiliated with the carbon offset projects, (iii) the unique serial numbers assigned by the registry(ies) to the carbon offsets to be retired, which serves as evidence that the registry has determined the carbon offset project to have been implemented in accordance with the applicable protocol or methodology and ensures that the offsets cannot be further used in any manner, and (iv) the locational attributes of the carbon offsets. The reports also shall append the market survey report described in the “Locational Performance Standards” provision above.</u></p> <p><u>If the County determines that the Project’s carbon offsets do meet the requirements of this mitigation measure, the offsets can be used to reduce Project GHG emissions and Project permits shall be issued. Upon an affirmative finding from the County that the Project’s carbon offsets are eligible for use under this measure, and prior to permit issuance, the County shall confirm that the Project</u></p>						

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<p><u>Applicants have included, in their carbon offset purchase agreement(s), a requirement that the carbon offset seller(s) provide the County with reasonable notice of any emissions reversal from the carbon offsets that are the subject of the transaction(s). The County also shall confirm that the Project Applicants' purchase agreement(s) requires the seller(s) to provide the County with information and evidence regarding the steps taken by the applicable registry(ies) and carbon offset project developer(s) to rectify any reversal in accordance with applicable program manuals, protocols and methodologies, and provide supporting documentation from the registry(ies) to substantiate the correction of the reversal. In the event that the County concludes an offset reversal has not been sufficiently corrected within a reasonable period of time based on the nature of the reversal and the standards set forth in the applicable program manuals, protocols and methodologies, the County shall require an equivalent quantity of substitute GHG reductions are achieved.</u></p>						

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<p><u>Methods to achieve the reductions could include requiring the Project Applicants to secure and retire substitute carbon offsets meeting the requirements of this mitigation measure in a quantity equivalent to those reversed. (Please see M-GCC-7 Attachment “B,” which includes a process timeline and associated flow chart for the implementation and administration of the mitigation measure’s requirements. M-GCC-7 Attachment “B” is an attachment to this mitigation measure that is part-and-parcel of the mitigation measure.)</u></p> <p><u>If the County determines that the Project’s carbon offsets do not meet the requirements of this mitigation measure, the offsets cannot be used to reduce Project GHG emissions and Project permits shall not be issued. Additionally, the County may issue a notice of non-consistency and cease permitting activities in the event that the County determines the carbon offsets provided to reduce Project GHG emissions are not compliant with the aforementioned standards. In the event of such an occurrence, Project permitting activities shall</u></p>						

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<p><u>not resume until the Project Applicants have demonstrated that the previously provided carbon offsets are compliant with the standards herein or have provided substitute carbon offsets achieving the standards of this mitigation measure in the quantity needed to achieve the required emission reduction.</u></p> <p>As to operational emissions, the Project applicant (or its designee) shall provide carbon offsets sufficient to offset, for a 30-year period, the operational GHG emissions from that incremental amount of development to net zero, consistent with the performance standards and requirements set forth below.</p> <p>First, “carbon offset” shall have the same meaning as set forth in M-GCC-7.</p> <p>Second, any carbon offset utilized to reduce the Project’s GHG emissions shall be a carbon offset that represents the past or forecasted reduction or sequestration of 1 MT CO₂e equivalent that is “not otherwise required” (CEQA Guidelines §15126.4(c)(3)). By requiring</p>						

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<p>that the offset is “not otherwise required,” the offset shall represent GHG reduction or sequestration additional to any GHG emission reduction otherwise required by law or regulation, and any other GHG emission reduction that otherwise would occur (Health & Saf. Code, §38562(d)(2)).</p> <p>Third, because the Project will be built in phases over approximately eleven years, which influences both the quantity of operational GHG emissions and the level of reduction required to achieve net zero GHG emissions, the Project applicant (or its designee) shall utilize one of the two following compliance options to secure the necessary carbon offsets, as allowed in CEQA Guidelines Section 15126.4(e)(3):</p> <p>(1) — Prior to the issuance of the first building permit, the Project applicant (or its designee) shall provide evidence to the San Diego County Planning & Development Services Department that it has obtained carbon offsets in the amount of 28,625 MT CO₂e per year multiplied by 30 years.</p>						

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<p>(2) — Prior to the issuance of each increment of building permits for the phased development of the Project, the Project Applicants (or their designee) shall provide evidence to San Diego County Planning & Development Services Department that it has obtained the amount of carbon offsets required for the increment of development being permitted for a 30 year period. The amount of carbon offsets required shall be based on and include operational GHG emissions as identified in the certified EIR. The application(s) for permit issuance shall include, as attachments, emissions calculation worksheets that identify the emissions reduction obligation of the increment of development being permitted and tracking tables that identify any previous carbon offsets purchased, as well as the amount of carbon offsets anticipated to be associated with the unbuilt, unpermitted portion(s) of the Project. Such application materials shall be to the satisfaction of the Director of Planning & Development Services.</p>						

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<p>The Director of Planning & Development Services shall require the Project applicant (or its designee) to provide documentation from the selected registry(ies) that a sufficient quantity of carbon offsets under option (1) or (2) meeting the standards set forth in this measure have been retired, thereby demonstrating that the necessary emission reductions are realized. The documentation shall identify the registry-assigned serial number associated with each retired carbon offset; the referenced serial numbers are used by registries to ensure that each metric ton of reduction meets the requirements identified in the applicable protocol and is counted and retired only once. The documentation also shall identify the locational attributes of the carbon offsets in order to allow San Diego County Planning & Development Services Department to track and monitor the implementation of the geographic priority provision set forth below.</p> <p>Fourth, the carbon offsets used to reduce operational GHG emissions shall achieve real,</p>						

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<p>permanent, quantifiable, verifiable, and enforceable reductions (Health & Saf. Code, §38562(d)(1)).</p> <p>Fifth, as new federal, state and local regulations are adopted or technological advancements occur, the quantity of emission reductions needed to demonstrate achievement of the net zero emissions level may decrease. Therefore, the amount of carbon offsets needed may be reduced if the Project Applicants (or their designee) can demonstrate, with substantial evidence, that changes in regulation or law, or other increased technological efficiencies have reduced the total MT CO₂e emitted by the Project. As described further in the following paragraph, any modification to the emissions reduction value stated herein shall require approval from the County’s Board of Supervisors, as considered pursuant to a noticed public hearing process that accords with applicable legal requirements, including those set forth in CEQA for the post-approval modification of mitigation implementation parameters.</p>						

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<p>Specifically, if the Project applicant elects to process a “true up” exercise subsequent to the County’s certification of the Final EIR and approval of the Project, the Project applicant shall provide an operational GHG emissions inventory of the Proposed Project’s operational emissions for the “true up” operational conditions, including emissions from mobile sources, energy, area sources, water consumption, and solid waste. Subject to the satisfaction of the Board of Supervisors, these calculations shall be conducted using a County approved model and/or methodology and must validate the continuing adequacy of modeling inputs used in the EIR that are not proposed to be altered as part of the “true up” exercise. The inclusion of the validation requirement ensures that any updated operational GHG emissions inventories for the Project fully account for then existing information that is relevant to the emissions modeling.</p> <p>The “true up” operational GHG emissions inventory, if conducted, will be provided in the</p>						

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<p>form of a Project-specific Updated Emissions Inventory and Offset Report to the County's Board of Supervisors prior to the issuance of building permits for the next build-out phase. The subject technical documentation shall be prepared by a County-approved, qualified air quality and greenhouse gas technical specialist.</p> <p>In all instances, substantial evidence must confirm that any reduction to the total carbon offsets value as identified in the certified Final EIR for the Project is consistent with the Project commitment to achieve and maintain carbon neutrality (i.e., net zero emissions) for the 30-year life of the Project.</p> <p>_____ Sixth, all carbon offsets required to reduce the Project's operational emissions shall be associated with reduction activities that are geographically prioritized according to the following locational attributes: (1) off-site, unincorporated areas of the County of San Diego; (2) off-site, incorporated areas of the County of San Diego; (3) off-site areas within</p>						

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<p>the State of California; (4) off-site areas within the United States; and, (5) off-site, international areas. As listed, geographic priorities would focus first on local reduction options (including projects and programs that would reduce GHG emissions) to ensure that reduction efforts achieved locally would provide cross-over, co-benefits to other environmental resource areas.</p> <p>The Director of the Planning & Development Services shall issue a written determination that offsets fail to meet the feasibility definition and factors set forth in CEQA Guidelines Section 15364 in a higher priority geographic category before allowing the Project applicant or its designee to use offsets from the next lower priority category. In making such a determination, the Director of the Planning & Development Services shall consider information available at the time each Project related building permit request is submitted, including but not limited to:</p> <p>The availability of in-County and in-State emission reduction</p>						

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<p>opportunities, including funding and partnership opportunities with the County, other public agencies, or environmental initiatives with demonstrated integrity, where such reduction opportunities use methodologies and protocols approved by a specified registry (see “First” paragraph above for the definition of such registries); The geographic attributes of carbon offsets that are listed for purchase and retirement; The temporal attributes of carbon offsets that are listed for purchase and retirement; The pricing attributes of carbon offsets that are listed for purchase and retirement; and/or, Any other information deemed relevant to the evaluation, such as periodicals and reports addressing the availability of carbon offsets.</p>						
<p><u>M-GCC-9</u> The Project’s Conditions, Covenants & Restrictions (CC&Rs) shall prohibit the homeowners from using or contracting for the operation of gas-powered landscape maintenance equipment (e.g., lawn mowers,</p>	<p>Prior to issuance of certificates of occupancy</p>	<p>Project Applicant shall submit copies of the Conditions, Covenants & Restrictions (CC&Rs) as approved by the California Bureau of Real Estate for review and approval.</p>	<p>County of San Diego</p>			

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<p><u>leaf blowers, hedgers) within their privately-owned and maintained residential footprint. Additionally, the CC&Rs shall prohibit the homeowners from operating combustion engine-powered golf carts in the community. Both of these prohibitions are intended to facilitate the deployment of electric-powered equipment and the use of zero emission technology.</u></p>						

Environmental Design Considerations

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<i>Aesthetics and Visual Resources</i>						
AE-ED-1 The Project shall incorporate enhanced parkways throughout the Project sited to provide pleasant streetscapes and an overall enjoyable atmosphere.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. 2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.	County of San Diego			
AE-ED-2 The Resort Village Design Plan directs the Project architecture and landscaping to create cohesive community based on the Italian “Hill Town” theme.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase.	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. 2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.	County of San Diego			
AE-ED-3 Dark roofs of varying shades shall be used rather than lighter colors.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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AE-ED-4 Architecture and siting of buildings on lots shall be varied to provide visual interest and variation, regardless of the viewer’s location.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
AE-ED-5 Residential, resort, recreational, and public buildings, while unified through a common style and theme, shall be varied in massing, elevation, and density.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
AE-ED-6 Landscaping shall be installed within each constructed phase as it is finished.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase 2. Prior to any occupancy, final grading release, or use of the premises in reliance of this permit	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. 2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 3. The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.	County of San Diego			
AE-ED-7 Project lighting shall adhere to County codes and requirements.	1. Prior to the approval of any building plan or	1. The [PDS, LDR], [DPR, TC] shall review the plans for consistency with the condition	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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	issuance of any building permit	and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.				
<i>Air Quality</i>						
AQ-ED-1 The Project shall incorporate pedestrian trails, paths and sidewalks, and bicycle trails, to encourage reduction in vehicle usage and trips.	1. Prior to site plan approval.	1. The Applicant or its designee shall prepare the site plans which incorporate measures to encourage reduction in vehicle trips. 2. The Project Applicant shall submit Site Plans to the County of San Diego for review and approval.	County of San Diego			
AQ-ED-2 Grading shall entail multiple applications of water between dozer/scrapper passes to limit dust.	1. Prior to issuance of any grading permits and ongoing for the duration of grading activities.	1. The [DPW, PDCI] shall make sure the contractor complies with the requirements of this measure and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure.	County of San Diego			
AQ-ED-3 Paving, chip sealing, or chemical stabilization of internal roadways shall occur after completion of grading.	1. Prior to issuance of any grading permits and ongoing for the duration of grading activities.	1. The [DPW, PDCI] shall make sure the contractor complies with the requirements of this measure and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure.	County of San Diego			
AQ-ED-4 Sweepers or water trucks shall remove “track-out” at any point of public street access.	1. Throughout the duration of construction for each development phase.	1. The [DPW, PDCI] shall make sure the contractor complies with the requirements of this measure and shall contact the [PDS, PCC] if the applicant or	County of San Diego			

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		its designee fails to comply with this measure.				
AQ-ED-5 Chemical binders, tarps, fencing, or other erosion control and suppression measures shall stabilize dirt storage piles.	1. Throughout the duration of construction for each development phase.	1. The [DPW, PDCI] shall make sure the contractor complies with the requirements of this measure and shall contact the [PDS, PCC] if the applicant or its designee fails to comply with this measure.	County of San Diego			
<i>Biological Resources</i>						
BI-ED-1 The Project has been designed around an extensive open space system in close coordination with USFWS. Development areas have been moved specifically to preserve important wildlife corridors, species, and habitat.	1. Prior to the occupancy of any structure or use of the premises in reliance of PDS2004-3810-04-002(SP); PDS2004-3800-04-003(GPA); PDS2004-3600-04-009(REZ); PDS2004-3100-5361(TM); PDS2004-3910-04-19-005, and prior to Final Grading Release of each Grading Permit (Grading Ordinance Sec. 87.421.a.3).	1. The project Applicant or its designee shall install the fencing and signage and provide the documentation site photos and certification statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed to the [PDS, PCC]. 2. The [PDS, PCC] shall review the photos and statement for compliance with this condition.	County of San Diego			
BI-ED-2 The Project includes 141 acres of internal open space.	1. Prior to Final Grading Release for each grading phase	1. The project Applicant or its designee shall provide a letter statement to the [PDS, PCC] stating that all Otay Ranch RMP Preserve (BIO#20–HABITAT CONVEYANCE AND PRESERVATION) and biological open space easements (BIO#4–CONSERVED OPEN SPACE) were avoided during the grading construction or encroachment into the open space	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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		<p>occurred, other than the impacts resulting from County approved infrastructure facilities in the Otay Ranch RMP Preserve, such as approved roads and other improvements including the associated grading as shown on the Tentative Map.</p> <p>2. The [DPW, PDCI] shall not allow any grading, clearing or encroachment into Otay Ranch RMP Preserve or open space easement areas.</p>				
<p>BI-ED-3 The Project includes a modification of Otay Lakes Road to accommodate wildlife under-crossings toward the eastern end of Lower Otay Reservoir. The under-crossings are designed to provide sufficient light to encourage use.</p>	<p>1. Prior to the approval of each Final Map</p>	<p>1. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.</p>	<p>County of San Diego</p>			
<p>BI-ED-4 Programs for coastal sage scrub and vernal pool restoration shall be implemented as part of Project development.</p>	<p>1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase</p>	<p>1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees.</p> <p>2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.</p>	<p>County of San Diego</p>			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
BI-ED-5 A total of 1,091.46 acres of land shall be designated for Preserve uses, including 10.71 acres of thorn mint preserve.	1. Prior to Final Grading Release for each grading phase	1. The project Applicant or its designee shall provide a letter statement to the [PDS, PCC] stating that all Otay Ranch RMP Preserve (BIO#20–HABITAT CONVEYANCE AND PRESERVATION) and biological open space easements (BIO#4–CONSERVED OPEN SPACE) were avoided during the grading construction or encroachment into the open space occurred, other than the impacts resulting from County approved infrastructure facilities in the Otay Ranch RMP Preserve, such as approved roads and other improvements including the associated grading as shown on the Tentative Map. 2. The [DPW, PDCI] shall not allow any grading, clearing or encroachment into Otay Ranch RMP Preserve or open space easement areas.	County of San Diego			
BI-ED-6 Restoration areas will incorporate salvaged materials, such as individual cactus, native plant mulching, selective soil salvaging, seed collection, and translocation of plant materials as determined to be appropriate. Prior to grading the project, a Conceptual Upland Restoration Plan (Appendix H) will be submitted to and receive	1. Prior to the approval of the first Final Map(s) associated with each Phase as shown on Exhibit 45: Conceptual Phasing Plan of the Otay Ranch Resort Village Alternative H Specific Plan and/or prior to approval or issuance of any grading permit, and	1. If the Conserved Open Space (all or in part) is to be managed by the County of San Diego through the County biological open space easement to satisfy the additional mitigation requirements then the following documentation is required. The Applicant or its designee shall prepare the draft plats and legal descriptions of the easements, then submit them for	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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approval from the director of the Department of Planning and Development Services. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat. No invasive and/or non-native plant species shall be introduced.	prior to any grading, clearing, or other disturbance in that phase	<p>preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. If the Conserved Open Space is conveyed in fee title to the Preserve Owner Manager (POM) of the Otay Ranch RMP2 Preserve with funding to pay for review by the POM and associated fees, then the Applicant or its designee shall provide a copy of the grant deed to the County showing the dedication. If portions of the Conserved Open Space are used for mitigation of impacts on Cornerstone Lands, then the Applicant or its designee shall provide the agreement between the City of San Diego and the Applicant or its designee as documentation for this condition.</p> <p>2. For recordation on the map, [PDS, LDR] shall route the applicable Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.</p>				

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
BI-ED-7 A hydroseed mix that incorporates native species, is appropriate to the area, and is without invasive species shall be used for slope stabilization in transitional areas.	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase	<ol style="list-style-type: none"> 1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. 2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 	County of San Diego			
BI-ED-8 Peruvian pepper trees and other invasive vegetation would not be planted in streetscapes, or within 50 feet of the Preserve, where they could impact native habitat.	1. The following actions shall occur throughout the duration of the grading construction; if this project includes more than one Final Map, each shall have separate monitoring contracts and documentation. Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2),	<ol style="list-style-type: none"> 1. The Project Biologist shall prepare and submit to the satisfaction the [PDS, PCC] monitoring reports, cost estimate, and MOU which indicate that the monitoring has occurred as indicated above. The Applicant or its designee shall provide verification that the cost of the monitoring has been added to the grading bond. 2. The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The [DPW, PDCI] shall assure that the Project Biologist is 	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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		on-site performing the Monitoring duties of this condition during all applicable grading activities as determined by the Biologist. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Biologist or Applicant or its designee fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this measure.				
BI-ED-9 Concurrent with recording each final map, pursuant to the RMP and the MSCP requirement, the property owner(s) shall convey land within the Otay Ranch RMP Preserve at a ratio of 1.188 acres for each acre of development area (no conveyance for certain common land uses including school, parks, or Circulation Element roads).	1. Prior to the approval of the map and prior to the approval of any plan and issuance of any permit for each development phase	<ol style="list-style-type: none"> 1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. 2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 	County of San Diego			
BI-ED-10 Restoration areas will incorporate salvaged materials, such as individual cactus, native plant mulching, selective soil salvaging, seed collection, and translocation of plant materials as determined to be appropriate. Prior to grading the project, a Conceptual Upland Restoration Plan (Appendix H) will be submitted to and receive	1. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading,	1. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the [PDS, ZONING], and Cities of Chula Vista and San Diego	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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approval from the director of the Department of Planning and Development Services. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat. No invasive and/or non-native plant species shall be introduced.	clearing, or other disturbance.	<p>accordingly, and pay all the applicable review fees and deposits.</p> <p>2. The [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.</p>				
BI-ED-11 The Conceptual Upland Restoration Plan shall include, but not be limited to, the following to ensure the establishment of the restoration objectives: a 24- by 36-inch map showing the restoration areas, site preparation information, type of planting materials (species ratios, source, size of container, etc.), planting program, 80% success criteria, 5-year	1. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading,	1. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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<p>monitoring plan, and detailed cost estimate. The cost estimate shall include planting, plant materials, irrigation, maintenance, monitoring, and report preparation. The report shall be prepared by a County approved biologist and a state of California licensed landscape architect. The habitat created pursuant to the Conceptual Upland Restoration Plan must be placed within an open space easement dedicated to the County prior to or immediately following the approval of the Conceptual Upland Restoration Plan.</p>	<p>clearing, or other disturbance.</p>	<p>applicable review fees and deposits. 2. The [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.</p>				
<p>BI-ED-12 Temporary impact areas are proposed to be restored to native habitat appropriate for the location and the previous condition of the area. Restoration plans for temporary impact areas will be prepared that include: a 24- by 36-inch map showing the restoration areas, site preparation information, type of planting materials (species ratios, source, size of container, etc.), planting program, 80% success criteria,</p>	<p>1. Approval for the Upland and Wetlands Restoration Plan must be obtained prior to the approval or issuance of the first grading permit associated with each phase as shown on Exhibit 45: Conceptual Phasing Plan of the Specific Plan, and prior to any grading, clearing, or other disturbance.</p>	<p>1. The project Applicant or its designee shall prepare the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan pursuant to this condition and by using the Applicant or its designees Guide to Preparing Revegetation Plans, PDS Form # 717, and then submit it to the [PDS, ZONING], and Cities of Chula Vista and San Diego accordingly, and pay all the</p>	<p>County of San Diego</p>			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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5-year monitoring plan, and detailed cost estimate.		<p>applicable review fees and deposits.</p> <p>2. The [PDS, LA] and Cities of Chula Vista and San Diego shall review the Upland Restoration Plan and Wetlands Mitigation and Monitoring Plan for conformance with this condition and the County of San Diego Report Format and Content Requirement Guidelines: Biological Resources, and other applicable City guidelines. Upon approval of the Plans, a Director’s Decision of approval shall be issued to the Applicant or its designee, and a request for compliance with condition BIO#11–SECURED AGREEMENT (UPLAND AND WETLANDS RESTORATION PLANS) shall be made to enter into a Secured Agreement for the implementation of the Plans.</p>				
BI-ED-13 Prominently colored, sturdy fencing shall be in place wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist for the San Diego County Department of Planning and Development Services. Fencing shall remain in place during all construction activities.	1. Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing for the phase under construction.	1. The project Applicant or its designee shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on or such that it shall protect the boundary of the open space easement(s). The Applicant or its designee shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval.	County of San Diego			

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		2. The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the Applicant or its designee.				
BI-ED-14 During construction, material stockpiles shall be covered when not in use. This will prevent fly-off that could damage nearby sensitive plant communities. Implementation of this measure shall be documented by a qualified monitoring biologist for the San Diego County Department of Planning and Development Services. During grading and construction, graded areas shall be periodically watered to minimize dust affecting adjacent vegetation. Implementation of this measure shall be documented by a qualified monitoring biologist for the San Diego County Department of Planning and Development Services.	1. During all phases of construction.	1. The project Applicant or its designee shall cover material stockpiles. 2. Implementation of this measure shall be documented by a qualified monitoring biologist for the San Diego County Department of Planning and Development Services.	County of San Diego			
BI-ED-15 A Storm Water Pollution Prevention Plan (SWPPP) shall be developed, approved, and implemented during construction to control storm water runoff such that	1. Prior to the approval or issuance of any grading permit, and prior to any grading clearing, or other disturbance, the SWPPP shall be approved for	1. The project Applicant or its designee shall prepare the SWPPP and submit it to the [PDS, LDR] and pay all applicable review fees. The Applicant or its designee shall	County of San Diego			

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erosion, sedimentation, pollution, etc., are minimized. Measures that may be incorporated into the plan include use of silt fencing, haybales, and straw wattles. The SWPPP shall be approved by the San Diego County Department of Planning and Development Services.	each grading phase. Upon establishment of the use, the conditions of the SWPPP shall be complied with during construction activities and for the term of this permit.	comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. 2. The [PDS, LDR] shall review the final SWPPP for compliance with the most recent version of the California Stormwater Quality Association’s Stormwater BMP Handbook and this condition. During construction, the Project Biologist shall review SWPPP measures for compliance with this measure as part of the construction monitoring requirement.				
BI-ED-16 During Project operation, all recreational areas that use chemicals or animal by-products, such as manure, that are potentially toxic or impactful to sensitive habitats or plants shall incorporate methods on-site to reduce impacts caused by the application and/or drainage of such materials into Preserve areas.	1. Throughout project operations	1. The [PDS, PCC] shall verify that measures have been implemented pursuant to the approved Otay Ranch Resort Village Alternative H - Preserve Edge Plan. The [PDS Code Compliance Division] is responsible for enforcement of this permit. During construction, the Project Biologist shall review the Otay Ranch Resort Village Alternative H - Preserve Edge Plan for compliance with this measure as part of the construction monitoring requirement.	County of San Diego			
BI-ED-17 No invasive nonnative plant species shall be introduced into areas immediately adjacent to the Preserve. All slopes immediately	1. Prior to the approval of any grading permit, and prior to any grading clearing, or other	1. The Applicant or its designee shall comply with the requirements of the approved Preserve Edge Plan and this condition for the life of the permit.	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat. Landscape plans shall be approved by the Project biologist and submitted to the San Diego County Department of Planning and Development Services prior to installation for review and approval.	disturbance for each grading phase.	2. The [PDS, LA] and the Preserve Owner Manager (POM) of the RMP Preserve shall review the invasive species management for compliance with California Invasive Plant Council, all state and federal laws and regulations under the prescription of a pest control advisor, and this condition.				
BI-ED-18 During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This will protect sensitive vegetation from being inundated with sediment-laden runoff.	1. Prior to recordation of the recordation of a Final Map for each development phase or Unit	1. The project Applicant or its designee shall provide evidence of completion of above-mentioned requirements. 2. The [PDS, LDR], [DPR, TC] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.	County of San Diego			
BI-ED-19 No clearing, grading, or grubbing activities may occur within occupied gnatcatcher habitat during the breeding season for California gnatcatcher (February 15 to August 15, annually).	1. Prior to any grading, clearing, or land disturbance during the nesting season (January 15 through August 15). 2. If a nest is identified, a Preconstruction Survey Report shall be submitted to the County and the Wildlife Agencies prior to the preconstruction and prior to any clearing,	1. The project Applicant or its designee shall provide a letter of agreement with this condition and submit the preconstruction letter report or mitigation plan for review and approval by PDS and the Wildlife Agencies; alternatively, the Applicant or its designee may submit a written request for waiver of this condition provided that no coastal California gnatcatchers,	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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	grubbing, trenching, grading, or any land disturbances, and throughout the duration of the grading and construction for the phase under construction.	migratory birds, raptors, and other nesting birds are present in the vicinity of the brushing, clearing or grading based on a pre-construction survey conducted by a County-approved biological consultant. No grading shall occur within the RAA or within 300 feet of suitable avian nesting habitat (500 feet for raptors) until concurrence is received from the County and the Wildlife Agencies (i.e. USFWS and CDFW). 2. The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.				
BI-ED-20 When clearing, grading, or grubbing activities occur during the breeding season for raptors (January 15 to July 31, annually), nesting bird surveys shall be conducted by a qualified biologist for the San Diego County Department of Planning and Development Services to identify active nest locations. Construction activities shall be restricted or modified such that noise levels related to those activities are below 60 dBA L _{eq} , or other Wildlife Agency approved restrictions, in	1. Throughout the duration of construction for any development phase.	1. The project shall comply with the mitigation measures and blasting assumptions. . Rock crushing activities will be limited to a total of 4,000 tons of rock per day. Blasting activities will amount to a maximum of 48,000 lbs. of explosives per day. 2. The [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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the vicinity of the active nest site.		contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
BI-ED-21 Uses in or adjacent to the Preserve shall be designed to minimize noise impacts. 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. Excessively noisy uses or activities adjacent to breeding areas shall incorporate noise-reduction measures or be curtailed during the breeding season of sensitive bird species.	1. Throughout the duration of construction for any development phase.	1. The project shall comply with the mitigation measures and blasting assumptions provided within the attached MMRP. Rock crushing activities will be limited to a total of 4,000 tons of rock per day. Blasting activities will amount to a maximum of 48,000 lbs. of explosives per day. 2. The [DPW, PDCI] shall make sure that the grading contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
BI-ED-22 Lighting of all developed areas adjacent to the Preserve shall be directed away from the Preserve, wherever feasible and consistent with public safety. Where necessary, development shall provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the Preserve and sensitive	1. The Lighting Plan(s) shall be approved concurrent with any improvement plans adjacent to the Otay Ranch RMP Preserve Edge.	1. The project Applicant or its designee shall prepare the Lighting Plans and submit it to the [PDS, ZONING] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the Lighting Plans and this condition for the life of this permit. 2. The County inspector shall review the Lighting Plan for	County of San Diego			

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species from night lighting. Consideration shall be given to the use of low-pressure sodium lighting. All lighting, landscaping, and berming/grading plans shall be submitted to the San Diego County Department of Planning and Development Services for review and approval prior to construction.		compliance with this measure. The [PDS Code Compliance Division] is responsible for enforcement of this permit.				
BI-ED-23 Dewatering shall be conducted in accordance with standard regulations of RWQCB. An NPDES permit, issued by RWQCB, to discharge water from dewatering activities shall be required prior to start of construction. This will minimize erosion, siltation, and pollution within sensitive communities.	<ol style="list-style-type: none"> 1. Prior to recordation of the Final Map, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed for any development phase. 2. The following actions shall occur throughout the duration of the grading construction. Each grading phase shall have separate monitoring contracts and documentation. 	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall submit the contract, MOU, and cost estimate or separate bonds to the [PDS]. 2. The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site. 3. The PDS shall review the contract, MOU, and cost estimate or separate bonds for compliance with this condition. The cost 	County of San Diego			

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		estimate shall be forwarded to the project manager for inclusion in the grading bond cost estimate and grading bonds. The DPW shall add the cost of the monitoring to the grading bond costs. The Project Biologist shall assure that a licensed SWPPP Monitor is on-site performing the Monitoring duties of this condition during all applicable grading activities and notify [DPW, PDCI] of absence or breaches in the requirements as needed. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Biologist or applicant or its designee fails to comply with this condition. The [PDS, PCC] shall review and approve the monitoring reports for compliance with this condition.				
BI-ED-24 Design of drainage facilities shall incorporate long-term control of pollutants and storm water flow to minimize pollution and hydrologic changes. An Urban Runoff Plan and operational BMPs shall be approved by the San Diego County Department of Planning and Development Services prior to construction.	1. Prior to recordation of a Final Map for any development phase or Unit	1. The project Applicant or its designee shall provide evidence of completion of above-mentioned requirements. 2. The [PDS, LDR], [DPR, TC] shall review the plans for consistency with the condition and County Standards.	County of San Diego			
BI-ED-25 Grading and/or improvement plans shall include the requirement that a fencing	1. Prior to the approval of each Final Map, prior to approval or issuance of	1. The project Applicant or its designee shall include fencing/wall requirement in	County of San Diego			

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and signage plan be prepared and that permanent fences or walls be placed along the open space boundaries. Placement of permanent fencing or walls is required at the conclusion of the grading activity and prior to Record Plan approval.	any grading permit, and prior to any grading, clearing, or other disturbance	conformance with this condition in the notes and clearly show all fencing/wall locations on all plans and maps. Fencing/wall specifications shall be provided on plans, as applicable. 2. The [PDS, PCC] shall review each Final Map, grading plans, other plans and maps (as applicable), statement for are in compliance with this condition, the Preserve Edge Plan and Specific Plan.				
BI-ED-26 Submit to the director of the Department of Planning and Development Services evidence that permanent signs have been placed to protect all open space easements in accordance with the open space signage exhibit that will be placed on file with the Department of Planning and Development Services as Environmental Review Number 04-19-05.	1. Prior to the occupancy of any structure or use of the premises in reliance of PDS2004-3810-04-002(SP); PDS2004-3800-04-003(GPA); PDS2004-3600-04-009(REZ); PDS2004-3100-5361(TM); PDS2004-3910-04-19-005, and prior to Final Grading Release of each Grading Permit (Grading Ordinance Sec. 87.421.a.3) the fencing and signage shall be installed and approved by the Director of PDS.	1. The project applicant will submit to the director of the Department of Planning and Development Services evidence that permanent signs have been placed to protect all open space easements 2. The director of the Department of Planning and Development Services will determine that the signs meet the criteria in this measure. 3. The final grading release requirement may be waived, wholly or in part, at the discretion of the Director of PDS if the Applicant or its designee demonstrates that cash or security has been provided for the entire associated installation of fencing and signage.	County of San Diego			
<i>Cultural Resources</i>						
CR-ED-1 Grading operations shall be conducted in accordance with a monitoring and recovery	1. Prior to approval of any grading and or improvement plans and	1. The Applicant or its designee shall provide a copy of the Archaeological Monitoring	County of San Diego			

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program for potential paleontological and/or cultural artifacts.	issuance of any Grading or Construction Permits for each phase.	<p>Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.</p> <p>2. [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, PPD] for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.</p>				
<i>Geology and Soils</i>						
GE-ED-1a All site-specific requirements outlined in the Geotechnical Report for the Project shall be implemented. Specifically, seismic design coefficients have been developed based on the largest probable earthquake in the Project site. Structures developed as part of the proposed Project are required to adhere to these coefficients and criteria and be consistent with the Uniform Building Code (UBC).	1. Prior to the issuance of grading or construction permits for any phase of the project	<p>1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee.</p> <p>2. [PDS] shall review the geotechnical findings for compliance with this condition.</p>	County of San Diego			
GE-ED-1b Unsuitable bearing materials encountered on-site,	1. Prior to the placement of compacted fill.	1. A California Certified Engineering Geologist shall	County of San Diego			

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including soil, alluvium, colluvium, weathered bedrock, and uncompacted artificial fill, shall be removed prior to the placement of compacted fill. The actual removal depths shall be evaluated by the geotechnical engineer during grading operations. These materials may be reused as compacted fill provided they are moisture conditioned and properly compacted per all specifications in the Project’s Geotechnical Report. The bottom of the excavations shall be scarified to a depth of at least 8 inches, moisture conditioned as necessary, and properly compacted. Excavated soils with an expansion index greater than 50 shall be kept at least 3 feet below finish grades in areas of the structural fill. Sheet-graded pads shall be capped with at least 6 feet of low expansive soils to accommodate minor regrading.		<p>submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee.</p> <p>2. [PDS] shall review the geotechnical findings for compliance with this condition.</p>				
GE-ED-1c Building pads with cut-fill transitions shall be undercut at least 3 feet, sloped 1 percent to the adjacent street or deepest fill, and replaced with property compacted very low to low expansive fill soils to limit the differential settlement potential and provide a uniform	1. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.	<p>1. The project Applicant or its designee shall comply with this condition.</p> <p>2. [PDS] shall review the geotechnical findings for compliance with this condition.</p>	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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bearing surface for structures. Where the thickness of the fill below the building pad exceeds 15 feet, the depth of the undercut shall be increased to one-fifth of the maximum fill thickness. This shall be done in conformance with the guidance provided in the Geotechnical Report, in Appendix C-6 and 7 to this EIR.						
GE-ED-1d Proposed building pads that expose bedrock materials at or near finish grade shall be over-excavated and replaced with compacted engineered fill a minimum of 3 feet below proposed finish grade as shown in the Geotechnical Report, Appendix C-6 and 7 to this EIR. All excavation and lot over-excavation bottoms shall be sloped to a minimum of 1 percent and drain toward the adjacent on-site streets or driveways to promote subsurface drainage along the bedrock/fill contact. Where steep transitions occur beneath proposed buildings, additional over-excavation (more than 5 feet) may be required, as determined in the field during grading by the Project geotechnical engineer, to reduce the potential for differential settlement. Proposed	1. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.	1. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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building pads located above buttress or stabilization fills shall be over-excavated a minimum of 5 feet and capped with a compacted fill blanket to reduce the potential for differential settlement. The removal bottoms shall be observed by the Project geotechnical engineer to evaluate the presence of loose materials and require deeper excavations, if necessary. All excavation and fill requirements specified in the Project Geotechnical Report shall be adhered to.						
GE-ED-1e Import fill shall consist of granular materials with a very low to low expansion potential (expansion index of 50 or less), generally free of deleterious material and rock fragments larger than 6 inches, and shall be compacted as recommended in the Project Geotechnical Report.	1. Prior to the issuance of grading or construction permits for any phase of the project.	1. A California Certified Engineering Geologist shall submit a complete final soils report for each development phase. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee. 2. [PDS] shall review the geotechnical findings for compliance with this condition.	County of San Diego			
GE-ED-2 A geotechnical engineer or engineering geologist shall evaluate the hard rock slopes during construction and provide specific design requirements based on each rock fall hazard area, including those identified in Figure 2.5-1 .	1. During construction.	1. A geotechnical engineer or engineering geologist shall evaluate the hard rock slopes during construction and provide specific design requirements based on each rock fall hazard area	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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Variable slope ratios not exceeding 2:1 shall be used when developing grading plans unless: a report is received from a soil engineer certifying that he or she has investigated the property and that in his or her opinion the proposed steeper slope will be stable and will not endanger any public or private property or result in the deposition of debris on any public way or interfere with any existing drainage course. Avoidance of potential hazards from rock falls may include the stabilization of slopes; construction of rock fall protection devices such as catchment basins or rock debris fences; and/or the removal of boulders presenting a potential rock fall hazard and their placement in a non-hazard position such as a deep fill, the toe of a slope, a canyon bottom, or other safe location. Specific recommended environmental design measures are contained in the Geotechnical Report prepared for the Project (Geocon 2010a).		2. [PDS] shall review the geotechnical findings for compliance with this condition.				
GE-ED-3 Otay Lakes Road is realigned from its location as shown on the approved Otay SRP to follow the existing	1. Prior to approval of final inspection of site grading for each phase of the	1. The Applicant or its designee shall dedicate the project side of the easement on the improvement plans and show it as Accepted.	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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location adjacent to Lower Otay Reservoir. The realignment reduces significant grading and landform alteration impacts.	affected areas of the proposed project.	<p>For the offsite portions of the easement, the Applicant or its designee shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents.</p> <p>2. The [PDS, LDR] shall verify that the dedication is indicated on each Final Map and Accepted by the County. The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the offsite granting for compliance with this condition.</p>				
GE-ED-4 All grading operations and construction shall be conducted in conformance with applicable County regulations and in conformance with the recommendations included in the geotechnical reports for the Project.	1. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project.	<p>1. A geotechnical consultant shall prepare a certified report on stabilization measures. The findings shall be reviewed and approved by the Director of the County Department of Planning & Development Services or designee.</p> <p>2. [PDS] shall review the geotechnical findings for compliance with this condition.</p>	County of San Diego			
GE-ED-5 Following grading, lots with fill or cut slopes shall be revegetated with shrubs and ground cover for erosion control, as well as box trees to minimize	1. Post grading activities	1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC],	County of San Diego			

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visual dominance of the graded slope.		and pay all applicable review fees. 2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition. 3. The [PDS, LA] shall ensure compliance with this measure. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
<i>Noise</i>						
NA-1 All emergency generators shall be located within enclosures, behind barriers, or oriented within the site design to eliminate the line of site between sensitive receptors and generators.	1. During all phases of construction.	1. The project Applicant or its designee shall comply with the temporary construction noise mitigation measures of this condition 1. The [DPW, PDCI] shall make sure that the contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
NA-2 All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment	1. During all phases of construction.	1. The project Applicant or its designee shall comply with the temporary construction noise mitigation measures of this condition 2. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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engine shrouds shall be closed during equipment operation.		measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
NA-3 Whenever feasible, electrical power shall be used to run air compressors and similar power tools.	1. During all phases of construction.	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
NA-4 Equipment staging areas shall be located as far as feasible from occupied residences or schools.	1. During all phases of construction.	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
NA-5 For all construction activity on the Project site, noise attenuation techniques shall be employed, as needed, to ensure that noise remains below 75 dBA L_{eq} at future residences. Such techniques may include, but are not limited to, the use of sound blankets on noise-generating equipment and the construction of temporary sound barriers adjacent to construction sites, between affected uses.	1. During all phases of construction.	1. The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
NA-6 All rock crushing activities will be located a minimum	1. During all rock crushing activities.	1. The [DPW, PDCI] shall make sure that the grading contractor	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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distance of 2,000 feet from the nearest property line.	2. Throughout the duration of construction for any development phase.	complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
N-ED-1 Blasting procedures shall comply with County codes and requirements.	1. Throughout the duration of construction for any development phase.	<ol style="list-style-type: none"> 1. The project Applicant or its designee shall prepare the Blasting Plan and submit it to the [PDS, ZONING] and pay all applicable review fees. 2. The project Applicant or its designee shall comply with the Air Quality and GHG Mitigation Measures of this condition. 3. The [PDS, PPD] shall review the Blasting Plan for compliance with the content guidelines, the Blasting Plan, County Noise Ordinance, and this condition. 4. The [DPW, PDCI] shall make sure that the construction contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30 days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition. 	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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		5. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
N-ED-2 Project features requiring stationary noise emitting components (generators, outdoor mechanical equipment, etc.) shall comply with the County Noise Ordinance for restriction of sound levels at property lines.	1. The following actions shall occur throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-3 All emergency generators shall be located within enclosures, behind barriers, or oriented within the site design to eliminate the line of site between sensitive receptors and generators.	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-4 All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			

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N-ED-5 Whenever feasible, electrical power shall be used to run air compressors and similar power tools.	1. Throughout the duration of the construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-6 Equipment staging areas shall be located as far as feasible from occupied residences or schools.	1. The following actions shall occur throughout the duration of the construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-7 For all construction activity on the Project site, noise attenuation techniques shall be employed, as needed, to ensure that noise remains below 75 dBA L_{eq} at future residences. Such techniques may include, but are not limited to, the use of sound blankets on noise-generating equipment and the construction of temporary sound barriers adjacent to construction sites, between affected uses.	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
N-ED-8 All rock crushing activities shall be located a minimum distance of 2,000 feet from the nearest property line.	1. Throughout the duration of construction for any development phase.	1. The [DPW, PDCI] shall make sure that the construction contractor complies with this condition. The [DPW, PDCI] shall ensure a qualified opacity observer monitors opacity from crushing activities once every 30	County of San Diego			

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		<p>days while crushers are employed on the site. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p> <p>2. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>				
<p>N-ED-9 All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.</p>	<p>1. Throughout the duration of the grading construction for each development phase</p>	<p>1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>	<p>County of San Diego</p>			
<p>N-ED-10 Whenever feasible, electrical power shall be used to run air compressors and similar power tools.</p>	<p>1. Throughout the duration of the grading construction for each development phase</p>	<p>1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>	<p>County of San Diego</p>			
<p>N-ED-11 Equipment staging areas shall be located as far as feasible from occupied residences or schools.</p>	<p>1. Throughout the duration of the grading construction for each development phase</p>	<p>1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this</p>	<p>County of San Diego</p>			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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		condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
N-ED-12 For all construction activity on the Project site, noise attenuation techniques shall be employed as needed to ensure that noise remains below 75 dBA L_{eq} at nearby residences. Such techniques may include, but are not limited to, the use of sound blankets on noise-generating equipment and the construction of temporary sound barriers adjacent to construction sites, between affected uses.	1. Throughout the duration of the grading construction for each development phase	1. The [DPW, PDCI] shall make sure that the construction contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
<i>Transportation and Traffic</i>						
TR-ED-1 Otay Lakes Road shall be reclassified, widened, and improved to accommodate existing traffic and traffic from the proposed Project. The road shall be realigned in certain areas where current conditions do not meet County standards.	1. Prior to the approval of each Final Map	1. The Applicant or its designee shall dedicate the project side of the easement on the improvement plans and show it as Accepted. For the offsite portions of the easement, the Applicant or its designee shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. 2. The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement	County of San Diego			

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		agreements. The securities and improvement agreements shall be approved by the Director of PDS.				
TR-ED-2 Off-site segment and intersection improvements shall be made as warranted by direct Project traffic and cumulative traffic conditions.	1. Prior to the recordation of each Final Map for each Unit.	1. The Applicant or its designee shall dedicate the project side of the easement on the improvement plans and show it as Accepted. For the offsite portions of the easement, the Applicant or its designee shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. 2. The [PDS, LDR] shall verify that the dedication is indicated on each Final Map and Accepted by the County. The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the offsite granting for compliance with this condition.	County of San Diego			
<i>Global Climate Change</i>						
GCC-ED-1 Natural Gas Fireplaces – The Project’s residences would only utilize natural gas fireplaces; no wood burning fireplaces would be installed.	1. Prior to approval of any building plan and the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
GCC-ED-12 Curbside Recycling - The Project’s	1. Prior to issuance of any building permit	1. The [PDS, BPPR] shall make sure that the design measures are	County of San Diego			

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<p>residences and non-residential development would be served by curbside recycling in furtherance of the California Integrated Waste Management Act, the statewide policy goals of AB 341, and the County’s General Plan and Strategic Plan to Reduce Waste.</p> <p>Additionally, the Project would comply with the reduction, re-use, and recycling requirements contained in the County’s Recycling and Construction and Demolition Debris Recycling Ordinances.</p>		<p>identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.</p>				
<p>GCC-ED-23 The Project includes a Water Conservation Plan that will reduce outdoor water usage by 30%, when compared to existing outdoor water usage for typical residential homes. The Water Conservation Plan will require compliance with the County’s Water Conservation in Landscaping Ordinance (Model Landscape Ordinance) for all outdoor landscapes in the Project, including common areas, public spaces, parkways, medians, parking lots, parks, and all builder or homeowner installed private front and backyard landscaping. As such,</p>	<p>1. Prior to the approval of the final map and prior to the approval of any plan and issuance of any permit for each development phase</p>	<p>1. The Applicant or its designee shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees.</p> <p>2. The [PDS, LA] and [DPR, TC, PP] shall review the Master Landscape Plan and determine if the individual landscape plans are in compliance with this condition.</p>	<p>County of San Diego</p>			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<p>the Water Conservation Plan goes beyond the County’s Ordinance by applying to all landscaping installed in the Project.</p> <p>Consistent with the County’s Model Landscape Ordinance, the Water Conservation Plan requires the use of a water allocation-based approach to landscape zones, use of drought-tolerant, low-water usage native plants, high-efficiency weather- or evapotranspiration-based irrigation controllers, soil moisture sensors, and drip emitters, soaker hose, or equivalent high-efficiency drip irrigation, and limitations on the use of natural turf in residential development to no more than 30% of the outdoor open space.</p>						

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
<i>Hydrology and Water Quality</i>						
HY-ED-1 Energy dissipaters shall be located to reduce velocity of flows to non-erosive conditions.	1. Prior to approval of final map.	<ol style="list-style-type: none"> The project Applicant or its designee shall provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site. 	County of San Diego			
HY-ED-2 All storm drains shall be designed to accommodate a 100-year storm event.	1. Prior to approval of final map.	<ol style="list-style-type: none"> Prior to the approval of a Final Map, the inundation lines shall be indicated and labeled on the map for any development phase or unit. For recordation on the map, the [PDS, LDR] shall route the each Final Map to [PDS, PCC] for approval prior to map recordation. The [PDS, PCC] shall preapprove the language and estimated location of the easements prior to recordation. 	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.				
HY-ED-3 An authorized SWPPP shall be implemented, pursuant to requirements under the NPDES and applicable County standards and requirements. Detailed BMPs for erosion/sediment control and for use of construction-related hazardous materials such as vehicle fuel shall be included in the plan.	1. Prior to the approval or issuance of any grading permit, and prior to any grading clearing, or other disturbance, the SWPPP shall be approved for each grading phase. Upon establishment of the use, the conditions of the SWPPP shall be complied with during construction activities and for the term of this permit..	1. The project Applicant or its designee shall prepare the SWPPP and submit it to the [PDS, LDR] and pay all applicable review fees. The Applicant or its designee shall comply with the requirements of the SWPPP and this condition for the life of this permit. 2. The [PDS, LDR] shall review the final SWPPP for compliance with the most recent version of the California Stormwater Quality Association’s Stormwater BMP Handbook and this condition. During construction, the Project Biologist shall review SWPPP measures for compliance with this measure as part of the construction monitoring requirement.	County of San Diego			
<i>Public Services</i>						
PS-ED-1 The Project shall reserve a 2.1-acre site for the construction of a public safety site to include a fire station and a sheriff’s substation.	1. Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the property shall enter into a fire and emergency services agreement with the SDCFA in accordance	1. The project Applicant or its designee shall provide written evidence, to the satisfaction of the County Fire Marshal and PDS Project Planning, demonstrating that the project has entered into a fire and emergency services agreement with the SDCFA.	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
	<p>with the above documentation.</p> <p>2. Upon establishment of the use, the conditions of the Fire Protection Plan shall be complied with for the term of this permit.</p>	<p>2. The project Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit.</p> <p>3. The County Fire Marshal shall review the submitted documentation. If, upon review, PDS determines the documentation demonstrates conformance with this condition, the PDS shall approve the documentation and deem the condition satisfied.</p> <p>4. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.</p>				
<p>PS-ED-2 The Project shall incorporate applicable ignition and fire resistance measures for all structures, including the use of approved sprinkler systems, proper roofing and exterior wall materials, and appropriate design construction of facilities such as eaves, vents, doors, window</p>	<p>1. Prior to approval of the final map</p>	<p>1. The project Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit.</p> <p>2. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS,</p>	<p>County of San Diego</p>			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
frames, decks, chimneys, gutters, and fences.		Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.				
PS-ED-3 Fire-related water supplies and access facilities within the site (fire hydrant design and spacing, adequate fire flow) shall comply with requirements identified in the Fire Protection Plan.	1. Prior to approval of the final map	1. The project Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. 2. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.	County of San Diego			
PS-ED-4 Project design shall incorporate appropriate fuel management zones (100 feet wide) in designated areas.	1. Prior to approval of the final map	1. The project Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. 2. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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		this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.				
PS-ED-5 Fuel modification zones shall be appropriately maintained by the Homeowners' Association (HOA) or Communities Facilities District (CFD) as outlined in the Fire Protection Plan, including such efforts as inspecting/repairing irrigation systems where permitted, vegetation thinning/pruning, and weed removal.	1. Throughout the project life	1. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.	County of San Diego			
PS-ED-6 The design of all access-related features, such as streets, driveways, alleys, gates, speed bumps, walkways, and emergency access roads, shall comply with applicable requirements of the San Diego County Fire Code.	1. Prior to approval of final map	1. The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.	County of San Diego			
PS-ED-7 An emergency plan approved by the San Diego County Fire Authority (SDCFA) shall be prepared and issued to all Project site residents. The plan shall include procedures and guidelines regarding protective	1. Throughout the project life	1. The project Applicant or its designee shall comply with the requirements of the Fire Protection Plan and this condition for the life of this permit. 2. The [PDS, PCC] shall verify that the mitigation measures have	County of San Diego, SDCFA			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
actions to take in the event of an emergency.		been implemented pursuant to the approved building plans and the fire protection plan. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The San Diego County Fire Authority shall be responsible for long-term implementation of fire clearing requirements.				
PS-ED-8 The Project shall reserve a 10.0-acre elementary school site to accommodate up to 800 students.	1. Prior to approval of any building plan and the issuance of any building permit	1. The County of San Diego, Department of Planning and Development Services, shall review and confirm that all such designs are in place.	County of San Diego			
PS-ED-9 The Project applicants shall pay statutory school fees or enter into an agreement with the school district to finance school facilities through an assessment mechanism including site acquisition at levels equal to or greater than the statutory school fee requirement.	1. Prior to approval of final map	1. The project Applicant or its designee shall request that the County initiate formation proceedings to establish a CFD or similar financing mechanism and enter into a funding agreement for such formation. The district shall have the capacity to generate revenues required for annual operation and maintenance of the POM. 2. The project Applicant or its designee shall prepare the draft plats and legal descriptions, then submit them for preparation and recordation with the County [DGS, RP], and pay all applicable fees associated with preparation of the documents. The Applicant or its designee shall provide documentation showing the PAR	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
		and demonstrating implementation of the funding mechanism for approval. 3. The [DPR, PP] [PDS, PCC] shall review the documentation for conformance with this condition.				
PS-ED-10 A total of 25.1 acres of recreational park area shall be provided throughout the Project site.	1. Prior to the recordation of the first Final Map	1. The project Applicant or its designee shall complete and provide the following: f. Process and obtain approval from the Director of DPR for a Final Park Site Plan for Public Park P-1. g. Process and obtain approval from the Director of DPR for the grading, irrigation, landscaping, and improvement plans and construction documents in compliance with the PLDO and the requirements mentioned above for Public Park P-1. h. Construct park improvements identified in the Final Park Site Plan and the grading, irrigation, landscaping, and improvement plans and construction documents for Public Park P-1. Note that the Final Park Site Plan will be submitted as part of the PDS Grading Plan, PDS Landscape Plan, and PDS Building Plans sets. i. Submit Environmental Site Assessment and California Land Title Association Policy for approval by Director of DPR	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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		<p>prior to conveyance of Public Park P-1 fee title.</p> <p>j. Convey fee title by Grant Deed of Public Park P-1 that has been constructed in accordance with the Final Park Site Plan and is free of encumbrances.</p> <p>OR</p> <p>k. Enter into a Secured Agreement with the County that ensures construction of Public Park P-1 and conveyance of Public Park P-1 fee title in the manner specified above, and/or payment of in-lieu fees pursuant to the PLDO, as applicable.</p> <p>1. The [DPR, PP] and [PDS, PCC, Landscape Architect] shall review the Park Site Plan, grading, irrigation, landscaping, and improvement plans, and construction documents. [DPR, PP] shall review the Secured Agreement. [DGS, RP] and [DPR, PP] shall review the California Land Title Association Policy. [DPR, PP] and [DEH, PP] shall review the Environmental Site Assessment. The [DPR, PP] shall determine if dedication of additional parkland or payment of in-lieu park fees is required. The [PDS, BD] shall monitor building</p>				

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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		permit issuance and, if required, collect in-lieu park fees.				
PS-ED-11 Fully improved parks shall be maintained by a CFD or similar assessment mechanism or HOA.	1. Prior to the recordation of the first Final Map.	1. The CFD or other funding mechanism shall have the capacity to generate enough revenue to fund the annual operation and maintenance of the public parks, as determined by the DPR. In addition to the special tax on developed parcels, the CFD or other funding mechanism shall include an “undeveloped land tax” which will allow revenue to be generated on all undeveloped parcels/developed parcels within each respective phase/zone of the CFD. The CFD or other funding mechanism will. 2. The [DPR, PP] [PDS, PCC] shall review the documentation for conformance with this condition.	County of San Diego			
PS-ED-12 Public pathways shall be provided along Otay Lakes Road and throughout the residential neighborhoods.	1. Prior to approval of any building plan and the issuance of any building permit.	1. The Applicant or its designee shall comply with the requirements of this condition. 2. The County of San Diego, Department of Planning and Development Services, shall review and confirm that all such regulatory approvals have been obtained.	County of San Diego			
<i>Utilities and Service Systems</i>						
UT-ED-1 The Project shall incorporate water conservation features including a low water usage plant palette to reduce outdoor water consumption on	1. Prior to approval of any building plan and the issuance of any building permit	1. The Applicant or its designee shall comply with the requirements of this condition. 2. The [PDS, BPPR] shall make sure that the sustainable design	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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single-family lots by a minimum of 30 percent below business as usual, water efficient irrigation systems, and pervious material.		measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.				
UT-ED-2 The Project shall include the construction of a 5.0 million gallon reservoir for potable water storage.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-3 All indoor residential plumbing products shall carry the USEPA’s WaterSense certification.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-4 High-efficiency irrigation equipment, such as evapotranspiration controllers, soil moisture sensors, and drip emitters, shall be required for all Project components with separate irrigation water meters.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-5 Drought tolerant, low-water usage native plants shall be required in public and private landscaped areas.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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		designee fails to comply with this condition.				
UT-ED-6 Natural turf in residential development shall be limited to no more than 30 percent of the outdoor open space.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-7 A Water Conservation Plan shall be implemented for single-family homes to reduce outdoor irrigation consumption by a minimum of 30 percent from business as usual.	1. Prior to approval of any building plan and the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the sustainable design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-8 Prior to approval of improvements plans for the first final map filed for County approval, the applicant or designee shall prepare a Subarea Master Plan that identifies the sizing and timing of all on-site and off-site water facilities required for the Project site. This plan shall be reviewed and approved by the Otay Water District prior to approval of the first final map for the Project by the County Board of Supervisors.	1. Prior to approval of improvements plans.	1. The applicant or designee shall prepare a Subarea Master Plan that identifies the sizing and timing of all on-site and off-site water facilities required for the Project site. The Subarea Master Plan shall be submitted to the Otay Water District prior to approval of the first final map for the Project by the County Board of Supervisors. 2. The Otay Water District shall review and approve the plan.	County of San Diego			
UT-ED-9 A sewer sanitation district shall be formed by the County to serve the Project site.	1. Prior to approval of improvements plans.	1. The [DPW, PDCI] shall make sure that the Site Design measures are	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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The new district shall enter into a flow transportation agreement with the City of Chula Vista. In addition, the Project shall construct sewer transmission lines, and pay applicable connection and impact fees.		identified on all building plans for the project.				
UT-ED-10 Residential buildings shall meet the design standards of the United States Green Building Council (USGBC) LEED – New Home Certification or the National Association of Homebuilders (NAHB) National Green Building standard.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-11 All single-family structures shall be designed to facilitate the installation or retrofit of photovoltaic systems.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-12 Project-wide recycling for single-family, multi-family, resort, school, commercial, and retail establishments shall be required.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-13 All residential garages will contain the necessary wiring to support electric vehicle chargers, and 50 percent of all residential garages	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
				Initials	Date	Remarks
will be equipped with electric vehicles chargers.		the Applicant or its designee fails to comply with this condition.				
UT-ED-14 Private residential and commercial structures shall be designed to improve energy conservation 20 percent above the 2008 Building Energy Efficiency Standards in Title 24 of the California Code of Regulations.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-15 Indoor residential appliances shall carry the USEPA’s ENERGYSTAR® certification.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-16 All residential units shall be part of the local utility demand response program to limit peak energy usage for cooling.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-17 The use of passive solar design and building orientation shall take advantage of the sun in the winter for heating and reduce heat gain and cooling needs during the summer.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-18 Vertical landscape elements, such as trees, large shrubs, and climbing vines, shall be required to shade southern and western building facades to	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if	County of San Diego			

Environmental Design Consideration (EDC)	Monitoring Phase	Monitoring Method	Enforcement Agency & Responsible Agency	Verification of Compliance		
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reduce energy needed for heating and cooling.		the Applicant or its designee fails to comply with this condition.				
UT-ED-19 All single-family residential units shall be designed to facilitate the later installation of a system that utilizes solar energy as the primary means of heating domestic potable water.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-20 All structures shall include the electrical conduit specifically designed to encourage the later installation of a system that utilizes solar photovoltaic or other renewable energy resources as a means of generating electricity.	1. Prior to approval of any building plan or the issuance of any building permit	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-21 Energy efficient lighting for streets, parks, and other public spaces shall be installed. And, private developers shall be required to use energy efficient lighting and design.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			
UT-ED-22 Energy efficient lighting for streets, parks, and other public spaces shall be installed. And, private developers shall be required to use energy efficient lighting and design.	1. Prior to approval of any building plan or the issuance of any building permit.	1. The [PDS, BPPR] shall make sure that the Site Design measures are identified on all building plans for the project. The [DPW, PDCI] shall contact the [PDS, PCC] if the Applicant or its designee fails to comply with this condition.	County of San Diego			