CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN DIEGO REGION

2375 Northside Drive, Suite.100, San Diego, CA 92108
Phone (619) 516-1990 • Fax (619) 516-1994
http://www.waterboards.ca.gov/sandiego/

Clean Water Act Section 401 Water Quality Certification
and Waste Discharge Requirements
for Discharge of Dredged and/or Fill Materials

PROJECT: **Otay Ranch Village Three Development**
Certification Number 12C-026
WDID: 9 000002443

Reg. Meas. ID: 384242
Place ID: 779635
Party ID: 555744
Person ID: 555745

APPLICANT: **Homefed Otay Land II, LLC**
1903 Wright Place, Suite 220
Carlsbad, CA 92008

ACTION:

☐ Order for Low Impact Certification	☐ Order for Denial of Certification
☑ Order for Technically-conditioned Certification	☐ Enrollment in Isolated Waters Order No. 2004-004-DWQ
☑ Enrollment in SWRCB GWDR Order No. 2003-017-DWQ	

PROJECT DESCRIPTION

An application dated July 17, 2015 was submitted by Homefed Otay Land II, LLC[1] (hereinafter Applicant), for Water Quality Certification pursuant to section 401 of the Clean Water Act (United States Code (USC) Title 33, section 1341) for the proposed Otay Ranch Village Three Development Project (Project). The California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) deemed the application to be complete on April 20, 2012 and denied without prejudice on June 20, 2012. The Applicant proposes to discharge dredged or fill material to waters of the United States and/or State associated with construction activity at the Project site. The Applicant has also applied for a Clean Water Act section 404 permit from the United States Army Corps of Engineers for the Project (USACE File No. SPL-2012-00181-RAG).

The Project is located northeast of the intersection Main Street and Heritage Road within the City of Chula Vista, San Diego County, California. The Project center reading is located at latitude 32.59766 and longitude -116.000789. The Applicant has paid all required application fees for this Certification in the amount of $90,000.00. On an annual basis, the Applicant must also pay all active discharge fees and post discharge monitoring fees, as appropriate. On April 5, 2012, the San Diego Water Board provided public notice of the Project application pursuant to California Code of Regulations, title 23, section 3858 by posting information describing the

[1] Application was originally received on March 20, 2012 by SSBT LCRE V, LLC. The property was sold to Homefed Otay Land II, LLC and the application was transferred on July 17, 2015.

Project on the San Diego Water Board's web site and providing a period of twenty-one days for public review and comment. No comments were received.

The Applicant proposes to develop approximately 120 acres of mixed-use village core that includes industrial, office and commercial lots surrounded by multi-family attached and detached residential neighborhoods. The Project includes the extension of Heritage Road to Main Street and the extension of Main Street to the Project Site's eastern boundary. The Project includes developing a portion of the Village Four area that includes 17.8 acres of community park and 8.6 acres of non-preserve open space. The Project also includes the dedication of 158.1 acres of Wolf Canyon open space to the Multiple Species Conservation Program Preserve.

The Project will convert approximately 277.9 acres of pervious ground cover to impervious surfaces. Runoff leaving the developed Project area would be significantly greater in volume, velocity, peak flow rate, and duration than pre-development runoff from the same area without mitigation. Post-construction best management practices (BMPs) to manage and control the effects of these runoff increases will consist of site design and low impact development (LID) BMPs, source control BMPs, and bioretention integrated management practices treatment controls to treat the 85th percentile flow from the development. These BMPs will be designed, constructed, and maintained to meet City of Chula Vista's LID Capture Volume and hydromodification treatment requirements.

The Project application includes a description of the design objective, operation, and degree of treatment expected to be attained from equipment, facilities, or activities (including construction and post-construction BMPs) to treat waste and reduce runoff or other effluents which may be discharged. Compliance with the Certification conditions will help ensure that construction and post-construction discharges from the Project will not cause on-site or off-site downstream erosion, damage to downstream properties, or otherwise damage stream habitats in violation of water quality standards in the *Water Quality Control Plan for the San Diego Basin (9)* (Basin Plan).

Project construction will permanently impact 0.46 acre (10,318 linear feet) of stream channel and 0.003 acre of depressional wetland waters of the United States and/or State. The Applicant reports that the Project purpose cannot be practically accomplished in a manner which would avoid or result in less adverse impacts to aquatic resources considering all potential practicable alternatives, such as the potential for alternate available locations, designs, reductions in size, configuration or density.

The Applicant reports that compensatory mitigation for the permanent loss of 0.463 acre of jurisdictional waters will be achieved off-site through the enhancement and re-establishment of 2.64 acres of stream channel waters of the United States and/or State and establishment of 0.31 acre of wetland waters of the United States and/or State. All waters of the United States and/or State receiving temporary discharges of fill material will be restored upon removal of the fill. Mitigation for discharges of fill material to waters of the United States and/or State will be completed by the Applicant at the Otay River Restoration Project located in the Otay hydrologic sub-area (HSA 910.20) at a minimum compensation ratio of 5.7:1 (area mitigated:area impacted) for stream channel impacts and 103:1 for wetland impacts. The Otay River Restoration Project (Restoration Project) is located immediately downstream of Savage

Dam on Lower Otay Lake. The Restoration Project will restore approximately 100 acres on an approximately 1-mile long segment of the Otay River that was previously impacted by a mining operation. The Restoration Project will completely restore the channel morphology of the river through the re-establishment of primary and secondary flow channels and 10-year, 25-year and 100-year floodplains. The Restoration Project will also remove more than 70 acres of invasive species and restore native riparian vegetation throughout the river corridor. Additionally, the Restoration Project will eradicate invasive species from more than 1 mile of the existing riparian area of the Otay River between Savage Dam and the Restoration Project site (Upstream Enhancement Area). Phased implementation of the proposed Restoration Project includes:

- Phase 1 – Invasive Species Removal in the Upstream Enhancement Area
- Phase 2 – Restoration of Otay River Mainstem (Permittee Responsible Mitigation for Otay Ranch Village Three Development and Otay Ranch Village 8 West Projects)
- Future Phases, restoration of the remaining parcel area will be proposed as a mitigation bank.

The large-scale Restoration Project proposes to enhance, rehabilitate, and re-establish the physical, hydrological, and biological processes that will preserve, enhance, and restore a suite of beneficial uses (WARM, WILD, RARE, and REC-2) in a 2.2-mile, contiguous segment of the Otay River. Additionally, more than 1.3 miles of stream channel waters of the United States and/or State will be added to the resource. Therefore, a linear feet compensation ratio of less than 1:1 is accepted for this Project.

Detailed written specifications and work descriptions for the compensatory mitigation project including, but not limited to, the geographic boundaries of the project, timing, sequence, monitoring, maintenance, ecological success performance standards and provisions for long-term management and protection of the mitigation areas are described in the *V3/V8W HMMP Addendum to the Otay River Restoration Project Final Habitat Mitigation and Monitoring Plan* (Mitigation Plan), dated May 2016. San Diego Water Board acceptance of the Mitigation Plan applies only to the Project described in this Certification and must not be construed as approval for other current or future projects that are planning to use additional acreage at the site for mitigation. The Mitigation Plan is incorporated in this Certification by reference as if set forth herein. The Mitigation Plan provides for implementation of compensatory mitigation which offsets adverse water quality impacts attributed to the Project in a manner that protects and restores the abundance, types and conditions of aquatic resources and supports their beneficial uses. Implementation of the Mitigation Plan will reduce significant environmental impacts to resources within the San Diego Water Board's purview to a less than significant level. Based on all of these considerations, the Mitigation Plan will adequately compensate for the loss of beneficial uses and habitat within waters of the United States and/or State attributable to the Project.

Additional Project details are provided in Attachments 2 through 5 of this Certification.

TABLE OF CONTENTS

Attachments:

1. **Definitions**
2. **Project Location Maps**
3. **Project Site Plans**
4. **Mitigation Figures**
5. **CEQA Mitigation Monitoring and Reporting Program**

I. STANDARD CONDITIONS

Pursuant to section 3860 of title 23 of the California Code of Regulations, the following three standard conditions apply to all water quality certification actions:

A. This Certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to section 13330 of the Water Code and chapter 28, article 6 (commencing with title 23, section 3867), of the California Code of Regulations.

B. This Certification action is not intended and shall not be construed to apply to any discharge from any activity involving a hydroelectric facility and requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent Certification application was filed pursuant to California Code of Regulations title 23, section 3855 subdivision (b), and that application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.

C. This Certification action is conditioned upon total payment of any fee required under title 23, chapter 28 (commencing with section 3830) of California Code of Regulations and owed by the applicant.

II. GENERAL CONDITIONS

A. **Term of Certification**. Water Quality Certification No. 12C-026 (Certification) shall expire upon a) the expiration or retraction of the Clean Water Act section 404 (33 USC Title 33, section1344) permit issued by the U.S. Army Corps of Engineers for this Project, or b) five (5) years from the date of issuance of this Certification, whichever occurs first.

B. **Duty to Comply.** The Applicant must comply with all conditions and requirements of this Certification. Any Certification noncompliance constitutes a violation of the Water Code and is grounds for enforcement action or Certification termination, revocation and reissuance, or modification.

C. **General Waste Discharge Requirements**. The requirements of this Certification are enforceable through Water Quality Order No. 2003-0017-DWQ, *Statewide General Waste Discharge Requirements for Discharges of Dredged or Fill Material that have Received State Water Quality Certification* (Water Quality Order No. 2003-0017-DWQ). This provision shall apply irrespective of whether a) the federal permit for which the Certification was obtained is subsequently retracted or is expired, or b) the Certification is expired. Water Quality Order No. 2003-0017-DWQ is accessible at:

http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/generalorders/go_wdr401regulated_projects.pdf.

D. **Project Conformance with Application.** All water quality protection measures and BMPs described in the application and supplemental information for water quality certification are incorporated by reference into this Certification as if fully stated herein. Notwithstanding any more specific conditions in this Certification, the Applicant shall construct, implement and comply with all water quality protection measures and BMPs described in the application and supplemental information. The conditions within this Certification shall supersede conflicting provisions within the application and supplemental information submitted as part of this Certification action.

E. **Project Conformance with Water Quality Control Plans or Policies**. Notwithstanding any more specific conditions in this Certification, the Project shall be constructed in a manner consistent with the Basin Plan and any other applicable water quality control plans or policies adopted or approved pursuant to the Porter Cologne Water Quality Act (Division 7, commencing with Water Code Section 13000) or section 303 of the Clean Water Act (33 USC section 1313). The Basin Plan is accessible at:

http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml

F. **Project Modification**. The Applicant must submit any changes to the Project, including Project operation, which would have a significant or material effect on the findings, conclusions, or conditions of this Certification, to the San Diego Water Board for prior review and written approval. If the San Diego Water Board is not notified of a significant change to the Project, it will be considered a violation of this Certification.

G. **Certification Distribution Posting**. During Project construction, the Applicant must maintain a copy of this Certification at the Project site. This Certification must be available at all times to site personnel and agencies. A copy of this Certification shall also be provided to any contractor or subcontractor performing construction work, and the copy shall remain in their possession at the Project site.

H. **Inspection and Entry**. The Applicant must allow the San Diego Water Board or the State Water Resources Control Board, and/or their authorized representative(s) (including an authorized contractor acting as their representative), upon the presentation of credentials and other documents as may be required under law, to:

1. Enter upon the Project or Compensatory Mitigation site(s) premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this Certification;

2. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this Certification;

3. Inspect, at reasonable times, any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Certification; and

4. Sample or monitor, at reasonable times, for the purposes of assuring Certification compliance, or as otherwise authorized by the Clean Water Act or Water Code, any substances or parameters at any location.

I. **Enforcement Notification**. In the event of any violation or threatened violation of the conditions of this Certification, the violation or threatened violation shall be subject to any remedies, penalties, process or sanctions as provided for under State law. For purposes of section 401(d) of the Clean Water Act, the applicability of any State law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Certification.

J. **Certification Actions**. This Certification may be modified, revoked and reissued, or terminated for cause including but not limited to the following:

1. Violation of any term or condition of this Certification;

2. Monitoring results indicate that continued Project activities could violate water quality objectives or impair the beneficial uses of the Wolf Canyon Creek, the Otay River, or their tributaries;

3. Obtaining this Certification by misrepresentation or failure to disclose fully all relevant facts;

4. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge; and

5. Incorporation of any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act or section 303 of the Clean Water Act.

The filing of a request by the Applicant for modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance does not stay any Certification condition.

K. **Duty to Provide Information**. The Applicant shall furnish to the San Diego Water Board, within a reasonable time, any information which the San Diego Water Board may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this Certification or to determine compliance with this Certification.

L. **Property Rights**. This Certification does not convey any property rights of any sort, or any exclusive privilege.

M. **Petitions**. Any person aggrieved by this action of the San Diego Water Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with the California Code of Regulations, title 23, sections 3867 and following. The State Water Board must receive the petition by 5:00 p.m., 30 days after the date of this Certification. Copies of the law and regulations applicable to filing

petitions may be found on the Internet at: http://www.waterboards.ca.gov/public_notices/petitions/water_quality or will be provided upon request.

III. CONSTRUCTION BEST MANAGEMENT PRACTICES

A. **Approvals to Commence Construction**. The Applicant shall not commence Project construction until all necessary federal, State, and local approvals are obtained.

B. **Personnel Education.** Prior to the start of the Project, and annually thereafter, the Applicant must educate all personnel on the requirements in this Certification, pollution prevention measures, spill response measures, and BMP implementation and maintenance measures.

C. **Spill Containment Materials.** The Applicant must, at all times, maintain appropriate types and sufficient quantities of materials on-site to contain any spill or inadvertent release of materials that may cause a condition of pollution or nuisance if the materials reach waters of the United States and/or State.

D. **General Construction Storm Water Permit.** Prior to start of Project construction, the Applicant must, as applicable, obtain coverage under, and comply with, the requirements of State Water Resources Control Board Water Quality Order No. 2009-0009-DWQ, the *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activity*, (General Construction Storm Water Permit) and any reissuance. If Project construction activities do not require coverage under the General Construction Storm Water Permit, the Applicant must develop and implement a runoff management plan (or equivalent construction BMP plan) to prevent the discharge of sediment and other pollutants during construction activities.

E. **Waste Management.** The Applicant must properly manage, store, treat, and dispose of wastes in accordance with applicable federal, state, and local laws and regulations. Waste management shall be implemented to avoid or minimize exposure of wastes to precipitation or storm water runoff. The storage, handling, treatment, or disposal of waste shall not create conditions of pollution, contamination or nuisance as defined in Water Code section 13050. Upon Project completion, all Project generated debris, building materials, excess material, waste, and trash shall be removed from the Project site(s) for disposal at an authorized landfill or other disposal site in compliance with federal, state and local laws and regulations.

F. **Waste Management**. Except for a discharge permitted under this Certification, the dumping, deposition, or discharge of trash, rubbish, unset cement or asphalt, concrete, grout, damaged concrete or asphalt, concrete or asphalt spoils, wash water, organic or earthen material, steel, sawdust or other construction debris waste from Project activities directly into waters of the United States and or State, or adjacent to such waters in any manner which may permit its being transported into the waters, is prohibited.

G. **Downstream Erosion.** Discharges of concentrated flow during construction or after Project completion must not cause downstream erosion or damage to properties or stream habitat.

H. **Construction Equipment**. All equipment must be washed prior to transport to the Project site and must be free of sediment, debris, and foreign matter. All equipment used in direct contact with surface water shall be steam cleaned prior to use. All equipment using gas, oil, hydraulic fluid, or other petroleum products shall be inspected for leaks prior to use and shall be monitored for leakage. Stationary equipment (e.g., motors, pumps, generator, etc.) shall be positioned over drip pans or other types of containment.

I. **Process Water.** Water containing mud, silt, or other pollutants from equipment washing or other activities, must not be discharged to waters of the United States and/or State or placed in locations that may be subjected to storm water runoff flows. Pollutants discharged to areas within a stream diversion must be removed at the end of each work day or sooner if rain is predicted.

J. **Surface Water Diversion.** All surface waters, including ponded waters, must be diverted away from areas of active grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. Diversion activities must not result in the degradation of beneficial uses or exceedance of the receiving water quality objectives. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause little or no siltation. Normal flows must be restored to the affected stream immediately upon completion of work at that location.

K. **Re-vegetation and Stabilization.** All areas that have 14 or more days of inactivity must be stabilized within 14 days of the last activity. The Applicant shall implement and maintain BMPs to prevent erosion of the rough graded areas. After completion of grading, all areas must be re-vegetated with native species appropriate for the area. The re-vegetation palette must not contain any plants listed on the California Invasive Plant Council Invasive Plant Inventory, which can be accessed at http://www.cal-ipc.org/ip/inventory/.

L. **Hazardous Materials.** Except as authorized by this Certification, substances hazardous to aquatic life including, but not limited to, petroleum products, unused cement/concrete, asphalt, and coating materials, must be prevented from contaminating the soil and/or entering waters of the United States and/or State. BMPs must be implemented to prevent such discharges during each Project activity involving hazardous materials.

M. **Vegetation Removal.** Removal of vegetation must occur by hand, mechanically, or through application of United States Environmental Protection Agency (USEPA) approved herbicides deployed using applicable BMPs to minimize adverse effects to beneficial uses of waters of the United States and/or State. Discharges related to the application of aquatic pesticides within waters of the United States must be done in compliance with State Water Resources Control Board Water Quality Order No. 2004-

0009-DWQ, the *Statewide General National Pollution Discharge Elimination System Permit for the Discharge of Aquatic Weed Control in Waters of the United States,* and any subsequent reissuance as applicable.

N. **Limits of Disturbance.** The Applicant shall clearly define the limits of Project disturbance to waters of the United States and/or State using highly visible markers such as flag markers, construction fencing, or silt barriers prior to commencement of Project construction activities within those areas.

O. **On-site Qualified Biologist.** The Applicant shall designate an on-site qualified biologist to monitor Project construction activities within or adjacent to waters of the United States and/or State to ensure compliance with the Certification requirements. The biologist shall be given the authority to stop all work on-site if a violation of this Certification occurs or has the potential to occur. Records and field notes of the biologist's activities shall be kept on-site and made available for review upon request by the San Diego Water Board.

P. **Beneficial Use Protection**. The Applicant must take all necessary measures to protect the beneficial uses of waters of the Wolf Canyon Creek, the Otay River and their tributaries. This Certification requires compliance with all applicable requirements of the Basin Plan. If at any time, an unauthorized discharge to surface waters (including rivers or streams) occurs or monitoring indicates that the Project is violating, or threatens to violate, water quality objectives, the associated Project activities shall cease immediately and the San Diego Water Board shall be notified in accordance with Notification Requirement VII.A of this Certification. Associated Project activities may not resume without approval from the San Diego Water Board.

IV. POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

A. **Post-Construction Discharges.** The Applicant shall not allow post-construction discharges from the Project site to cause or contribute to on-site or off-site erosion or damage to properties or stream habitats.

B. **Storm Drain Inlets.** All storm drain inlet structures within the Project boundaries must be stamped or stenciled (or equivalent) with appropriate language prohibiting non-storm water discharges.

C. **Post-Construction BMP Design.** The Project must be designed to comply with the requirements for priority development projects in section E.3 of the Regional MS4 Permit Order No. R9-2013-0001, *National Pollutant Discharge Elimination Systems Permit and Waste Discharge Requirements for Discharges of Urban Runoff from the MS4s Draining the Watersheds within the San Diego Region* (Regional MS4 Permit) as well as the most current BMP Design Manual for the City of Chula Vista. Where conflict exists between the referenced documents the most stringent requirements shall apply.

D. **Post-Construction BMP Maintenance.** The post construction BMPs must be designed, constructed, and maintained in accordance with the most recent California Storm Water Quality Association (CASQA)[2] guidance. The Applicant shall:

1. No less than two times per year, assess the performance of the BMPs to ensure protection of the receiving waters and identify any necessary corrective measures;

2. Perform inspections of BMPs, at the beginning of the wet season no later than October 1 and the end of the wet season no later than April 1, for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows;

3. Regularly perform preventative maintenance of BMPs, including removal of accumulated trash and debris, as needed to ensure proper functioning of the BMPs;

4. Identify and promptly repair damage to BMPs; and

5. Maintain a log documenting all BMP inspections and maintenance activities. The log shall be made available to the San Diego Water Board upon request.

V. PROJECT IMPACTS AND COMPENSATORY MITIGATION

A. **Project Impact Avoidance and Minimization**. The Project must avoid and minimize adverse impacts to waters of the United States and/or State to the maximum extent practicable.

B. **Project Impacts and Compensatory Mitigation.** Unavoidable Project impacts to Wolf Canyon Creek, the Otay River, and their tributaries within the Otay Watershed must not exceed the type and magnitude of impacts described in the table below. At a minimum, compensatory mitigation required to offset unavoidable temporary and permanent Project impacts to waters of the United States and/or State must be achieved as described in the table below:

[2] California Storm Water Quality Association (*California Storm Water BMP Handbook, New Development and Redevelopment 2003)*, available on-line at: http://www.cabmphandbooks.org/ [Accessed on January 15, 2012]

	Impacts (acres)	Impacts (linear ft.)	Mitigation for Impacts (acres)	Mitigation Ratio (area mitigated :area impacted)	Mitigation for Impacts (linear ft.)	Mitigation Ratio (linear feet mitigated :linear feet impacted)
Permanent Impacts						
Stream Channel	0.46[1]	10,318[1]	0.98 Enhancement[2] 1.66 Re-establishment[3]	2.1:1 3.6:1	2,159[4]	0.21:1[4]
Wetland	0.003[5]	NA	0.31 Establishment[6]	103:1	NA	NA

NA = Not Applicable

1. Permanent fill of 0.28 acre (5,109 linear feet) of waters of the U.S. and/or State and 0.18 acre (5,209 linear feet) of waters of the State only.
2. Enhancement of 0.98 acre (1,312 linear feet) of existing Otay River low flow stream channel within Phase 2 of the Restoration Project(see Attachment 4, Figure 5, "Main Channel (Enhancement)").
3. Re-establishment of 1.11 acres of adjacent Otay River active floodplain and 0.55 acre (847 linear feet) of unnamed tributary to the Otay River within Phase 2 of the Restoration Project (see Attachment 4, Figure 5, "Active Floodplain" and "Tributary," respectively).
4. A linear feet compensation ratio of less than 1:1 is accepted for this Project for the reasons as follows. The Project's mitigation proposal is a part of a large-scale Restoration Project that will enhance, rehabilitate, and re-establish the physical, hydrological, and biological processes that will preserve, enhance, and restore a suite of beneficial uses (WARM, WILD, RARE, and REC-2). The Restoration Project will restore the channel morphology of the river and the riparian corridor with native vegetation. The Restoration Project design includes upstream enhancement of approximately 2.63 acres of riparian habitat along 6,495 linear feet of the Otay River mainstem from Savage Dam to the Restoration Site (Phase 1, see Attachment 4, Figure 3) for the purpose of protecting the Restoration Project Site from re-infestation of invasive species. The Restoration Project will provide a high value, large-scale restoration and enhancement of 5,338 linear feet length of the Otay River, adding an additional 7,180 linear feet of secondary, tertiary, and tributary stream channels, in a large contiguous area of an in-watershed aquatic resource, which off-sets the lack of a 1:1 linear feet mitigation ratio.
5. Permanent fill of 0.003 acre of depressional wetland waters of the United States and/or State.
6. Establishment of a seasonal pond within Phase 2 of the Restoration Project Site (see Attachment 4, Figure 5, "Seasonal Pond"). The seasonal pond will be created within the 25-year high floodplain and will supplement existing onsite ponds creating a complex that will provide emergent habitat and water in an otherwise dry system.

C. **Compensatory Mitigation Plan Implementation.** The Applicant must fully and completely implement the Mitigation Plan as it pertains to this Project; any deviations from, or revisions to, the Mitigation Plan must be pre-approved by the San Diego Water Board.

D. **Performance Standards.** Compensatory mitigation required under this Certification shall be considered achieved once it has met the ecological success performance standards contained in the Mitigation Plan (Section 6.4, beginning on page 6-5) to the satisfaction of the San Diego Water Board.

E. **Compensatory Mitigation Site Design.** The compensatory mitigation site(s) shall be designed to be self-sustaining once performance standards have been achieved. This includes minimization of active engineering features (e.g., pumps) and appropriate siting to ensure that natural hydrology and landscape context support long-term sustainability in conformance with the following conditions:

1. Most of the channels through the mitigation sites shall be characterized by equilibrium conditions, with no evidence of severe aggradation or degradation;

2. As viewed along cross-sections, the channel and buffer area(s) shall have a variety of slopes, or elevations, that are characterized by different moisture gradients. Each sub-slope shall contain physical patch types or features that contribute to irregularity in height, edges, or surface and to complex topography overall; and

3. The mitigation sites shall have a well-developed plant community characterized by a high degree of horizontal and vertical interspersion among plant zones and layers.

F. **Treatment and Maintenance of Upstream Enhancement Area.** The Applicant must eradicate invasive species in the 6,495 linear-foot long segment of the Otay River between Savage Dam and the Restoration Project Site, identified as the Upstream Enhancement Area (Phase 1), in accordance with the Mitigation Plan. The Upstream Enhancement Area must be monitored at least annually and retreated, if necessary, for at least 5 years following the initial treatment.

G. **Temporary Project Impact Areas.** The Applicant must restore all areas of temporary impacts and all other areas of temporary disturbance which could result in a discharge or a threatened discharge of pollutants to waters of the United States and/or State. Restoration must include grading of disturbed areas to pre-project contours and re-vegetation with native species. The Applicant must implement all necessary BMPs to control erosion and runoff from areas associated with the Project.

H. **Long-Term Management and Maintenance.** The compensatory mitigation site(s) must be managed, protected, and maintained, in perpetuity, in conformance with the long-term management plan and the final ecological success performance standards identified in the Mitigation Plan. The aquatic habitats, riparian areas, buffers and uplands that comprise the mitigation site(s) must be protected in perpetuity from land-use and maintenance activities that may threaten water quality or beneficial uses within the mitigation area(s) in a manner consistent with the following requirements:

1. Any maintenance activities on the mitigation site(s) that do not contribute to the success of the mitigation site(s) and enhancement of beneficial uses and ecological functions and services are prohibited;

2. Maintenance activities must be limited to the removal of trash and debris, removal of exotic plant species, replacement of dead native plant species, and remedial measures deemed necessary for the success of the compensatory mitigation project;

3. The Mitigation site(s) must be maintained, in perpetuity, free of untreated perennial exotic plant species including, but not limited to, pampas grass, giant reed, tamarisk, sweet fennel, tree tobacco, castor bean, palm and pepper tree. Annual exotic plant species must not occupy more than 5 percent of the mitigation site(s); and

4. If at any time a catastrophic natural event (e.g., fire, flood) causes damage(s) to the mitigation site(s) or other deficiencies in the compensatory mitigation project, the Applicant must take prompt and appropriate action to repair the damage(s) including replanting the affected area(s) and address any other deficiencies. The San Diego Water Board may require additional monitoring by the Applicant to assess how the compensatory mitigation site(s) or project is responding to a catastrophic natural event.

I. **Timing of Mitigation Site Construction.** The construction of proposed mitigation must be concurrent with project grading and completed no later than 12 months following the start of Project construction. Delays in implementing mitigation must be compensated for by an increased mitigation implementation of 10% of the cumulative compensatory mitigation for each month of delay.

J. **Mitigation Site(s) Preservation Mechanism. Within 120 days from the issuance of this Certification**, the Applicant must provide the San Diego Water Board with a draft preservation mechanism (e.g. deed restriction, conservation easement, etc.) that will protect all mitigation areas and their buffers in perpetuity. **Within 12 months of the start of Project construction**, the Applicant must submit proof of a completed final preservation mechanism that will protect all mitigation areas and their buffers in perpetuity. The conservation easement, deed restriction, or other legal limitation on the mitigation properties must be adequate to demonstrate that the sites will be maintained without future development or encroachment on the sites which could otherwise reduce the functions and values of the sites for the variety of beneficial uses of waters of the United States and/ or State that it supports. The legal limitation must prohibit, without exception, all residential, commercial, industrial, institutional, and transportation development, and any other infrastructure development that would not maintain or enhance the wetland and streambed functions and values of the sites. The preservation mechanism must clearly prohibit activities that would result in soil disturbance or vegetation removal, other than the removal of non-native vegetation. Other infrastructure development to be prohibited includes, but is not limited to, additional utility lines, maintenance roads, and areas of maintained landscaping for recreation.

VI. MONITORING AND REPORTING REQUIREMENTS

A. **Representative Monitoring**. Samples and measurements taken for the purpose of monitoring under this Certification shall be representative of the monitored activity.

B. **Monitoring Reports**. Monitoring results shall be reported to the San Diego Water Board at the intervals specified in section VI of this Certification.

C. **Monitoring and Reporting Revisions**. The San Diego Water Board may make revisions to the monitoring program at any time during the term of this Certification and may reduce or increase the number of parameters to be monitored, locations monitored, the frequency of monitoring, or the number and size of samples collected.

D. **Records of Monitoring Information.** Records of monitoring information shall include:

1. The date, exact place, and time of sampling or measurements;

2. The individual(s) who performed the sampling or measurements;

3. The date(s) analyses were performed;

4. The individual(s) who performed the analyses;

5. The analytical techniques or methods used; and

6. The results of such analyses.

E. **California Rapid Assessment Method.** California Rapid Assessment Method (CRAM)[3] monitoring must be performed to assess the current and potential ecological conditions (ecological integrity) of the impact site and proposed compensatory mitigation site(s). These conditions reflect the overall level of ecological function of an aquatic resource. Prior to initiating Project construction, the Applicant shall develop a monitoring plan to implement California Rapid Assessment Method (CRAM) monitoring. The Applicant must conduct a quantitative function-based assessment of the health of wetland/streambed habitat, using the appropriate CRAM module for each aquatic resource type, to establish pre-project baseline conditions, set CRAM success criteria, and assess the mitigation site(s) progress towards meeting the success criteria. CRAM monitoring must be conducted prior to the start of Project construction authorized under this Certification and at years 3 and 5 following construction completion. The CRAM monitoring results shall be submitted with the respective Annual Project Progress Report. An evaluation, interpretation, and tabulation of all CRAM assessment data shall be submitted with the Final Project Completion Report.

[3] The most recent versions of the California Rapid Assessment Method (CRAM) for Wetlands and additional information regarding CRAM can be accessed at http://www.cramwetlands.org/

F. **Benthic Macroinvertebrate Community Analysis.** The Applicant shall conduct bioassessment monitoring, as described in this section, to assess the success of mitigation areas, whenever applicable, using benthic macroinvertebrate community data. Bioassessment shall include: 1) the collection and reporting of benthic macroinvertebrate data; and 2) the collection and reporting of physical habitat data. Bioassessment using benthic macroinvertebrates shall be conducted in wadeable streams with sufficient flow during the index period. In this context, streams shall be defined as streams with surface water flow present during the appropriate index period[4]. Wadeable streams shall be defined as streams that can be safely waded in order to be sampled for benthic invertebrates during the appropriate index period. If the appropriate sampling period lies outside the index period, such as in intermittent streams, please contact the San Diego Water Board.

1. **Field Methods.** Bioassessment monitoring must be performed using the SWAMP field methods specified in *Standard Operating Procedures for Collecting Benthic Macroinvertebrate Samples and Associated Physical and Chemical Data for Ambient Bioassessments in California*[5] (SOP, Ode 2007) or any updates of these methods. The Applicant shall conduct, concurrently with all required benthic macroinvertebrate collections, the "Full" suite of physical habitat characterization measurements as specified in Table 1 of the SOP.

2. **Laboratory Methods.** Benthic macroinvertebrates shall be identified using the SWAMP laboratory methods specified in *Standard Operating Procedures for Laboratory Processing and Identification of Benthic Macroinvertebrates in California*[6] (Laboratory SOP, Woodard et al. 2012) or any updates of these methods. Standard Taxonomic Effort (STE) Level II of the Southwestern Association of Freshwater Invertebrate Taxonomists (SAFIT) is required. Quality control samples are required for 10% of the samples each year and Quality Assurance samples must be analyzed by the Aquatic Bioassessment Laboratory of the California Department of Fish and Wildlife.

3. **Data Analysis.** Analysis of benthic macroinvertebrate data shall be conducted using scoring tools including but not limited to the *California Stream Condition Index*[7] (CSCI, Rehn et al., 2015, SWAMP-TM-2015-0002).

4. **Data Storage.** Benthic macroinvertebrate data and physical habitat data shall be submitted to the California Environmental Data Exchange Network[8] (CEDEN).

---

[4] The appropriate index period can be found electronically at the following location:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/constpermits/cgp_biomap.pdf

[5] The SOP can be found electronically at the following location:
http://www.waterboards.ca.gov/water_issues/programs/swamp/docs/phab_sopr6.pdf

[6] The Laboratory SOP can be found electronically at the following location:
http://www.waterboards.ca.gov/water_issues/programs/swamp/bioassessment/docs/combined_sop_2016.pdf

[7] The *California Stream Condition Index* can be found electronically at the following location:
http://www.waterboards.ca.gov/water_issues/programs/swamp/bioassessment/docs/csci_tech_memo.pdf

[8] The California Environmental Data Exchange Network can be found electronically at the following location:
http://www.ceden.org/

5. **Monitoring Sites.** All monitoring sites shall be approved by staff at the San Diego Water Board before sampling is initiated and must meet the following conditions:

    a. **Mitigation Sites.** At a minimum, bioassessment monitoring for mitigation areas must be performed at three sites (assessment stations) in the Otay River before Project initiation, and then in years three and five following start of Project construction, during the established "index period" for the Otay watershed. The first assessment station is the mitigation site reference station, which must be located upstream of the mitigation site(s) in a reference area; the second assessment station must be located within the mitigation site(s); and the third assessment station must be located downstream of the mitigation site(s). The reference station upstream of the mitigation site(s) must be located and sampled concurrently with the second and third assessment stations. Reference stations shall be defined as stations that show minimally disturbed conditions.

6. **Monitoring Reports.** An evaluation, interpretation and tabulation of the benthic macroinvertebrate community analysis must be submitted with the respective Annual Project Monitoring Report.

G. **Jurisdictional Delineation.** In order to demonstrate that the Project has met the compensatory mitigation required in section V.B, the Applicant shall perform a jurisdictional delineation of the Permittee Responsible Mitigation for Otay Ranch Village 3 Project. The delineation shall be performed using the methodology set forth in the 1987 *U.S. Army Corps of Engineers Wetland Delineation Manual* and the 2008 *Regional Supplement to the U.S. Army Corps of Engineers Wetland Delineation Manual: Arid West Region* and the lateral limits of non-wetland waters using the 2008 *Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States Delineation Manual* by the end of year 5. Using the jurisdictional delineation, the Applicant shall demonstrate that the compensatory mitigation provides the area of each aquatic resource type, as described in section V.B, and both wetland vegetation and hydrology (Ordinary High Water Mark) are present. The jurisdictional delineation results must be submitted with the respective Annual Project Progress Report.

H. **Geographic Information System Data.** The Applicant must submit Geographic Information System (GIS) shape files of the Project impact sites within 30 days of the start of project construction and GIS shape files of the Project mitigation sites within 30 days of mitigation installation. All impact and mitigation site shape files must be polygons. Two GPS readings (points) must be taken on each line of the polygon and the polygon must have a minimum of 10 points. GIS metadata must also be submitted.

I. **Annual Project Progress Reports.** The Applicant must submit annual Project progress reports describing status of BMP implementation, compensatory mitigation, and compliance with all requirements of this Certification to the San Diego Water Board prior to **March 1** of each year following the issuance of this Certification, until the Project has reached completion. The Annual Project Progress Reports must contain compensatory mitigation monitoring information sufficient to demonstrate how the compensatory mitigation project is progressing towards accomplishing its objectives and meeting its performance standards. Annual Project Progress Reports must be submitted even if Project construction has not begun. The monitoring period for each Annual Project Progress Report shall be January 1st through December 31st of each year. Annual Project Progress Reports must include, at a minimum, the following:

1. **Project Status and Compliance Reporting.** The Annual Project Progress Report must include the following Project status and compliance information:

   a. The names, qualifications, and affiliations of the persons contributing to the report;

   b. The status, progress, and anticipated schedule for completion of Project construction activities including the installation and operational status of best management practices project features for erosion and storm water quality treatment;

   c. A description of Project construction delays encountered or anticipated that may affect the schedule for construction completion; and

   d. A description of each incident of noncompliance during the annual monitoring period and its cause, the period of the noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and the steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.

2. **Compensatory Mitigation Monitoring Reporting.** Mitigation monitoring information must be submitted as part of the Annual Project Progress Report for a period of <u>not less than five years</u>, sufficient to demonstrate that the compensatory mitigation project has accomplished its objectives and met ecological success performance standards contained in the Mitigation Plan. Following Project implementation the San Diego Water Board may reduce or waive compensatory mitigation monitoring requirements upon a determination that performance standards have been achieved. Conversely the San Diego Water Board may extend the monitoring period beyond five years upon a determination that the performance standards have not been met or the compensatory mitigation project is not on track to meet them. The Annual Project Progress Report must include the following compensatory mitigation monitoring information:

   a. Names, qualifications, and affiliations of the persons contributing to the report;

b. An evaluation, interpretation, and tabulation of the parameters being monitored, including the results of the Mitigation Plan monitoring program, and all quantitative and qualitative data collected in the field;

c. A description of the following mitigation site(s) characteristics:

   i. Detritus cover;
   ii. General topographic complexity;
   iii. General upstream and downstream habitat and hydrologic connectivity; and
   iv. Source of hydrology

d. Monitoring data interpretations and conclusions as to how the compensatory mitigation project(s) is progressing towards meeting performance standards and whether the performance standards have been met;

e. A description of the progress toward implementing a plan to manage the compensatory mitigation project after performance standards have been achieved to ensure the long term sustainability of the resource in perpetuity, including a discussion of long term financing mechanisms, the party responsible for long term management, and a timetable for future steps;

f. Qualitative and quantitative comparisons of current mitigation conditions with pre-construction conditions and previous mitigation monitoring results;

g. Stream photo documentation, including all areas of permanent and temporary impact, prior to and after mitigation site construction. Photo documentation must be conducted in accordance with guidelines posted at http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/401c/401PhotoDocRB9V713.pdf. In addition, photo documentation must include Geographic Positioning System (GPS) coordinates for each of the photo points referenced;

h. The results of the California Rapid Assessment Method (CRAM) monitoring required under section VI.E of this Certification;

i. The results of the Benthic Macroinvertebrate Community Analysis monitoring required under section VI.F of this Certification;

j. The results of the jurisdictional delineation required under section VI.G of this Certification;

k. As-built drawings of the compensatory mitigation project site(s), no bigger than 11”X17”; and

l. A survey report documenting boundaries of the compensatory mitigation site(s).

J. **Final Project Completion Report.** The Applicant must submit a Final Project Completion Report to the San Diego Water Board **within 30 days of completion of the Project.** The final report must include the following information:

1. Date of construction initiation;

2. Date of construction completion;

3. BMP installation and operational status for the Project;

4. As-built drawings of the Project, no bigger than 11"X17";

5. Photo documentation of implemented post-construction BMPs and all areas of permanent and temporary impacts, prior to and after project construction. Photo documentation must be conducted in accordance with guidelines posted at http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/401c/401PhotoDocRB9V713.pdf. In addition, photo documentation must include Global Positioning System (GPS) coordinates for each of the photo points referenced; and

6. An evaluation, interpretation, and tabulation of all California Rapid Assessment Method (CRAM) and benthic macroinvertebrate community assessment data collected throughout the term of Project construction in accordance with section VI.E and VI.F of this Certification.

K. **Reporting Authority.** The submittal of information required under this Certification, or in response to a suspected violation of any condition of this Certification, is required pursuant to Water Code section 13267 and 13383. Civil liability may be administratively imposed by the San Diego Water Board for failure to submit information pursuant to Water Code sections 13268 or 13385.

L. **Electronic Document Submittal.** The Applicant must submit all reports and information required under this Certification in electronic format via e-mail to SanDiego@waterboards.ca.gov. Documents over 50 megabytes will not be accepted via e-mail and must be placed on a disc and delivered to:

California Regional Water Quality Control Board
San Diego Region
Attn: 401 Certification No. 12C-026:779635:lhonma
2375 Northside Drive, Suite 100
San Diego, California 92108

Each electronic document must be submitted as a single file, in Portable Document Format (PDF), and converted to text searchable format using Optical Character Recognition (OCR). All electronic documents must include scanned copies of all signature pages; electronic signatures will not be accepted. Electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line: Certification No. 12C-026:779635:lhonma.

M. **Document Signatory Requirements**. All applications, reports, or information submitted to the San Diego Water Board must be signed as follows:

1. For a corporation, by a responsible corporate officer of at least the level of vice president.

2. For a partnership or sole proprietorship, by a general partner or proprietor, respectively.

3. For a municipality, or a state, federal, or other public agency, by either a principal executive officer or ranking elected official.

4. A duly authorized representative may sign applications, reports, or information if:

   a. The authorization is made in writing by a person described above.

   b. The authorization specifies either an individual or position having responsibility for the overall operation of the regulated activity.

   c. The written authorization is submitted to the San Diego Water Board Executive Officer.

If such authorization is no longer accurate because a different individual or position has responsibility for the overall operation of the Project, a new authorization satisfying the above requirements must be submitted to the San Diego Water Board prior to or together with any reports, information, or applications, to be signed by an authorized representative.

N. **Document Certification Requirements**. All applications, reports, or information submitted to the San Diego Water Board must be certified as follows:

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

VII. NOTIFICATION REQUIREMENTS

A. **Twenty Four Hour Non-Compliance Reporting.** The Applicant shall report any noncompliance which may endanger health or the environment. Any such information shall be provided orally to the San Diego Water Board within **24 hours** from the time the Applicant becomes aware of the circumstances. A written submission shall also be provided within five days of the time the Applicant becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected; the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. The San Diego Water Board, or an authorized representative, may waive the written report on a case-by-case basis if the oral report has been received within 24 hours.

B. **Hazardous Substance Discharge**. Except as provided in Water Code section 13271(b), any person who, without regard to intent or negligence, causes or permits any hazardous substance or sewage to be discharged in or on any waters of the State, shall as soon as (a) that person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the County of San Diego, in accordance with California Health and Safety Code section 5411.5 and the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State toxic disaster contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.17), and immediately notify the State Water Board or the San Diego Water Board of the discharge. This provision does not require reporting of any discharge of less than a reportable quantity as provided for under subdivisions (f) and (g) of section 13271 of the Water Code unless the Applicant is in violation of a Basin Plan prohibition.

C. **Oil or Petroleum Product Discharge.** Except as provided in Water Code section 13272(b), any person who without regard to intent or negligence, causes or permits any oil or petroleum product to be discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, shall, as soon as (a) such person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State oil spill contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.1). This requirement does not require reporting of any discharge of less than 42 gallons unless the discharge is also required to be reported pursuant to Clean Water Act section 311, or the discharge is in violation of a Basin Plan prohibition.

D. **Anticipated Noncompliance**. The Applicant shall give advance notice to the San Diego Water Board of any planned changes in the Project or the Compensatory Mitigation project which may result in noncompliance with Certification conditions or requirements.

E. **Commencement of Construction Notification.** The Applicant must notify the San Diego Water Board in writing at least 5 days prior to the start of initial Project construction ground disturbance

F. **Transfers.** This Certification is not transferable in its entirety or in part to any person or organization except after notice to the San Diego Water Board in accordance with the following terms:

1. **Transfer of Property Ownership:** The Applicant must notify the San Diego Water Board of any change in ownership of the Project area. Notification of change in ownership must include, but not be limited to, a statement that the Applicant has provided the purchaser with a copy of the Section 401 Water Quality Certification and that the purchaser understands and accepts the certification requirements and the obligation to implement them or be subject to liability for failure to do so; the seller and purchaser must sign and date the notification and provide such notification to the San Diego Water Board **within 10 days of the transfer of ownership.**

2. **Transfer of Mitigation Responsibility:** Any notification of transfer of responsibilities to satisfy the mitigation requirements set forth in this Certification must include a signed statement from an authorized representative of the new party (transferee) demonstrating acceptance and understanding of the responsibility to comply with and fully satisfy the mitigation conditions and agreement that failure to comply with the mitigation conditions and associated requirements may subject the transferee to enforcement by the San Diego Water Board under Water Code section 13385, subdivision (a). Notification of transfer of responsibilities meeting the above conditions must be provided to the San Diego Water Board **within 10 days of the transfer date.**

3. **Transfer of Post-Construction BMP Maintenance Responsibility:** The Applicant assumes responsibility for the inspection and maintenance of all post-construction structural BMPs until such responsibility is legally transferred to another entity. At the time maintenance responsibility for post-construction BMPs is legally transferred the Applicant must submit to the San Diego Water Board a copy of such documentation and must provide the transferee with a copy of a long-term BMP maintenance plan that complies with manufacturer specifications. The Applicant must provide such notification to the San Diego Water Board within **10 days** of the transfer of BMP maintenance responsibility.

Upon properly noticed transfers of responsibility, the transferee assumes responsibility for compliance with this Certification and references in this Certification to the Applicant will be interpreted to refer to the transferee as appropriate. Transfer of responsibility does not necessarily relieve the Applicant of responsibility for compliance with this Certification in the event that a transferee fails to comply.

VIII. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

A. The City of Chula Vista is the Lead Agency under the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et seq.) section 21067, and CEQA Guidelines (California Code of Regulations, title 14, section 15000 et seq.) section 15367, and has filed Notice of Determinations dated December 3, 2014 and December 17, 2014 for the Final Environmental Impact Report (FEIR) titled Final Environmental Impact Report for the Otay Ranch University Villages Project (State Clearing House Number 2013071077). The Lead Agency has determined the Project will have a significant effect on the environment and mitigation measures were made a condition of the Project.

B. The San Diego Water Board is a Responsible Agency under CEQA (Public Resources Code section 21069; CEQA Guidelines section 15381). The San Diego Water Board has considered the Lead Agency's FEIR and finds that the Project as proposed will have a significant effect on resources within the San Diego Water Board's purview.

C. The San Diego Water Board has required mitigation measures as a condition of this Certification to avoid or reduce the environmental effects of the Project to resources within the Board's purview to a less than significant level.

D. The Lead Agency has adopted a mitigation monitoring and reporting program pursuant to Public Resources Code section 21081.6 and CEQA Guidelines section 15097 to ensure that mitigation measures and revisions to the Project identified in the FEIR are implemented. The Mitigation Monitoring and Reporting Program (MMRP) is included and incorporated by reference in Attachment 5 to this Certification. The Applicant shall implement the Lead Agency's MMRP described in the FEIR, as it pertains to resources within the San Diego Water Board's purview. The San Diego Water Board has imposed additional MMRP requirements as specified in sections V and VI of this Certification.

E. As a Responsible Agency under CEQA, the San Diego Water Board will file a Notice of Determination in accordance with CEQA Guidelines section 15096 subdivision (i).

IX. SAN DIEGO WATER BOARD CONTACT PERSON

Lisa Honma, Environmental Scientist
Telephone: 619-521-3367
Email: Lisa.Honma@waterboards.ca.gov

X. WATER QUALITY CERTIFICATION

I hereby certify that the proposed discharge from the Otay Ranch Village Three Development Project (Certification No. 12C-026) will comply with the applicable provisions of sections 301 ("Effluent Limitations"), 302 ("Water Quality Related Effluent Limitations"), 303 ("Water Quality Standards and Implementation Plans"), 306 ("National Standards of Performance"), and 307 ("Toxic and Pretreatment Effluent Standards") of the Clean Water Act. This discharge is also regulated under State Water Board Order No. 2003-0017-DWQ, "*Statewide General Waste Discharge Requirements for Dredged or Fill Discharges that have Received State Water Quality Certification (General WDRs)*," which requires compliance with all conditions of this Water Quality Certification. Please note that enrollment under Order No. 2003-017-DWQ is conditional and, should new information come to our attention that indicates a water quality problem, the San Diego Water Board may issue individual waste discharge requirements at that time.

Except insofar as may be modified by any preceding conditions, all Certification actions are contingent on (a) the discharge being limited to, and all proposed mitigation being completed in strict compliance with, the applicants' Project description and/or the description in this Certification, and (b) compliance with all applicable requirements of the Basin Plan.

I, David W. Gibson, Executive Officer, do hereby certify the forgoing is a full, true, and correct copy of Certification No. 12C-026 issued on July 6, 2016.

David W. Gibson

DAVID W. GIBSON
Executive Officer
San Diego Water Board

6 July 2016
Date

ATTACHMENT 1
DEFINITIONS

Activity - when used in reference to a permit means any action, undertaking, or project including, but not limited to, construction, operation, maintenance, repair, modification, and restoration which may result in any discharge to waters of the state.

Buffer - means an upland, wetland, and/or riparian area that protects and/or enhances aquatic resource functions associated with wetlands, rivers, streams, lakes, marine, and estuarine systems from disturbances associated with adjacent land uses.

California Rapid Assessment Method (CRAM) - is a wetland assessment method intended to provide a rapid, scientifically-defensible and repeatable assessment methodology to monitor status and trends in the conditions of wetlands for applications throughout the state. It can also be used to assess the performance of compensatory mitigation projects and restoration projects. CRAM provides an assessment of overall ecological condition in terms of four attributes: landscape context and buffer, hydrology, physical structure and biotic structure. CRAM also includes an assessment of key stressors that may be affecting wetland condition and a "field to PC" data management tool (eCRAM) to ensure consistency and quality of data produced with the method**.**

Compensatory Mitigation Project - means compensatory mitigation implemented by the Applicant as a requirement of this Certification (i.e., applicant -responsible mitigation), or by a mitigation bank or an in-lieu fee program.

Discharge of dredged material – means any addition of dredged material into, including redeposit of dredged material other than incidental fallback within, the waters of the United States and/or State.

Discharge of fill material – means the addition of fill material into waters of the United States and/or State.

Dredged material – means material that is excavated or dredged from waters of the United States and/or State.

Ecological Success Performance Standards – means observable or measurable physical (including hydrological), chemical, and/or biological attributes that are used to determine if a compensatory mitigation project meets its objectives.

Enhancement – means the manipulation of the physical, chemical, or biological characteristics of an aquatic resource to improve a specific aquatic resource function(s). Enhancement results in the gain of selected aquatic resource function(s), but may also lead to a decline in other aquatic resource function(s). Enhancement does not result in a gain in aquatic resource area.

Establishment – means the manipulation of the physical, chemical, or biological characteristics present to develop an aquatic resource that did not previously exist. Creation results in a gain in aquatic resource area.

Fill material – means any material used for the primary purpose of replacing an aquatic area with dry land or of changing the bottom elevation of a water body.

Isolated wetland – means a wetland with no surface water connection to other aquatic resources.

Mitigation Bank – means a site, or suite of sites, where resources (e.g., wetlands, streams, riparian areas) are restored, established, enhanced, and/or preserved for the purpose of providing mitigation for impacts authorized by this Certification.

Preservation - means the removal of a threat to, or preventing the decline of, aquatic resources by an action in or near those aquatic resources. This term includes activities commonly associated with the protection and maintenance of aquatic resources through the implementation of appropriate legal and physical mechanisms. Preservation does not result in a gain of aquatic resource area or functions.

Re-establishment - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/ historic functions to a former aquatic resource. Re-establishment results in rebuilding a former aquatic resource and results in a gain in aquatic resource area and functions.

Rehabilitation - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural/ historic functions to a degraded aquatic resource. Rehabilitation results in a gain in aquatic resource function, but does not result in a gain in aquatic resource area.

Restoration - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former or degraded aquatic resource. For the purpose of tracking net gains in aquatic resource area, restoration is divided into two categories: re-establishment and rehabilitation.

Start of Project Construction - For the purpose of this Certification, "start of Project construction" means to engage in a program of on-site construction, including site clearing, grading, dredging, landfilling, changing equipment, substituting equipment, or even moving the location of equipment specifically designed for a stationary source in preparation for the fabrication, erection or installation of the building components of the stationary source within waters of the United States and/or State.

Uplands - means non-wetland areas that lack any field-based indicators of wetlands or other aquatic conditions. Uplands are generally well-drained and occur above (i.e., up-slope) from nearby aquatic areas. Wetlands can, however, be entirely surrounded by uplands. For example, some natural seeps and constructed stock ponds lack aboveground hydrological connection to other aquatic areas. In the watershed context, uplands comprise the landscape matrix in which aquatic areas form. They are the primary sources of sediment, surface runoff, and associated chemicals that are deposited in aquatic areas or transported through them.

Water quality objectives and other appropriate requirements of state law – means the water quality objectives and beneficial uses as specified in the appropriate water quality control plan(s); the applicable provisions of sections 301, 302, 303, 306, and 307 of the Clean Water Act; and any other appropriate requirement of state law.

Waters of the State – means any surface water or groundwater, including saline waters, within the boundaries of the State. [Water Code section13050, subd. (e)].

ATTACHMENT 2
PROJECT LOCATION MAPS

Figure 1 – Regional Map
Figure 2 – Regional Vicinity Map
Figure 3 – Proposed Project

DUDEK

6161

FIGURE 1

Regional Map

OTAY RANCH - VILLAGE 3 JOINT PERMIT APPLICATION

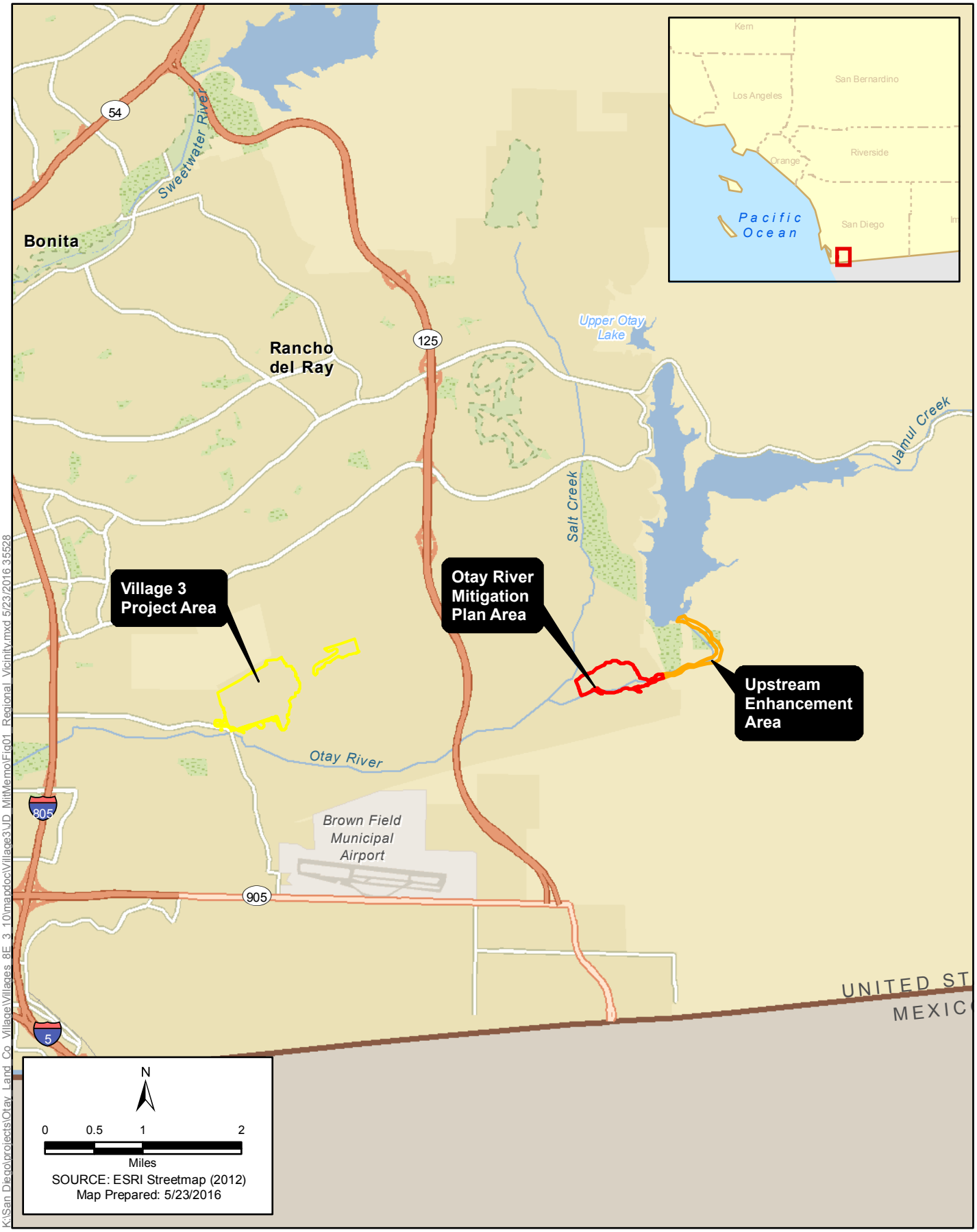
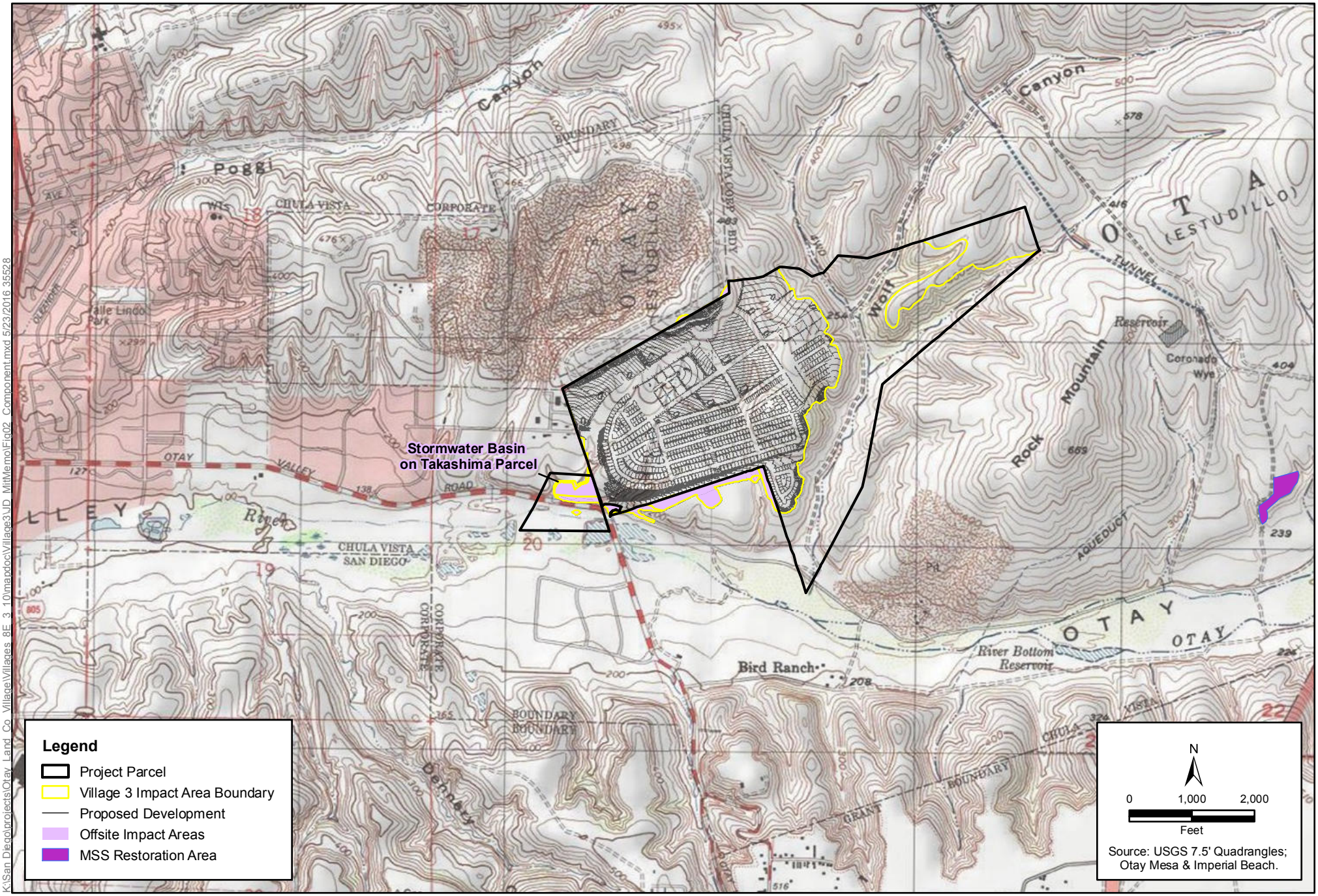


Figure 2
Regional Vicinity
Otay Village 3/Portion of Village 4 Project

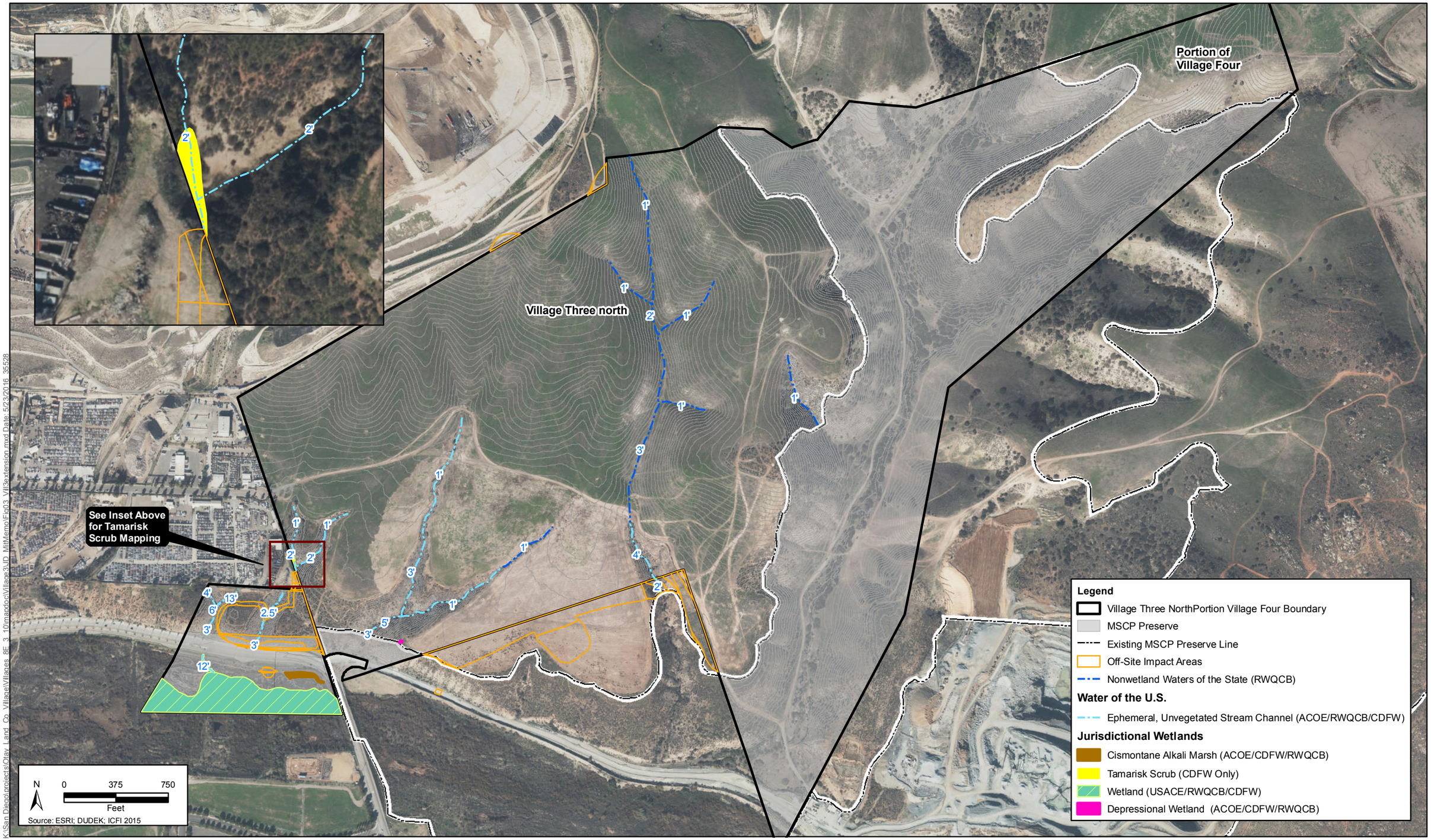


K:\San_Diego\projects\Otay_Land_Co_Village\Villages_8E_3_10\mapdoc\Village3JD_MitMemo\Fig02_Component.mxd 5/23/2016 35528

Figure 3
Proposed Project
Otay Village 3/Portion of Village 4 Project

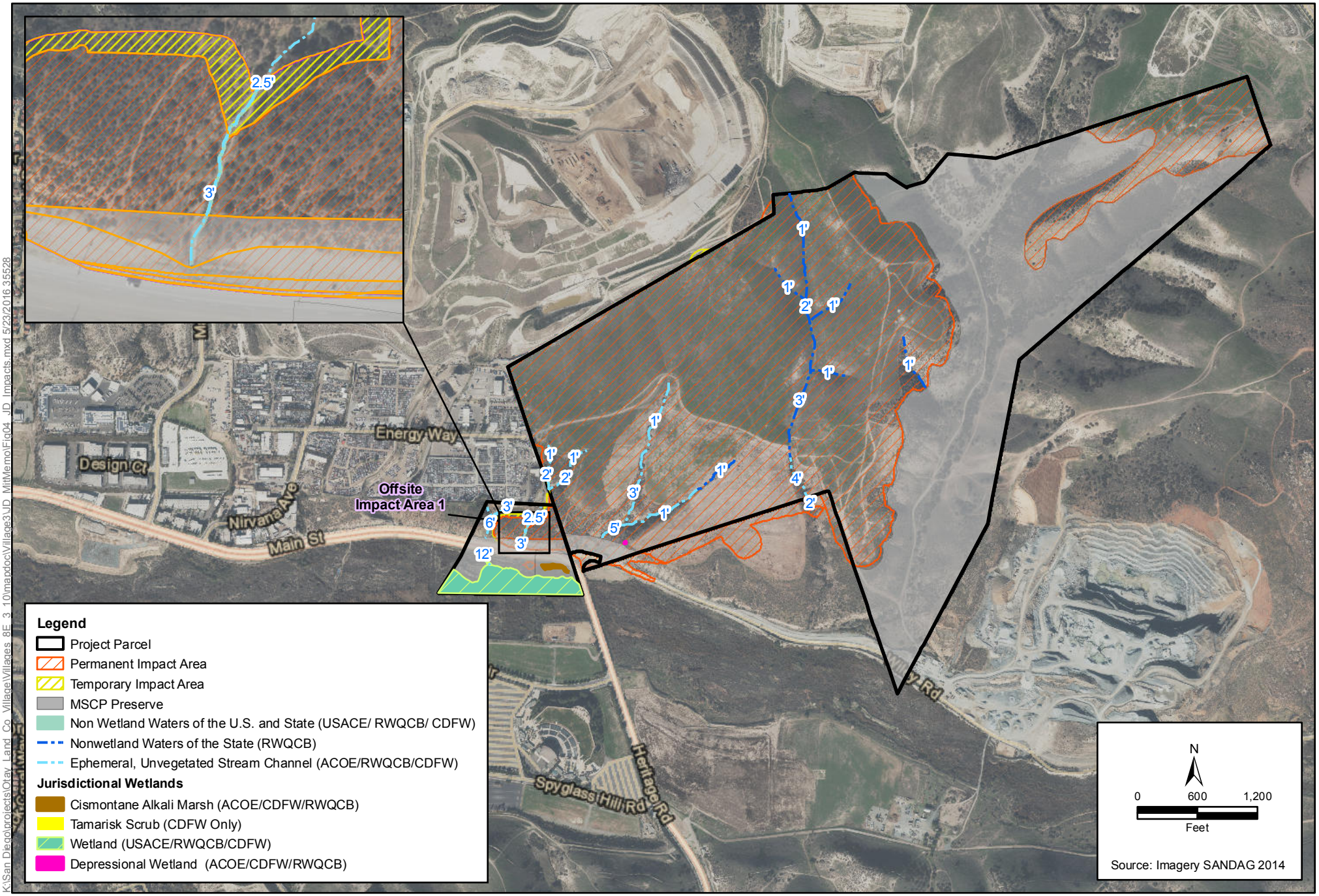
ATTACHMENT 3
PROJECT SITE PLANS

Figure 3 – Otay Village 3 Jurisdictional Waters
Figure 4 – Otay Village 3 Waters Impacts
Tentative Map CVT-13-02, Otay Ranch Village 3 North & A Portion of Village 4, Sheets 1 – 9



K:\San Diego\projects\Otay Land Co Village\Villages 8E 3 10\mapdoc\Village3\JD_MitMemoFig03_Vill3extension.mxd Date: 5/23/2016 35528

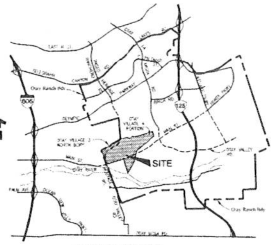
Figure 3
Otay Village 3 Jurisdictional Waters
Otay Village 3/Portion of Village 4 Project



K:\San Diego\projects\Otay Land Co Village\Villages 8E_3 10\mapdoc\Village3JD MitMemo\Fig04 JD Impacts.mxd 5/23/2016 35528

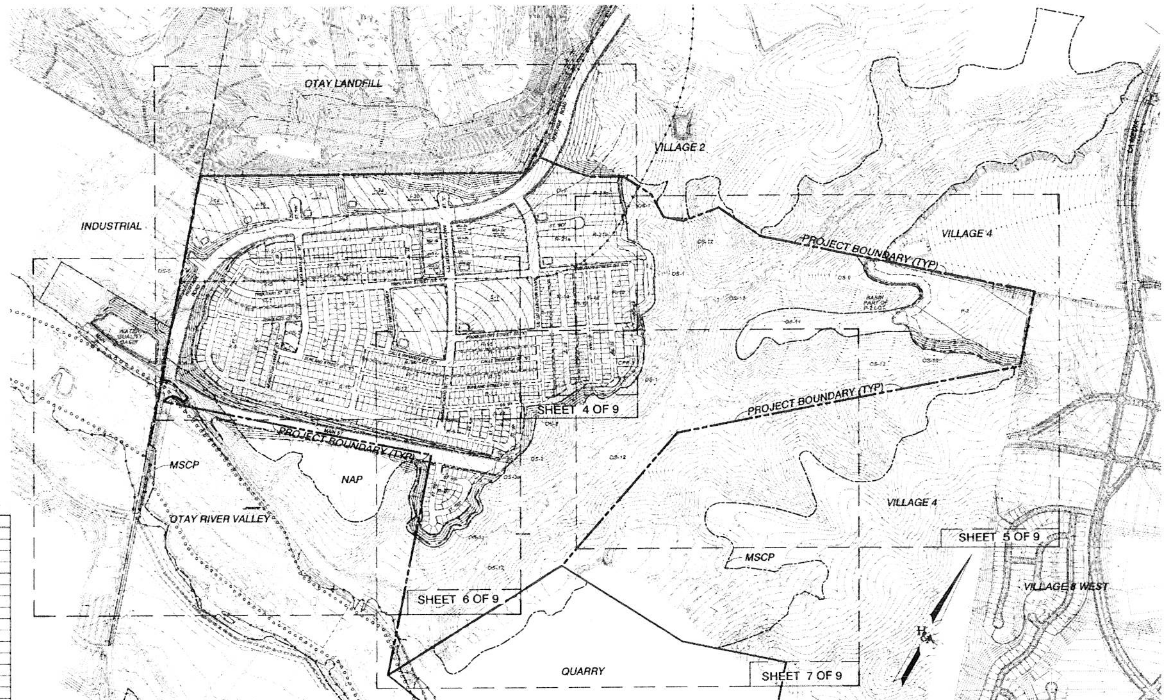
Figure 4
Otay Village 3 Waters Impacts
Otay Village 3/Portion of Village 4 Project

TENTATIVE MAP CVT-13-02
OTAY RANCH
VILLAGE 3 NORTH & A PORTION OF VILLAGE 4
CITY OF CHULA VISTA, CALIFORNIA



VICINITY MAP

NOT TO SCALE



KEY MAP

SCALE: 1" = 400'

PROJECT SUMMARY:

VILLAGE 3 NORTH

Land Use		Gross Acres	Net Acres	Units
Single Family Residential				
	TARGET LOT SIZE			
R-1	44'x62'	8.2	-	74
R-2	44'x62'	3.8	-	34
R-3	34'x75'	1.4	-	14
R-4	34'x75'	2.6	-	25
R-5	34'x83'	2.1	-	25
R-6	34'x83'	1.4	-	16
R-7	34'x75'	1.4	-	19
R-8	34'x83'	2.2	-	21
R-9	48'x75'	20.6	-	149
R-10	48'x65'	19.4	-	170
R-11	48'x65'	4.2	-	77
R-12	44'x62'	7.7	-	70
R-13	34'x83'	4.7	-	46
R-14	34'x75'	6.0	-	67
R-15	34'x83'	4.7	-	51
R-16	34'x75'	5.9	-	54
R-17	34'x83'	3.0	-	26
R-18	48'x65'	2.5	-	19
R-19	48'x75'	7.9	-	51
R-20	44'x62'	5.5	-	44
	Single Family Total	**115.2**		**1,002**
Multi Family Residential				
R-21a		3.6	3.3	190
R-21b		3.9	3.8	170
R-21c		3.3	3.2	155
	Multi Family Total	**10.8**	**10.3**	**515**
Mixed Use				
MU-1a-1d		2.1	2.0	80
	Mixed Use Total	**2.1**	**2.0**	**80**
	Residential Total	**128.1**	**-**	**1,597**
Parks				
P-1		7.9	6.7	
P-2 (Village 4)		17.8	15.6	
	Parks Total	**25.7**	**22.3**	
Pvt. Open Space				
POS-1		0.2		
POS-2		0.2		
POS-3		0.2		
POS-4		0.1		
POS-5		0.1		
POS-6		0.1		
POS-7		1.3		
POS-8		0.2		
	Private OS Total	**2.4**		
School				
S-1		8.3	7.7	
	School Total	**8.3**	**7.7**	
Community Purpose Facilities				
CPF-1*		2.6	2.4	
CPF-2		1.1	0.9	
CPF-3		0.5	0.5	
	CPF Total	**4.2**	**3.8**	
* THE CPF-1 SITE MAY BE LOCATED ON ANY PORTION OF THE MU-2a-2e PARCELS.				
Industrial/Office/Mixed Use				
I-1a		6.4	4.6	
I-1b		6.1	4.1	
I-2		4.4	2.3	
I-3a		4.2	3.1	
I-3b		7.5	1.8	
MU-2a-2e		6.1	5.3	
O-1		5.2	4.9	
	Industrial/Office/Mixed Use Total	**39.9**	**26.1**	
Open Space				
OS-1		4.2	-	
OS-2		2.2	-	
OS-3a/b		3.1	-	
OS-4		12.2	-	
OS-5		0.9	-	
OS-6		0.6	-	
OS-7		0.3	-	
OS-8		0.2	-	
OS-9		0.6	-	
OS-10		2.7	-	
OS-11		8.6	-	
	OS Total	**35.6**	**-**	
Preserve				
OS-12		166.2	-	
Por. Of Heritage Rd./Portion of Main St.		2.0	-	
	Preserve Total	**167.2**	**-**	
Circulation				
Internal Circulation		17.0	-	
Por. Of Heritage Rd./Portion of Main St.		17.6	-	
	Circulation Total	**34.6**		
TOTAL		**436.0**		**1,597**

V3 APPROVED STREET NAMES

Street	Name
A	Calle Thania
B	Zander Street
C	Tributary Street
D	Toagle Street
E	Sun-and Street
F	Calle Merced
G	Langdon Street
H	Langdon Street
I	Covina Place
J	Avenida Tejon
K	Kocher Avenue
L	Lexington Avenue
M	Santa Maya
N	Nancarrow Avenue
O	Mammoth Avenue
P	Avenida Prado
Q	Avenida Sierra
R	Calle Thania
S	Calle Swansea
T	Santa Picacho
U	Avenida Sohn
V	Paseo Vaccaro
W	Patchen Avenue
X	Promontory Street
Y	Santa Macheto
Z	Avenida Ainara
AA	Arcadia Avenue
BB	Avenida Hermosa
CC	Avenida Avalon
DD	"N/A" -removed
EE	Avenida Seneca
FF	Calle Marin
GG	Avenida Norval

LEGEND

- PROJECT BOUNDARY
- EXISTING TOPO CONTOUR
- NEIGHBORHOOD BOUNDARY
- LOT LINE
- PAD ELEVATION — F237.7
- RESIDENTIAL LOT
- HOMEOWNER'S MAINT. LOT
- NEIGHBORHOODS — DD
- OPEN SPACE LOT — OS-27
- SLOPE (2:1 MAX)
- PERCENT OF GRADE
- ST. ELEVATION — 350.4
- SEWER MAIN (8")
- SEWER INVERT ELEVATION
- WATER MAIN (8")
- FIRE HYDRANT
- RECLAIMED WATER MAIN
- STORM DRAIN (18")
- RETAINING WALL
- PLANTABLE WALL SYSTEM
- TOP OF WALL ELEVATION
- FINISHED SURFACE ELEVATION
- ST. LIGHT
- EASEMENT LINE
- LANDFILL NUISANCE EASEMENT
- EASEMENT NUMBER
- GATE
- KNOCKDOWN
- * UNLESS SHOWN OTHERWISE

LEGAL DESCRIPTION:

PARCEL A: APN 644-060-07

LOT 43 OF OTAY RANCH, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 862, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1900.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 43 LYING WITHIN THE FOLLOWING DESCRIBED LAND:

COMMENCING AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 17, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN SAID SAN DIEGO COUNTY, ACCORDING TO LICENSED SURVEYOR'S MAP THEREOF NO. 275, A PLAT OF WHICH IS FILED IN THE OFFICE OF THE COUNTY RECORDER NOVEMBER 5, 1936; THENCE ALONG THE SOUTHERLY LINE OF SAID FRACTIONAL SECTION 17, SOUTH 88°55'00" EAST, A DISTANCE OF 2,071.03 FEET (2,074.27 PER SAID LICENSED SURVEYOR'S MAP NO. 275) TO A POINT ON THE WESTERLY BOUNDARY OF SAID OTAY RANCH, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 19°00'00" WEST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 2,893.65 FEET (2,893.04 FEET PER SAID LICENSED SURVEYOR'S MAP NO. 275) TO THE MOST NORTHERLY NORTHEAST CORNER OF THAT LAND DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED APRIL 16, 1962 AS DOCUMENT NO. 64315 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY NORTH 19°00'00" WEST, A DISTANCE OF 741.41 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY, NORTH 74°23'37" EAST, A DISTANCE OF 3,829.24 FEET; THENCE SOUTH 02°44'38" EAST, A DISTANCE OF 2,922.46 FEET; THENCE SOUTH 59°39'21" WEST, A DISTANCE OF 3,064.30 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 43 DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF FRACTIONAL SECTION 20, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON OTAY INDUSTRIAL PARK, MAP NO. 8147, FILED IN THE OFFICE OF THE COUNTY RECORDER; THENCE ALONG THE EASTERLY LINE OF SAID FRACTIONAL SECTION 20, BEING ALSO THE WESTERLY BOUNDARY LINE OF SAID OTAY RANCH, NORTH 18°37'06" WEST 650.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RANCH BOUNDARY NORTH 71°22'54" EAST 55.00 FEET; THENCE LEAVING SAID RANCH BOUNDARY NORTH 71°22'54" EAST 55.00 FEET; THENCE NORTH 18°37'06" WEST, PARALLEL WITH SAID RANCH BOUNDARY LINE 200.00 FEET; THENCE SOUTH 71°22'54" WEST 55.00 FEET TO SAID RANCH BOUNDARY LINE; THENCE ALONG SAID LINE SOUTH 18°37'06" EAST 200.00 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 43 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RANCH OTAY BOUNDARY DISTANT SOUTH 18°37'10" EAST 499.12 FEET ALONG SAID OTAY RANCH BOUNDARY FROM THE SOUTHEAST CORNER OF LOT 17 OF MAP NO. 8147; THENCE LEAVING SAID OTAY RANCH BOUNDARY EASTERLY ALONG A NON-TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 157.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 34°56'19" WEST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°41'39" AN ARC LENGTH OF 136.17 FEET; THENCE TANGENT TO SAID CURVE SOUTH 75°14'40" EAST 179.58 FEET; THENCE SOUTH 14°45'20" WEST 62.00 FEET; THENCE NORTH 75°14'40" WEST 45.61 FEET TO THE BEGINNING OF A TANGENT 95.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 107°28'43" A LENGTH OF 178.21 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 44 OF OTAY RANCH; THENCE DEPARTING THE ARC OF SAID CURVE NON-RADIALLY SOUTH 71°58'08" WEST 9.63 FEET ALONG THE NORTHERLY LINE OF SAID LOT 44 TO THE EASTERLY LINE OF THAT EASEMENT FOR COUNTY HIGHWAY RECORDED APRIL 9, 1979 AS DOCUMENT NO. 79-144675 OF OFFICIAL RECORDS; THENCE NORTH 18°37'10" WEST 78.39 FEET ALONG THE EASTERLY LINE OF SAID EASEMENT FOR COUNTY HIGHWAY; THENCE SOUTH 71°22'50" WEST 55.00 FEET ALONG THE NORTHERLY LINE OF SAID EASEMENT FOR COUNTY HIGHWAY TO A POINT OF INTERSECTION WITH SAID RANCH BOUNDARY; THENCE ALONG SAID RANCH BOUNDARY NORTH 18°37'10" WEST 119.86 FEET TO THE POINT OF BEGINNING.

PARCEL B: APN 644-060-15

PARCEL 3 OF PARCEL MAP NO. 19923, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JANUARY 18, 2006.

PARCEL C: APN 644-060-19 (PORTION)

PARCEL 4 OF PARCEL MAP NO. 20264, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JUNE 1, 2007.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 4 LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 4; THENCE ALONG THE NORTHERLY LINE THEREOF SOUTH 71°57'37" WEST, 1876.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 23°16'00" WEST, 5097.40 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 4.

EASEMENT & ENCUMBRANCE NOTES

SEE SHEET 8

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE CONDOMINIUM PROJECTS DESIGNATION ARE R-21A, 21B, 21C, MU-1a-MU-1d & MU-2a-MU-2e FOR A MAXIMUM NUMBER OF 595 DWELLING UNITS.

LOTTING NOTES

1. CONSECUTIVE NUMBERING OR LABELING OF NEIGHBORHOODS IS NOT INTENDED TO INDICATE ORDER OF DEVELOPMENT. THE TIMING OF REQUIRED INFRASTRUCTURE ELEMENTS (ST.S, SEWER, WATER, STORM DRAIN, PUBLIC OPEN SPACE, ETC.) WILL BE ESTABLISHED BY THE DEVELOPER WITH THE CONCURRENCE OF THE CITY ENGINEER.
2. DELINEATION OF NEIGHBORHOOD BOUNDARIES IS NOT INTENDED TO BE EXACT. FURTHER REFINEMENT WILL BE ESTABLISHED WITH THE FINAL MAPS.
3. OPEN SPACE LOTS AND HOMEOWNERS MAINTENANCE LOTS SHOWN ON THE TENTATIVE MAP MAY BE SUBDIVIDED INTO ADDITIONAL LOTS TO CORRESPOND WITH PHASING AND LOGICAL EXTENSION OF ELECTRIC AND IRRIGATION SYSTEMS.

WAIVER REQUEST

1. DESIGN WAIVER REQUEST FOR HERITAGE ROAD FROM SIX-LANE PRIME ARTERIAL STANDARDS TO ALLOW FOR A MAXIMUM 8% ROAD GRADE, A MINIMUM CENTERLINE CURVE RADIUS OF 1,100 FEET, A 45 MPH DESIGN SPEED, REDUCED TRAVEL LANE WIDTH DOWN TO ELEVEN FEET AND REDUCED RIGHT-OF-WAY DOWN TO 124 FEET.
2. DESIGN WAIVER REQUEST FOR MAIN STREET FROM SIX-LANE PRIME ARTERIAL STANDARDS TO ALLOW FOR A MAXIMUM 8% ROAD GRADE, REDUCED TRAVEL LANE WIDTH DOWN TO ELEVEN FEET AND REDUCED RIGHT-OF-WAY DOWN TO 124 FEET.

PUBLIC UTILITIES

SEWER	CITY OF CHULA VISTA
WATER	OTAY WATER DISTRICT
STORM DRAIN	CITY OF CHULA VISTA
TELEPHONE	AT&T
GAS AND ELECTRIC	SDG&E
CABLE T.V.	COX COMMUNICATIONS
POLICE & FIRE	CITY OF CHULA VISTA
SCHOOLS	CHULA VISTA ELEMENTARY SCHOOL DISTRICT SWEETWATER UNION HIGH SCHOOL DISTRICT

SHEET INDEX

GENERAL NOTES

1. GROSS SITE AREA EXISTING: 436.0 ACRES
   GROSS SITE AREA PROPOSED: 436.0 ACRES
2. TOTAL NUMBER OF LOTS: 1,046
   - SINGLE-FAMILY RESIDENTIAL: 1,002 LOTS
   - MULTI-FAMILY RESIDENTIAL: 3 LOTS
   - MIXED USE: 9 LOT
   - COMMUNITY PURPOSE FACILITY: 3 LOTS
   - SCHOOL: 1 LOT
   - PARK: 1 LOT
   - OFFICE: 1 LOT
   - COMMUNITY PARK: 1 LOT
   - OPEN SPACE: 11 LOTS
   - PRIVATE OPEN SPACE: 8 LOTS
   - OPEN SPACE PRESERVE: 1 LOT
   - INDUSTRIAL LOTS: 5 LOTS
3. TOTAL NUMBER OF UNITS PROPOSED: 1,597 UNITS
   - MF RESIDENTIAL V-3: 515 UNITS
   - MU: 80 UNITS
   - SF RESIDENTIAL: 1,002 UNITS
4. MAXIMUM NUMBER UNITS ALLOWED PER OTAY RANCH VILLAGE 3 SPA: 1,597
5. ASSESSOR'S PARCEL NUMBERS: 644-060-07, 644-060-15 & 644-060-19 (POR)
6. EXISTING/PROPOSED GENERAL PLAN DESIGNATION:
   LOW MEDIUM VILLAGE DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, MEDIUM HIGH DENSITY RESIDENTIAL, MIXED USE, SCHOOL, INDUSTRIAL, PARKS, OPEN SPACE, OPEN SPACE PRESERVE, AND TOWN CENTER. ALL PER OTAY RANCH GDP FOR VILLAGE 3
7. ZONING: EXISTING: PC (PLANNED COMMUNITY ZONE)
   PROPOSED: SEE VILLAGE 3 SPA PC DISTRICT REGULATIONS
8. PRESENT LAND USE: VACANT
   PROPOSED LAND USE: SEE ABOVE LOT SUMMARY FOR PROPOSED LAND USES

GENERAL DESIGN NOTES

1. WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE OTAY WATER DISTRICT AND SHALL BE MAINTAINED AND OPERATED BY THE DISTRICT.
2. SPECIFIC METHODS OF HANDLING STORM WATER ARE SUBJECT TO DETAILED APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT AT THE TIME OF SUBMISSION OF IMPROVEMENT AND GRADING PLANS. DESIGN SHALL BE ACCOMPLISHED ON THE BASIS OF THE REQUIREMENTS OF THE SUBDIVISION MANUAL. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
3. SANITARY SEWER TO BE PROVIDED AND CONNECTED TO CITY OF CHULA VISTA SEWERS. SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS SHOWN OTHERWISE.
4. EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED GRADING RIGHTS UPON ADJACENT PROPERTY WHERE REQUIRED DURING FINAL ENGINEERING.
5. STREET TREE DEPOSITS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NUMBER 1369 AND NO. 1687 OF THE CITY OF CHULA VISTA.
6. UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
7. SUBDIVIDER TO PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT FOR PUBLIC RIGHT-OF-WAY.
8. SLOPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHULA VISTA LANDSCAPE MANUAL, AND/OR THE OTAY RANCH VILLAGE DESIGN PLAN.
9. GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH TITLE 15 OF THE CITY OF CHULA VISTA MUNICIPAL CODE.
10. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA.
11. FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHULA VISTA DESIGN STANDARD NO. 8. FIRE HYDRANTS AS SHOWN ON THIS MAP SHALL BE USED AS A GUIDE ONLY.
12. ONE FOOT CONTROL LOTS TO BE GRANTED TO THE CITY OF CHULA VISTA BY SEPARATE DEED WHERE DETERMINED NECESSARY BY THE DEVELOPMENT SERVICES DEPARTMENT.
13. GRADING AND MODEL HOMES MAY BE BUILT PRIOR TO FINAL MAP RECORDATION.
14. GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT.
15. THIS PROJECT IS A MULTIPLE UNIT (NEIGHBORHOOD) SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
16. FINAL MAPS MAY BE RECORDED FOR THE PURPOSE OF SUBDIVIDING VILLAGES OR PORTIONS THEREOF INTO UNIMPROVED NEIGHBORHOODS WITH LEGAL ACCESS WITH THE INTENT OF TRANSFERRING TITLE TO MERCHANT BUILDERS.
17. STORM DRAIN AND SEWER SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN.
18. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
19. PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOCON, INC. DATED APRIL 05, 2012
20. REFER TO THE "WATER QUALITY TECHNICAL REPORT" PREPARED BY HUNSAKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT.
21. TEMPORARY TURNAROUNDS SHALL BE PROVIDED AT ALL DEAD END STREETS DURING FINAL ENGINEERING AS REQUESTED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SOURCE OF TOPOGRAPHY

TOPO FLOWN BY R.J. LUNG & ASSOCIATES ON 7-25-12

AND PORTIONS PER CITY OF CHULA VISTA
TOPO PANELS: 63271799, 63271797, 63301799
CONTOUR INTERVALS: 2'
DATUM: NAVD '88
DATED: 2005
SOURCE: OMI

BENCHMARK:

BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE 1.5 MILES EAST OF INTERSECTION OF MAIN STREET & HERITAGE ROAD ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT # 1359 PER R.O.S. 14841) ELEVATION: 628.319' (NAVD '88)

EARTHWORK/GRADING QUANTITIES

CUT: 5,405,000 C.Y.
FILL: 5,405,000 C.Y.

GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

OWNER/SUBDIVIDER

SSBT LCRE V LLC,
A DELAWARE LIMITED LIABILITY COMPANY 1392 EAST PALOMAR ST.
SUITE 202
CHULA VISTA, CA 91913
(619) 210-0560

[signature]
TITLE Authorized Signatory

CIVIL ENGINEER

HUNSAKER & ASSOCIATES, SAN DIEGO, INC 9707 WAPLES ST.
SAN DIEGO, CA 92121
(858) 558-4500

PLANNING DEPARTMENT
APPROVED [signature] DATE 12/2/14
CITY COUNCIL RESO 2014-257 APPROVED 12/?/14

ALISA S. VIALPANDO No. 47945 Exp. 12/31/15 CIVIL

[signature] 1/2/15
ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/15

PREPARED BY:

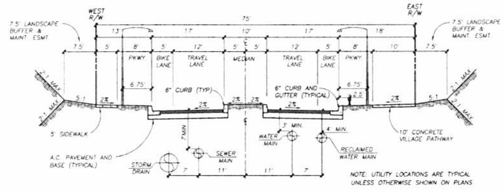
HUNSAKER & ASSOCIATES SAN DIEGO, INC

NO.	REVISIONS	DATE	BY
1	SUBMITTAL	03/26/12	H&A
2	RESUBMITTAL	10/31/12	H&A
3	RESUBMITTAL	05/13/13	H&A
4	RESUBMITTAL	03/11/14	H&A
5	RESUBMITTAL	05/27/14	H&A
6	RESUBMITTAL (SHTS 1,4,5)	07/01/14	H&A
7	RESUBMITTAL	07/31/14	H&A
8	RESUBMITTAL	10/22/14	H&A
9	RESUBMITTAL FOR PC HEARING	11/12/14	H&A

TENTATIVE MAP CVT-13-02
OTAY RANCH
VILLAGE 3 NORTH & A PORTION OF VILLAGE 4
City Of Chula Vista, California

SHEET 1 OF 9

TENTATIVE MAP OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

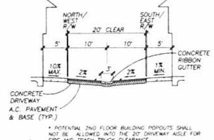


5:1 SLOPE MAY BE USED IN 8' PARKWAY & PVT. LANDSCAPE EASEMENT

MODIFIED TWO LANE SECONDARY VILLAGE ENTRY W/MEDIAN

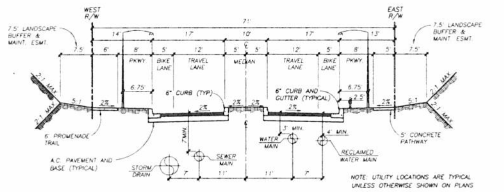
PORTION OF STREET "I" FROM STREET "C" TO ST. "S"

NOT TO SCALE



TYPICAL ALLEY CROSS SECTION

NOT TO SCALE

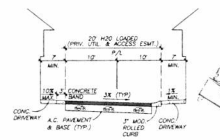


5:1 SLOPE MAY BE USED IN 8' PARKWAY & PVT. LANDSCAPE EASEMENT

MODIFIED TWO LANE SECONDARY VILLAGE ENTRY W/MEDIAN

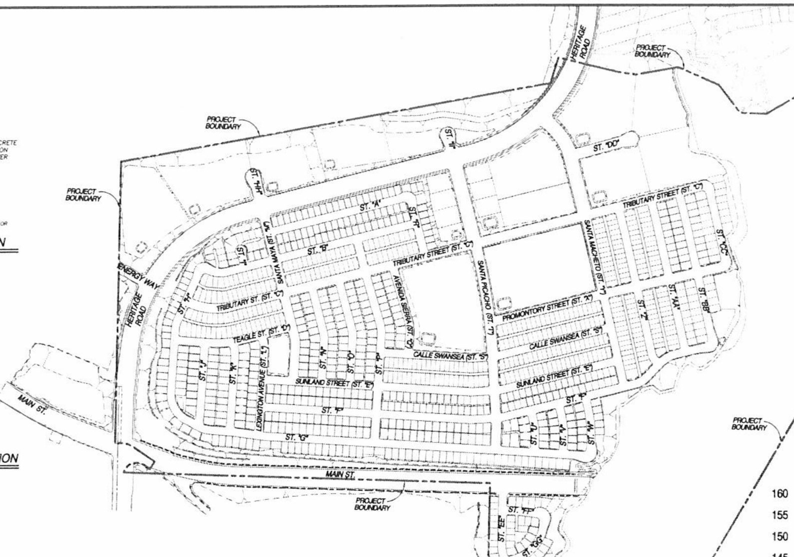
PORTION OF STREET "M" FROM HERITAGE RD. TO ST. "C"

NOT TO SCALE



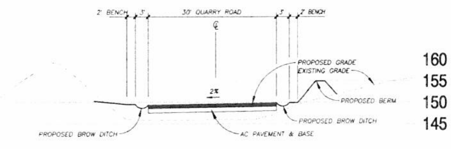
TYPICAL COURTYARD CROSS SECTION

NOT TO SCALE



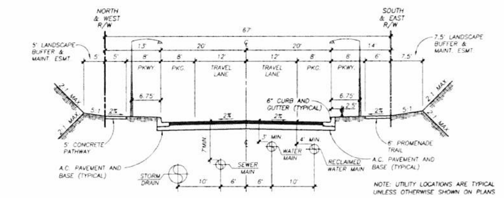
INDEX

SCALE: 1"=300'



SECTION 'A-A' - QUARRY ROAD (SEE SHEET 6)

NOT TO SCALE



5:1 SLOPE MAY BE USED IN 8' PARKWAY & PVT. LANDSCAPE EASEMENT

MODIFIED RESIDENTIAL PROMENADE STREET

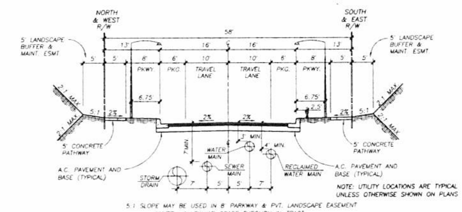
STREETS "C" AND "X"

PORTION OF ST. "M" FROM STREET "C" TO STREET "E"

PORTION OF ST. "T" FROM STREET "S" TO STREET "G"

PORTION OF ST. "Y" FROM STREET "C" TO STREET "X"

NOT TO SCALE



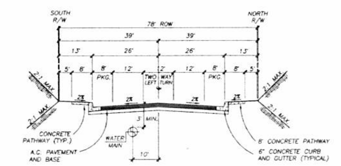
5:1 SLOPE MAY BE USED IN 8' PARKWAY & PVT. LANDSCAPE EASEMENT

WAIVER - ALLOW 4% GRADE THROUGH IN-TRACT

PARKWAY RESIDENTIAL

ST. "A", ST. "B", ST. "D", ST. "E", ST. "F", ST. "G", ST. "H", ST. "I", ST. "J", ST. "K"
ST. "L", ST. "N", ST. "O", ST."P", ST. "Q", ST. "R", ST. "S", ST. "U", ST. "V", ST. "W"
ST. "Z", ST. "AA", ST. "BB", ST."CC", ST. "DD", ST. "EE", ST. "FF", ST. "GG"
ST. "Y" FROM ST. "X" TO ST. "F"

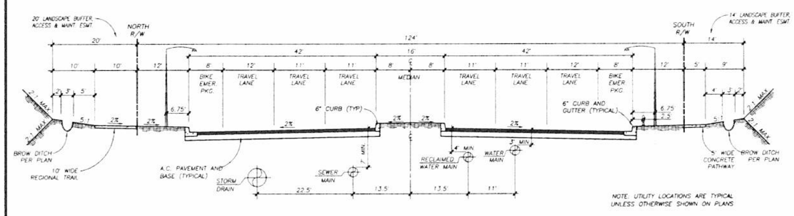
NOT TO SCALE



INDUSTRIAL

FUTURE ENERGY WAY

NOT TO SCALE

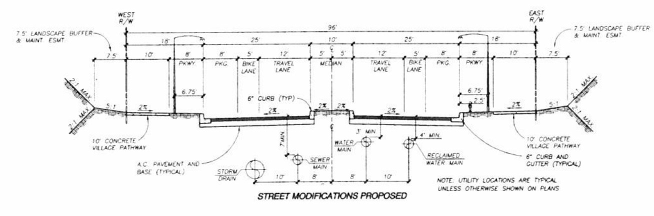


5:1 SLOPE MAY BE USED IN 12' PARKWAY & PVT. LANDSCAPE EASEMENT

SIX LANE PRIME ARTERIAL

MAIN STREET (EAST OF HERITAGE ROAD)

NOT TO SCALE



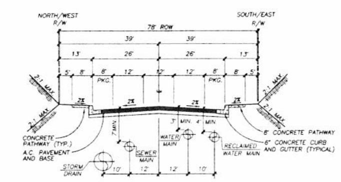
5:1 SLOPE MAY BE USED IN 8' PARKWAY & PVT. LANDSCAPE EASEMENT

MODIFIED TWO LANE SECONDARY VILLAGE ENTRY W/MEDIAN & VILLAGE PATHWAY

PORTION OF ST. "T" FROM HERITAGE RD. TO ST. "C"

PORTION OF ST. "Y" FROM HERITAGE RD. TO ST. "C"

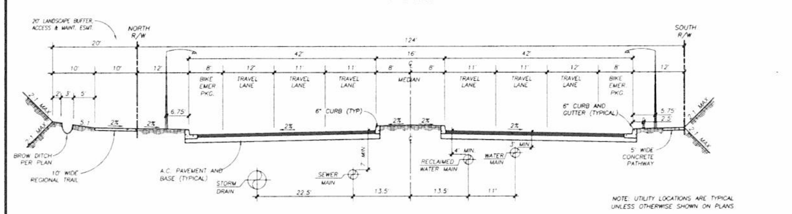
NOT TO SCALE



INDUSTRIAL

STREET "DD", STREET "HH" & STREET "II"

NOT TO SCALE

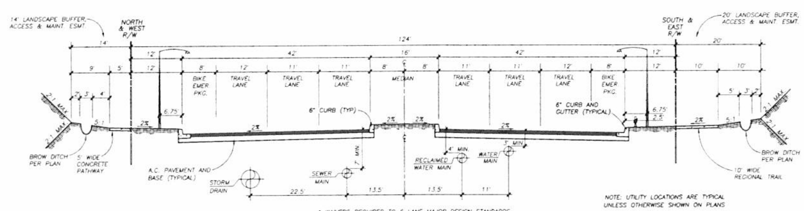


5:1 SLOPE MAY BE USED IN 12' PARKWAY & PVT. LANDSCAPE EASEMENT

SIX LANE PRIME ARTERIAL

MAIN STREET (WEST OF HERITAGE ROAD)

NOT TO SCALE



* WAIVERS REQUIRED TO 6 LANE MAJOR DESIGN STANDARDS

5:1 SLOPE MAY BE USED IN 8' PARKWAY & PVT. LANDSCAPE EASEMENT

SIX LANE PRIME ARTERIAL

HERITAGE ROAD

NOT TO SCALE

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC.

PLANNING 9707 Waples St.
ENGINEERING San Diego, Ca 92121
SURVEYING

TENTATIVE MAP CVT-13-02

OTAY RANCH

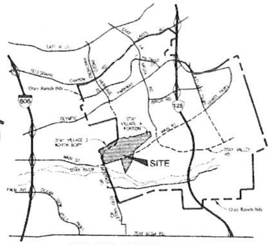
VILLAGE 3 NORTH & A PORTION OF VILLAGE 4

City Of Chula Vista, California

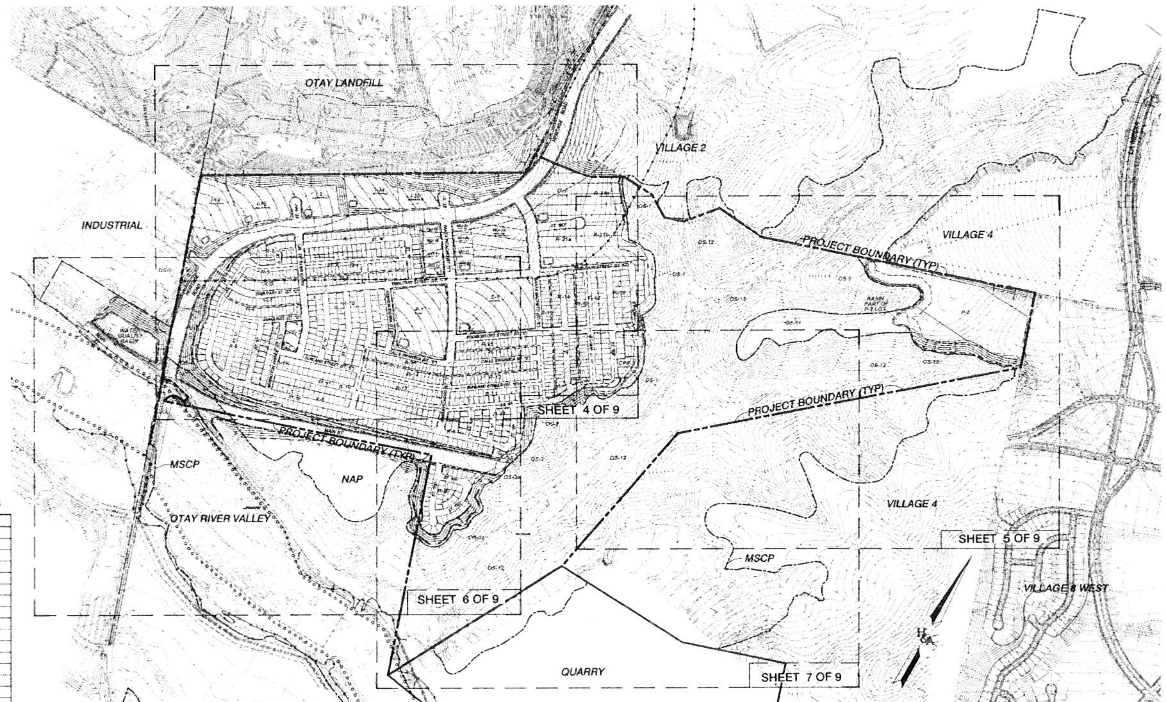
SHEET 2 OF 9

TENTATIVE MAP OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

TENTATIVE MAP CVT-13-02
OTAY RANCH
VILLAGE 3 NORTH & A PORTION OF VILLAGE 4
CITY OF CHULA VISTA, CALIFORNIA



VICINITY MAP
NOT TO SCALE



KEY MAP
SCALE: 1" = 400'

PROJECT SUMMARY:

VILLAGE 3 NORTH

Land Use	Target Lot Size	Gross Acres	Net Acres	Units
Single Family Residential				
R-1	44'x82'	8.2	-	74
R-2	44'x62'	3.8	-	34
R-3	34'x75'	1.4	-	14
R-4	34'x75'	2.6	-	25
R-5	34'x83'	2.1	-	25
R-6	34'x83'	1.4	-	16
R-7	34'x75'	1.4	-	19
R-8	34'x83'	2.2	-	21
R-9	48'x75'	20.6	-	149
R-10	48'x65'	19.4	-	170
R-11	48'x65'	4.2	-	27
R-12	44'x62'	7.7	-	70
R-13	34'x83'	4.7	-	46
R-14	34'x75'	6.0	-	67
R-15	34'x83'	4.7	-	51
R-16	34'x75'	5.9	-	54
R-17	34'x83'	3.0	-	26
R-18	48'x65'	2.5	-	19
R-19	48'x75'	7.9	-	51
R-20	44'x62'	5.5	-	44
Single Family Total		**115.2**		**1,002**
Multi Family Residential				
R-21a		3.6	3.3	190
R-21b		3.9	3.8	170
R-21c		3.3	3.2	155
Multi Family Total		**10.8**	**10.3**	**515**
Mixed Use				
MU-1a-1d		2.1	2.0	80
Mixed Use Total		**2.1**	**2.0**	**80**
Residential Total		**128.1**	**-**	**1,597**
Parks				
P-1		7.9	6.7	
P-2 (Village 4)		17.8	15.6	
Parks Total		**25.7**	**22.3**	
Pvt. Open Space				
POS-1		0.2		
POS-2		0.2		
POS-3		0.2		
POS-4		0.1		
POS-5		0.1		
POS-6		0.1		
POS-7		1.3		
POS-8		0.2		
Private OS Total		**2.4**		
School				
S-1		8.3	7.7	
School Total		**8.3**	**7.7**	
Community Purpose Facilities				
CPF-1*		2.6	2.4	
CPF-2		1.1	0.9	
CPF-3		0.5	0.5	
CPF Total		**4.2**	**3.8**	
* THE CPF-1 SITE MAY BE LOCATED ON ANY PORTION OF THE MU-2a-2e PARCELS.				
Industrial/Office/Mixed Use				
I-1a		6.4	4.6	
I-1b		6.1	4.1	
I-2		4.4	2.3	
I-3a		4.2	3.1	
I-3b		7.5	1.8	
MU-2a-2e		6.1	5.3	
O-1		5.2	4.9	
Industrial/Office/Mixed Use Total		**39.9**	**26.1**	
Open Space				
OS-1		4.2	-	
OS-2		2.2	-	
OS-3a/b		3.1	-	
OS-4		12.2	-	
OS-5		0.9	-	
OS-6		0.6	-	
OS-7		0.3	-	
OS-8		0.2	-	
OS-9		0.6	-	
OS-10		2.7	-	
OS-11		8.6	-	
OS Total		**35.6**	**-**	
Preserve				
OS-12		155.2	-	
Por. Of Heritage Rd./Portion of Main St.		2.0	-	
Preserve Total		**157.2**	**-**	
Circulation				
Internal Circulation		17.0	-	
Por. Of Heritage Rd./Portion of Main St.		17.6	-	
Circulation Total		**34.6**		
TOTAL		**436.0**		**1,597**

V3 APPROVED STREET NAMES

Street	Name
A	Calle Thania
B	Zander Street
C	Tributary Street
D	Teagle Street
E	Sunland Street
F	Calle Merced
G	Langdon Street
H	Langdon Street
I	Covina Place
J	Avenida Tejon
K	Kocher Avenue
L	Lexington Avenue
M	Santa Maya
N	Nancarrow Avenue
O	Mammoth Avenue
P	Avenida Prado
Q	Avenida Sierra
R	Calle Thania
S	Calle Swansea
T	Santa Picacho
U	Avenida Sohn
V	Paseo Vaccaro
W	Patchen Avenue
X	Promontory Street
Y	Santa Macheto
Z	Avenida Ainara
AA	Arcadia Avenue
BB	Avenida Hermosa
CC	Avenida Avalon
DD	"N/A" -removed
EE	Avenida Seneca
FF	Calle Marin
GG	Avenida Norval

LEGEND

PROJECT BOUNDARY	RECLAIMED WATER MAIN
EXISTING TOPO CONTOUR	STORM DRAIN (18"+)
NEIGHBORHOOD BOUNDARY	RETAINING WALL
LOT LINE	PLANTABLE WALL SYSTEM
PAD ELEVATION P237.7	TOP OF WALL ELEVATION
RESIDENTIAL LOT	FINISHED SURFACE ELEVATION
HOMEOWNER'S MAINT. LOT	ST. LIGHT
NEIGHBORHOOD DD	EASEMENT LINE
OPEN SPACE LOT OS-27	LANDFILL NUISANCE EASEMENT
SLOPE (2:1 MAX)	EASEMENT NUMBER
PERCENT OF GRADE	GATE
ST. ELEVATION 350.4	
SEWER MAIN (8"+)	
SEWER INVERT ELEVATION	
WATER MAIN (8"+)	* UNLESS SHOWN OTHERWISE
FIRE HYDRANT	

LEGAL DESCRIPTION:

PARCEL A: APN 644-060-07

LOT 43 OF OTAY RANCH, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 862, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1900.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 43 LYING WITHIN THE FOLLOWING DESCRIBED LAND:

COMMENCING AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 17, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN SAID SAN DIEGO COUNTY, ACCORDING TO LICENSED SURVEYOR'S MAP THEREOF NO. 275, A PLAT OF WHICH IS FILED IN THE OFFICE OF THE COUNTY RECORDER NOVEMBER 5, 1936; THENCE ALONG THE SOUTHERLY LINE OF SAID FRACTIONAL SECTION 17, SOUTH 88°55'00" EAST, A DISTANCE OF 2,071.03 FEET (2,074.27 PER SAID LICENSED SURVEYOR'S MAP NO. 275) TO A POINT ON THE WESTERLY BOUNDARY OF SAID OTAY RANCH, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 19°00'00" WEST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 2,893.65 FEET (2,893.04 FEET PER SAID LICENSED SURVEYOR'S MAP NO. 275) TO THE MOST NORTHERLY NORTHEAST CORNER OF THAT LAND DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED APRIL 16, 1962 AS DOCUMENT NO. 64315 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY NORTH 19°00'00" WEST, A DISTANCE OF 741.41 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY, NORTH 74°23'37" EAST, A DISTANCE OF 3,829.24 FEET; THENCE SOUTH 02°44'38" EAST, A DISTANCE OF 2,922.46 FEET; THENCE SOUTH 59°39'21" WEST, A DISTANCE OF 3,084.30 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 43 DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF FRACTIONAL SECTION 20, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON OTAY INDUSTRIAL PARK, MAP NO. 8147, FILED IN THE OFFICE OF THE COUNTY RECORDER; THENCE ALONG THE EASTERLY LINE OF SAID FRACTIONAL SECTION 20, BEING ALSO THE WESTERLY BOUNDARY LINE OF SAID OTAY RANCH, NORTH 18°37'06" WEST 650.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RANCH BOUNDARY NORTH 71°22'54" EAST 55.00 FEET; THENCE LEAVING SAID RANCH BOUNDARY NORTH 71°22'54" EAST 55.00 FEET; THENCE NORTH 18°37'06" WEST, PARALLEL WITH SAID RANCH BOUNDARY LINE 200.00 FEET; THENCE SOUTH 71°22'54" WEST 55.00 FEET TO SAID RANCH BOUNDARY LINE; THENCE ALONG SAID LINE SOUTH 18°37'06" EAST 200.00 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 43 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RANCH OTAY BOUNDARY DISTANT SOUTH 18°37'10" EAST 469.12 FEET ALONG SAID OTAY RANCH BOUNDARY FROM THE SOUTHEAST CORNER OF LOT 17 OF MAP NO. 8147; THENCE LEAVING SAID OTAY RANCH BOUNDARY EASTERLY ALONG A NON-TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 157.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 34°56'19" WEST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°41'39" AN ARC LENGTH OF 136.17 FEET; THENCE TANGENT TO SAID CURVE SOUTH 75°14'40" EAST 179.58 FEET; THENCE SOUTH 14°45'20" WEST 62.00 FEET; THENCE NORTH 75°14'40" WEST 45.61 FEET TO THE BEGINNING OF A TANGENT 95.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 107°28'43" A LENGTH OF 178.21 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 44 OF OTAY RANCH; THENCE DEPARTING THE ARC OF SAID CURVE NON-RADIALLY SOUTH 71°58'08" WEST 9.63 FEET ALONG THE NORTHERLY LINE OF SAID LOT 44 TO THE EASTERLY LINE OF THAT EASEMENT FOR COUNTY HIGHWAY RECORDED APRIL 9, 1979 AS DOCUMENT NO. 79-144675 OF OFFICIAL RECORDS; THENCE NORTH 18°37'10" WEST 78.39 FEET ALONG THE EASTERLY LINE OF SAID EASEMENT FOR COUNTY HIGHWAY; THENCE SOUTH 71°22'50" WEST 55.00 FEET ALONG THE NORTHERLY LINE OF SAID EASEMENT FOR COUNTY HIGHWAY TO A POINT OF INTERSECTION WITH SAID RANCH BOUNDARY; THENCE ALONG SAID RANCH BOUNDARY NORTH 18°37'10" WEST 119.86 FEET TO THE POINT OF BEGINNING.

PARCEL B: APN 644-060-15

PARCEL 3 OF PARCEL MAP NO. 19923, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JANUARY 18, 2006.

PARCEL C: APN 644-060-19 (PORTION)

PARCEL 4 OF PARCEL MAP NO. 20264, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JUNE 1, 2007.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 4 LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL 4; THENCE ALONG THE NORTHERLY LINE THEREOF SOUTH 71°57'57" WEST, 1876.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 23°16'00" WEST, 5097.40 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 4.

EASEMENT & ENCUMBRANCE NOTES

SEE SHEET 8

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. PLANNING NEIGHBORHOODS INCLUDED WITHIN THE CONDOMINIUM PROJECTS DESIGNATION ARE R-21A, 21B, 21C, MU-1a-MU-1d & MU-2a-MU-2e FOR A MAXIMUM NUMBER OF 595 DWELLING UNITS.

LOTTING NOTES

1. CONSECUTIVE NUMBERING OR LABELING OF NEIGHBORHOODS IS NOT INTENDED TO INDICATE ORDER OF DEVELOPMENT. THE TIMING OF REQUIRED INFRASTRUCTURE ELEMENTS (ST.S, SEWER, WATER, STORM DRAIN, PUBLIC OPEN SPACE, ETC.) WILL BE ESTABLISHED BY THE DEVELOPER WITH THE CONCURRENCE OF THE CITY ENGINEER.
2. DELINEATION OF NEIGHBORHOOD BOUNDARIES IS NOT INTENDED TO BE EXACT. FURTHER REFINEMENT WILL BE ESTABLISHED WITH THE FINAL MAPS.
3. OPEN SPACE LOTS AND HOMEOWNERS MAINTENANCE LOTS SHOWN ON THE TENTATIVE MAP MAY BE SUBDIVIDED INTO ADDITIONAL LOTS TO CORRESPOND WITH PHASING AND LOGICAL EXTENSION OF ELECTRIC AND IRRIGATION SYSTEMS.

WAIVER REQUEST

1. DESIGN WAIVER REQUEST FOR HERITAGE ROAD FROM SIX-LANE PRIME ARTERIAL STANDARDS TO ALLOW FOR A MAXIMUM 6% ROAD GRADE, A MINIMUM CENTERLINE CURVE RADIUS OF 1,100 FEET, A 45 MPH DESIGN SPEED, REDUCED TRAVEL LANE WIDTH DOWN TO ELEVEN FEET AND REDUCED RIGHT-OF-WAY DOWN TO 124 FEET.
2. DESIGN WAIVER REQUEST FOR MAIN STREET FROM SIX-LANE PRIME ARTERIAL STANDARDS TO ALLOW FOR A MAXIMUM 8% ROAD GRADE, REDUCED TRAVEL LANE WIDTH DOWN TO ELEVEN FEET AND REDUCED RIGHT-OF-WAY DOWN TO 124 FEET.

PUBLIC UTILITIES

SEWER	CITY OF CHULA VISTA
WATER	OTAY WATER DISTRICT
STORM DRAIN	CITY OF CHULA VISTA
TELEPHONE	AT&T
GAS AND ELECTRIC	SDG&E
CABLE T.V.	COX COMMUNICATIONS
POLICE & FIRE	CITY OF CHULA VISTA
SCHOOLS	CHULA VISTA ELEMENTARY SCHOOL DISTRICT SWEETWATER UNION HIGH SCHOOL DISTRICT

SHEET INDEX

GENERAL NOTES

1. GROSS SITE AREA EXISTING: 436.0 ACRES
   GROSS SITE AREA PROPOSED: 436.0 ACRES
2. TOTAL NUMBER OF LOTS: 1,046
   - SINGLE-FAMILY RESIDENTIAL: 1,002 LOTS
   - MULTI-FAMILY RESIDENTIAL: 3 LOTS
   - MIXED USE: 9 LOT
   - COMMUNITY PURPOSE FACILITY: 3 LOTS
   - SCHOOL: 1 LOT
   - PARK: 1 LOT
   - OFFICE: 1 LOT
   - COMMUNITY PARK: 1 LOT
   - OPEN SPACE: 11 LOTS
   - PRIVATE OPEN SPACE: 8 LOTS
   - OPEN SPACE PRESERVE: 1 LOT
   - INDUSTRIAL LOTS: 5 LOTS
3. TOTAL NUMBER OF UNITS PROPOSED: 1,597 UNITS
   - MF RESIDENTIAL V-3: 515 UNITS
   - MU: 80 UNITS
   - SF RESIDENTIAL: 1,002 UNITS
4. MAXIMUM NUMBER UNITS ALLOWED PER OTAY RANCH VILLAGE 3 SPA: 1,597
5. ASSESSOR'S PARCEL NUMBERS: 644-060-07, 644-060-15 & 644-060-19 (POR)
6. EXISTING/PROPOSED GENERAL PLAN DESIGNATION:
   LOW MEDIUM VILLAGE DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, MEDIUM HIGH DENSITY RESIDENTIAL, MIXED USE, SCHOOL, INDUSTRIAL, PARKS, OPEN SPACE, OPEN SPACE PRESERVE, AND TOWN CENTER. ALL PER OTAY RANCH GDP FOR VILLAGE 3
7. ZONING: EXISTING: PC (PLANNED COMMUNITY ZONE)
   PROPOSED: SEE VILLAGE 3 SPA PC DISTRICT REGULATIONS
8. PRESENT LAND USE: VACANT
   PROPOSED LAND USE: SEE ABOVE LOT SUMMARY FOR PROPOSED LAND USES

GENERAL DESIGN NOTES

1. WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE OTAY WATER DISTRICT AND SHALL BE MAINTAINED AND OPERATED BY THE DISTRICT.
2. SPECIFIC METHODS OF HANDLING STORM WATER ARE SUBJECT TO DETAILED APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT AT THE TIME OF SUBMISSION OF IMPROVEMENT AND GRADING PLANS. DESIGN SHALL BE ACCOMPLISHED ON THE BASIS OF THE REQUIREMENTS OF THE SUBDIVISION MANUAL. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
3. SANITARY SEWER TO BE PROVIDED AND CONNECTED TO CITY OF CHULA VISTA SEWERS. SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS SHOWN OTHERWISE.
4. EVIDENCE SHALL BE PROVIDED OF HAVING OBTAINED GRADING RIGHTS UPON ADJACENT PROPERTY WHERE REQUIRED DURING FINAL ENGINEERING.
5. STREET TREE DEPOSITS SHALL BE PAID IN ACCORDANCE WITH ORDINANCE NUMBER 1369 AND NO. 1687 OF THE CITY OF CHULA VISTA.
6. UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY.
7. SUBDIVIDER TO PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT FOR PUBLIC RIGHT-OF-WAY.
8. SLOPE PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHULA VISTA LANDSCAPE MANUAL, AND/OR THE OTAY RANCH VILLAGE DESIGN PLAN.
9. GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH TITLE 15 OF THE CITY OF CHULA VISTA MUNICIPAL CODE.
10. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE DESIGN AND CONSTRUCTION STANDARDS OF THE CITY OF CHULA VISTA.
11. FIRE HYDRANTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF CHULA VISTA DESIGN STANDARD NO. 8. FIRE HYDRANTS AS SHOWN ON THIS MAP SHALL BE USED AS A GUIDE ONLY.
12. ONE FOOT CONTROL LOTS TO BE GRANTED TO THE CITY OF CHULA VISTA BY SEPARATE DEED WHERE DETERMINED NECESSARY BY THE DEVELOPMENT SERVICES DEPARTMENT.
13. GRADING AND MODEL HOMES MAY BE BUILT PRIOR TO FINAL MAP RECORDATION.
14. GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO SUBSTANTIAL CONFORMANCE APPROVAL BY THE CITY OF CHULA VISTA DEVELOPMENT SERVICES DEPARTMENT.
15. THIS PROJECT IS A MULTIPLE UNIT (NEIGHBORHOOD) SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
16. FINAL MAPS MAY BE RECORDED FOR THE PURPOSE OF SUBDIVIDING VILLAGES OR PORTIONS THEREOF INTO UNIMPROVED NEIGHBORHOODS WITH LEGAL ACCESS WITH THE INTENT OF TRANSFERRING TITLE TO MERCHANT BUILDERS.
17. STORM DRAIN AND SEWER SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN.
18. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
19. PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOCON, INC. DATED APRIL 05, 2012.
20. REFER TO THE "WATER QUALITY TECHNICAL REPORT" PREPARED BY HUNSAKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL BOARD JURISDICTIONAL PERMIT.
21. TEMPORARY TURNAROUNDS SHALL BE PROVIDED AT ALL DEAD END STREETS DURING FINAL ENGINEERING AS REQUESTED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SOURCE OF TOPOGRAPHY

TOPO FLOWN BY R.J. LUNG & ASSOCIATES ON 7-25-12

AND PORTIONS PER CITY OF CHULA VISTA
TOPO PANELS: 63271799, 63271797, 63301799
CONTOUR INTERVALS: 2'
DATUM: NAVD '88
DATED: 2005
SOURCE: OMI

BENCHMARK:

BRASS DISK MARKED "SD CITY ENGR." IN 3/4" IRON PIPE 1.5 MILES EAST OF INTERSECTION OF MAIN STREET & HERITAGE ROAD ON ROCK MOUNTAIN 100' EASTERLY OF PROMINENT 10' HIGH BOULDER & 1700' SOUTHERLY OF WATER STORAGE FACILITY. (PT # 1359 PER R.O.S. 14841) ELEVATION: 626.319' (NAVD '88)

EARTHWORK/GRADING QUANTITIES

CUT: 5,405,000 C.Y.
FILL: 5,405,000 C.Y.

GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT

OWNER/SUBDIVIDER

SSBT LCRE V LLC,
A DELAWARE LIMITED LIABILITY COMPANY 1392 EAST PALOMAR ST.
SUITE 202
CHULA VISTA, CA 91913
(619) 210-0560

[signature]
TITLE: Authorized Signatory

CIVIL ENGINEER

HUNSAKER & ASSOCIATES, SAN DIEGO, INC 9707 WAPLES ST.
SAN DIEGO, CA 92121
(858) 558-4500

PLANNING DEPARTMENT
[signature] 12/2/14
APPROVED DATE
CITY COUNCIL RESO 2014-237 APPROVED 12/3/14

No. 47945 Exp. 12/31/15 CIVIL

[signature] 1/7/15
ALISA S. VIALPANDO R.C.E. 47945 DATE
MY REGISTRATION EXPIRES ON 12/31/15

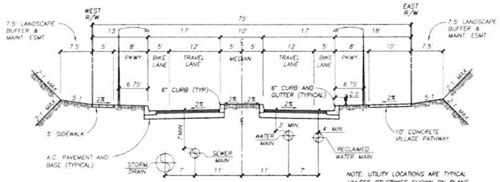
PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples St.
ENGINEERING San Diego, Ca 92121
SURVEYING

NO.	REVISIONS	DATE	BY
1	SUBMITTAL	03/26/12	H&A
2	RESUBMITTAL	10/31/12	H&A
3	RESUBMITTAL	05/13/13	H&A
4	RESUBMITTAL	03/11/14	H&A
5	RESUBMITTAL	05/27/14	H&A
6	RESUBMITTAL (SHTS 1,4,5)	07/01/14	H&A
7	RESUBMITTAL	07/31/14	H&A
8	RESUBMITTAL	10/22/14	H&A
9	RESUBMITTAL FOR PC HEARING	11/12/14	H&A

TENTATIVE MAP CVT-13-02
OTAY RANCH
VILLAGE 3 NORTH & A PORTION OF VILLAGE 4
City Of Chula Vista, California

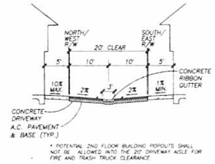
SHEET 1 OF 9

TENTATIVE MAP OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

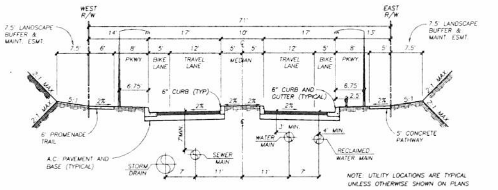


MODIFIED TWO LANE SECONDARY VILLAGE ENTRY W/MEDIAN
PORTION OF STREET "T" FROM STREET "C" TO ST. "S"

NOT TO SCALE

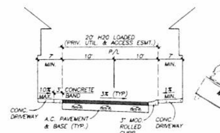


TYPICAL ALLEY CROSS SECTION
NOT TO SCALE

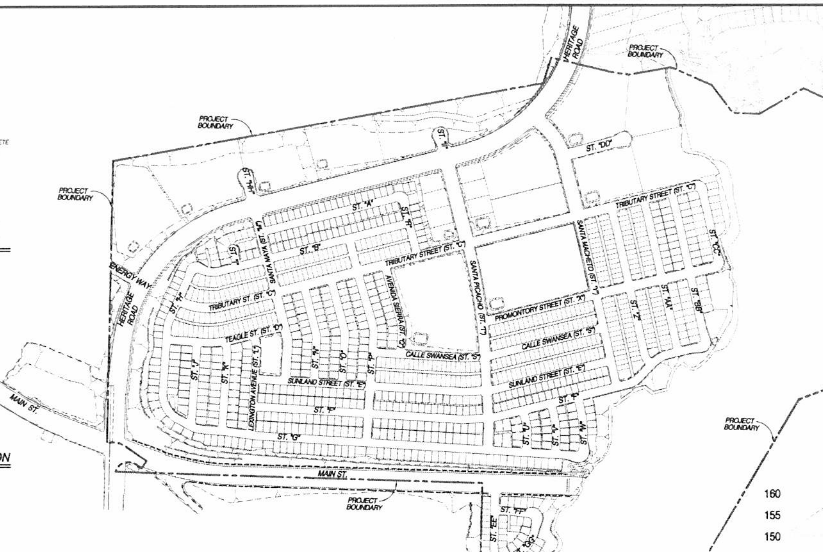


MODIFIED TWO LANE SECONDARY VILLAGE ENTRY W/MEDIAN
PORTION OF STREET "M" FROM HERITAGE RD. TO ST. "C"

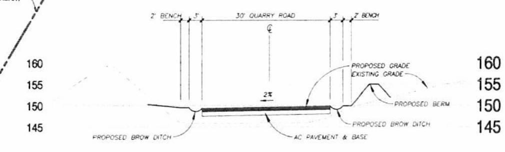
NOT TO SCALE



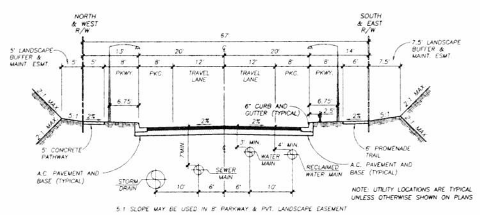
TYPICAL COURTYARD CROSS SECTION
NOT TO SCALE



INDEX



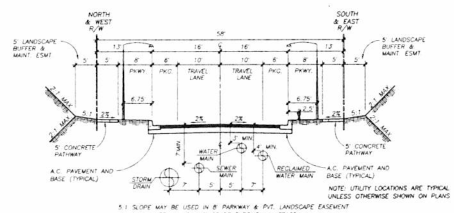
SECTION 'A-A' - QUARRY ROAD (SEE SHEET 6)
NOT TO SCALE



MODIFIED RESIDENTIAL PROMENADE STREET
STREETS "C" AND "X"

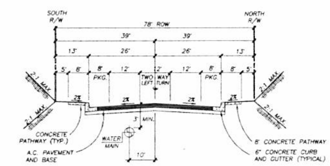
PORTION OF ST. "M" FROM STREET "C" TO STREET "E"
PORTION OF ST. "T" FROM STREET "S" TO STREET "G"
PORTION OF ST. "Y" FROM STREET "C" TO STREET "X"

NOT TO SCALE



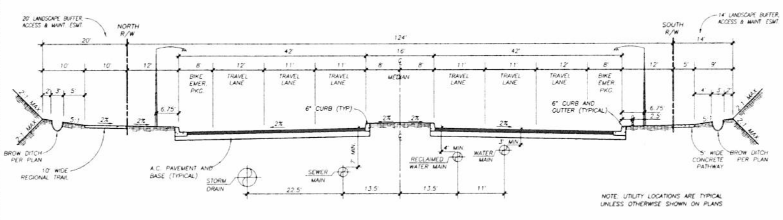
PARKWAY RESIDENTIAL
ST. "A", ST. "B", ST. "D", ST. "E", ST. "F", ST. "G", ST. "H", ST. "I", ST. "J", ST. "K"
ST. "L", ST. "N", ST. "O", ST. "P", ST. "Q", ST. "R", ST. "S", ST. "U", ST. "V", ST. "W"
ST. "Z", ST. "AA", ST. "BB", ST. "CC", ST. "DD", ST. "EE", ST. "FF", ST. "GG"
ST. "Y" FROM ST. "X" TO ST. "F"

NOT TO SCALE



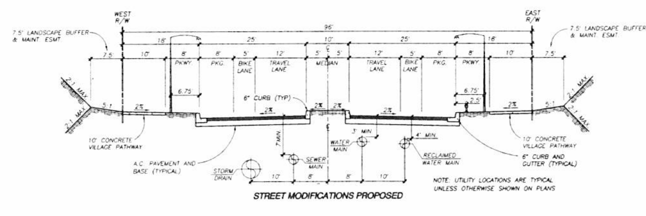
INDUSTRIAL
FUTURE ENERGY WAY

NOT TO SCALE



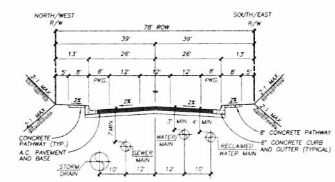
SIX LANE PRIME ARTERIAL
MAIN STREET (EAST OF HERITAGE ROAD)

NOT TO SCALE



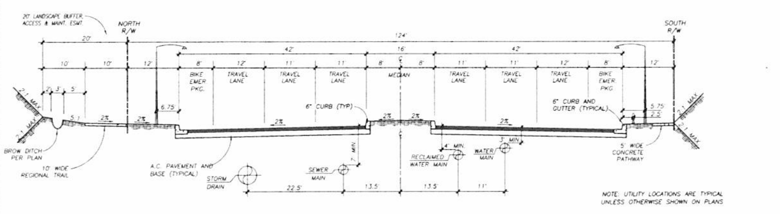
MODIFIED TWO LANE SECONDARY VILLAGE ENTRY W/MEDIAN & VILLAGE PATHWAY
PORTION OF ST. "T" FROM HERITAGE RD. TO ST. "C"
PORTION OF ST. "Y" FROM HERITAGE RD. TO ST. "C"

NOT TO SCALE



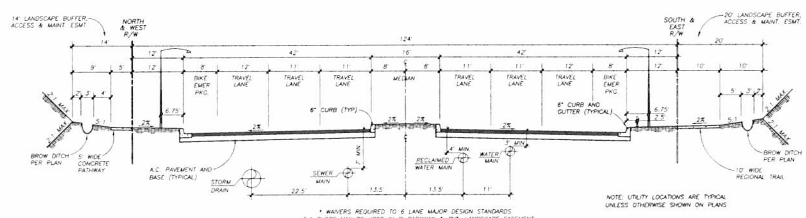
INDUSTRIAL
STREET "DD", STREET "HH" & STREET "II"

NOT TO SCALE



SIX LANE PRIME ARTERIAL
MAIN STREET (WEST OF HERITAGE ROAD)

NOT TO SCALE



SIX LANE PRIME ARTERIAL
HERITAGE ROAD

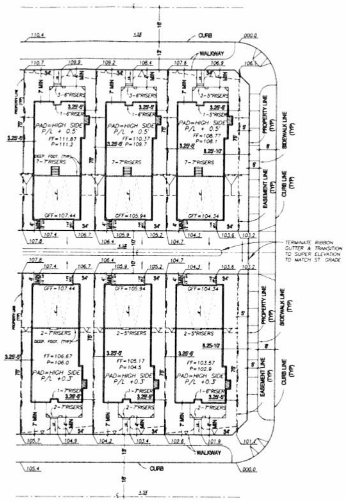
NOT TO SCALE

TENTATIVE MAP OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

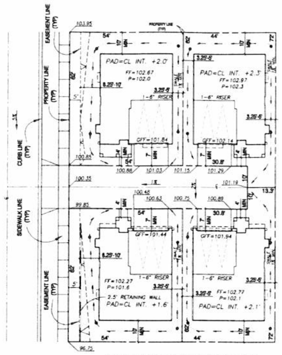
PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples St.
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

TENTATIVE MAP CVT-13-02
OTAY RANCH
VILLAGE 3 NORTH &
A PORTION OF VILLAGE 4
City Of Chula Vista, California

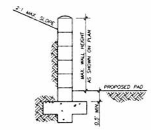
SHEET 2 OF 9



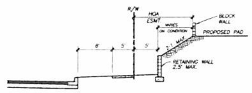
TYP. LOT DRAINAGE DETAIL
34' X 75'
NOT TO SCALE



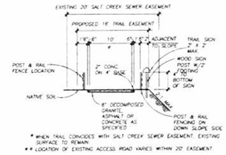
TYP. LOT DRAINAGE DETAIL
4 LOT COURTYARD
5% STREET GRADE
44' X 62'
NOT TO SCALE
ASSUMES 8" SAND/CONC.



TYPICAL RETAINING WALL
NOT TO SCALE

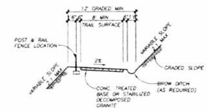


TYPICAL SIDEYARD RETAINING WALL @ CORNER LOT
NOT TO SCALE

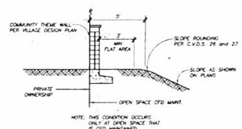


MULTI-PURPOSE/GREENBELT TRAIL
(SEE SHEET 6 FOR OFFSITE AND SHEET 7 FOR ONSITE)
NOT TO SCALE

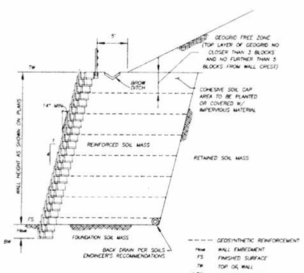
GREENBELT TRAIL SEGMENT(S) DESIGN STANDARDS WITHIN THE PROJECT BOUNDARY, INCLUDING FENCING AND SIGNAGE, SHALL BE DETERMINED BASED UPON ENVIRONMENTAL AND OTHER CONSTRAINTS AND ARE SUBJECT TO CITY REVIEW AND APPROVAL (CHULA VISTA GREENBELT MASTER PLAN, PAGE 25)



MODIFIED VILLAGE TRAIL
NOT TO SCALE

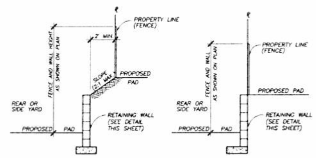


UPPER PROP. LINE SHELF ROUNDING

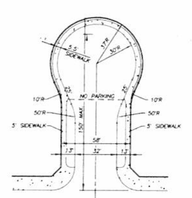


PLANTABLE WALL DETAIL
NOT TO SCALE

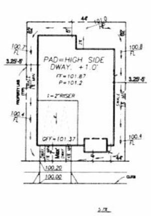
NOTE: PLANTABLE WALL SHALL BE HOA MAINTAINED GEOGRID FABRIC SHALL NOT IMPACT PUBLIC STREETS OR PRIVATE RESIDENTIAL LOTS



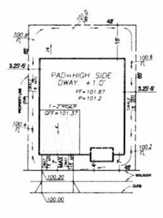
TYPICAL WALL/FENCE AT PROPERTY LINE
NOT TO SCALE



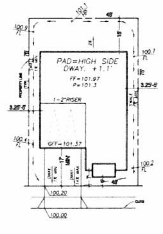
MODIFIED CUL-DE-SAC DETAIL
150' LENGTH OR LESS NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
44' X 62'
NOT TO SCALE



TYPICAL LOT DRAINAGE DETAIL
48' X 65'
NOT TO SCALE



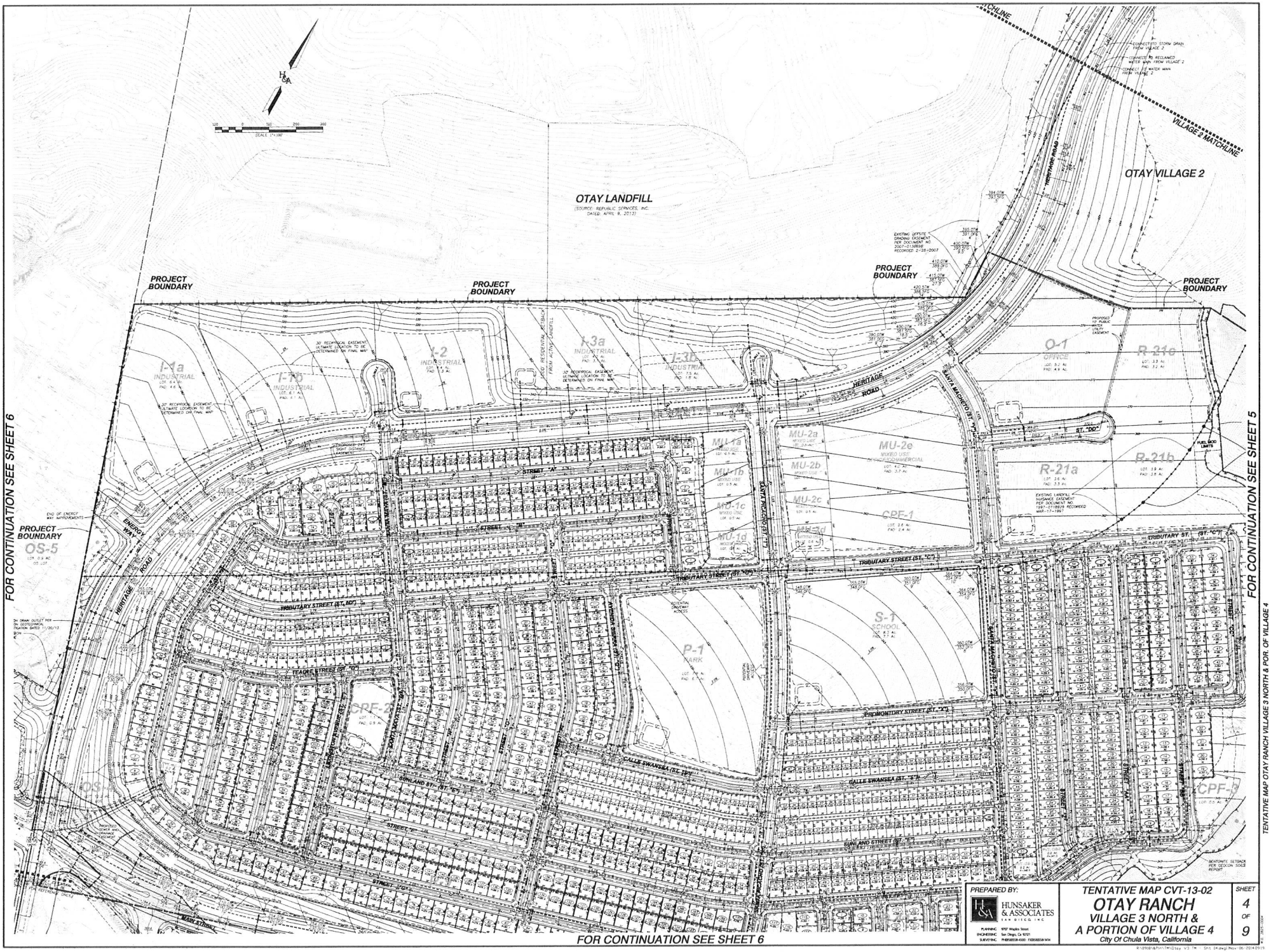
TYPICAL LOT DRAINAGE DETAIL
48' X 75'
NOT TO SCALE

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING 9707 Waples St.
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

TENTATIVE MAP CVT-13-02
OTAY RANCH
VILLAGE 3 NORTH &
A PORTION OF VILLAGE 4
City Of Chula Vista, California

SHEET 3 OF 9

TENTATIVE MAP OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

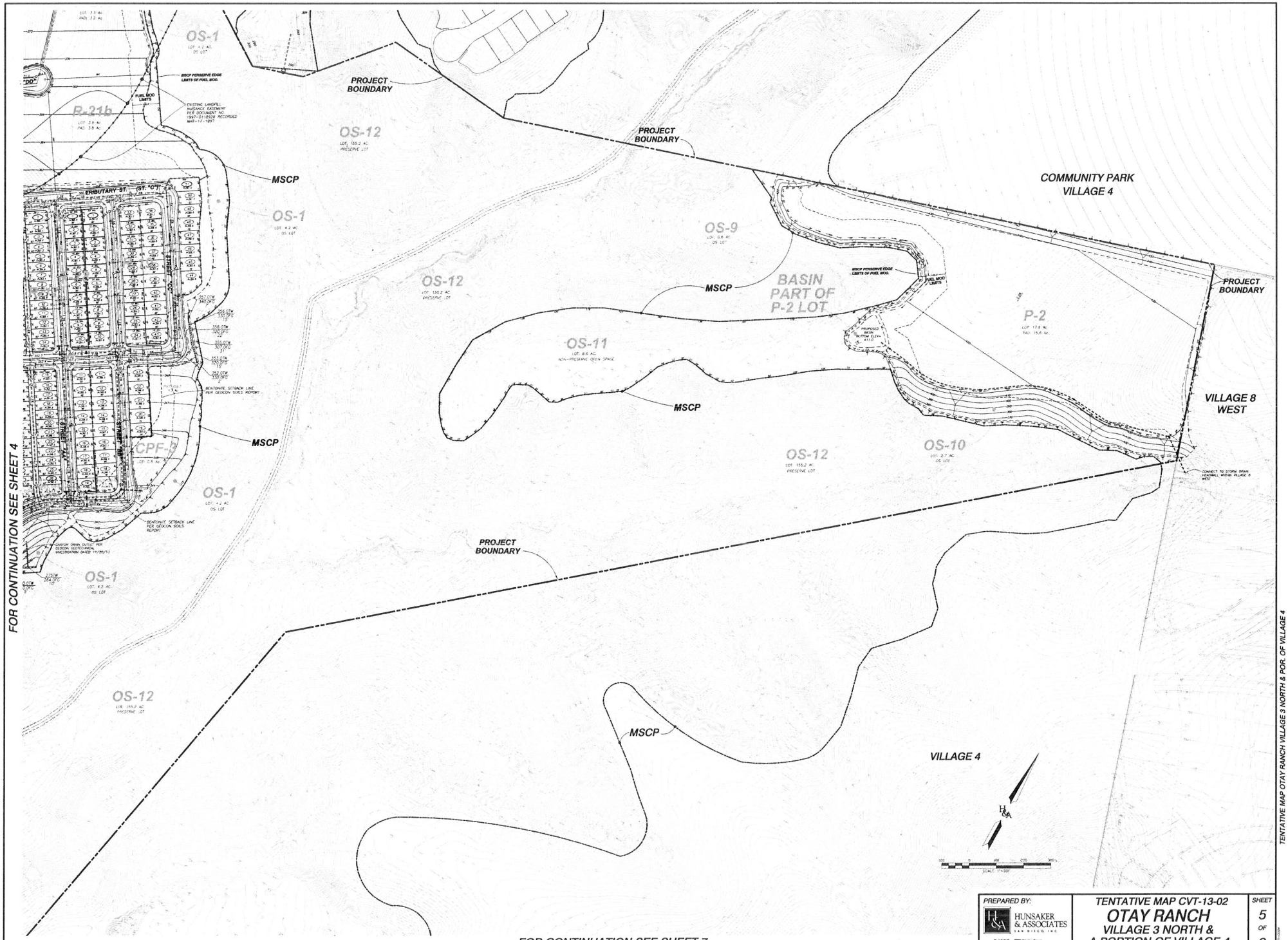


PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING 9707 Waples Street, San Diego, CA 92121
ENGINEERING P:(858)558-4500 F:(858)558-1414
SURVEYING

TENTATIVE MAP CVT-13-02
OTAY RANCH
VILLAGE 3 NORTH & A PORTION OF VILLAGE 4
City Of Chula Vista, California

SHEET 4 OF 9

TENTATIVE MAP OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4



FOR CONTINUATION SEE SHEET 4

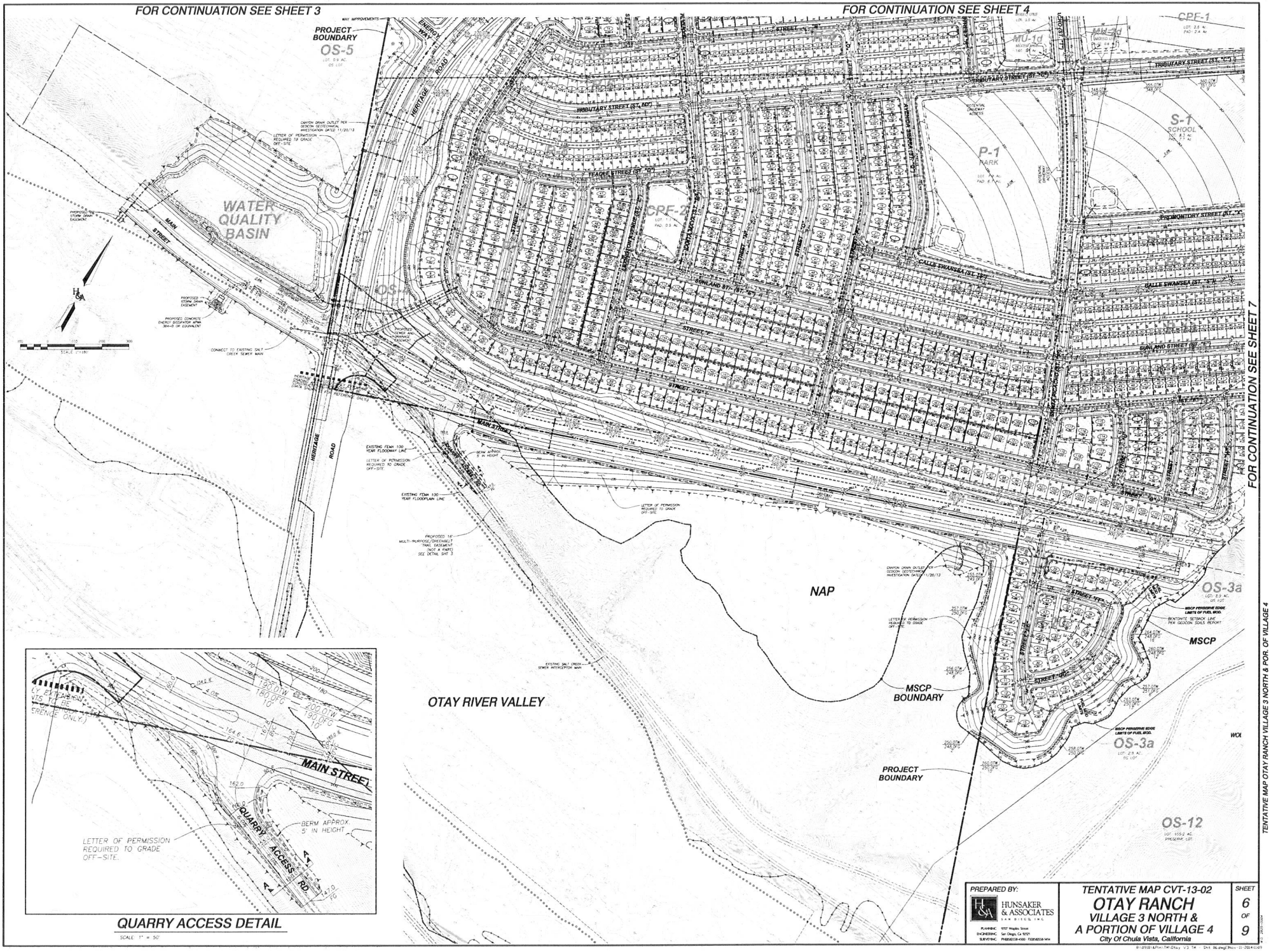
FOR CONTINUATION SEE SHEET 7

TENTATIVE MAP OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING P:(858)558-4500 F:(858)558-1414

TENTATIVE MAP CVT-13-02
OTAY RANCH
VILLAGE 3 NORTH & A PORTION OF VILLAGE 4
City Of Chula Vista, California

SHEET 5 OF 9

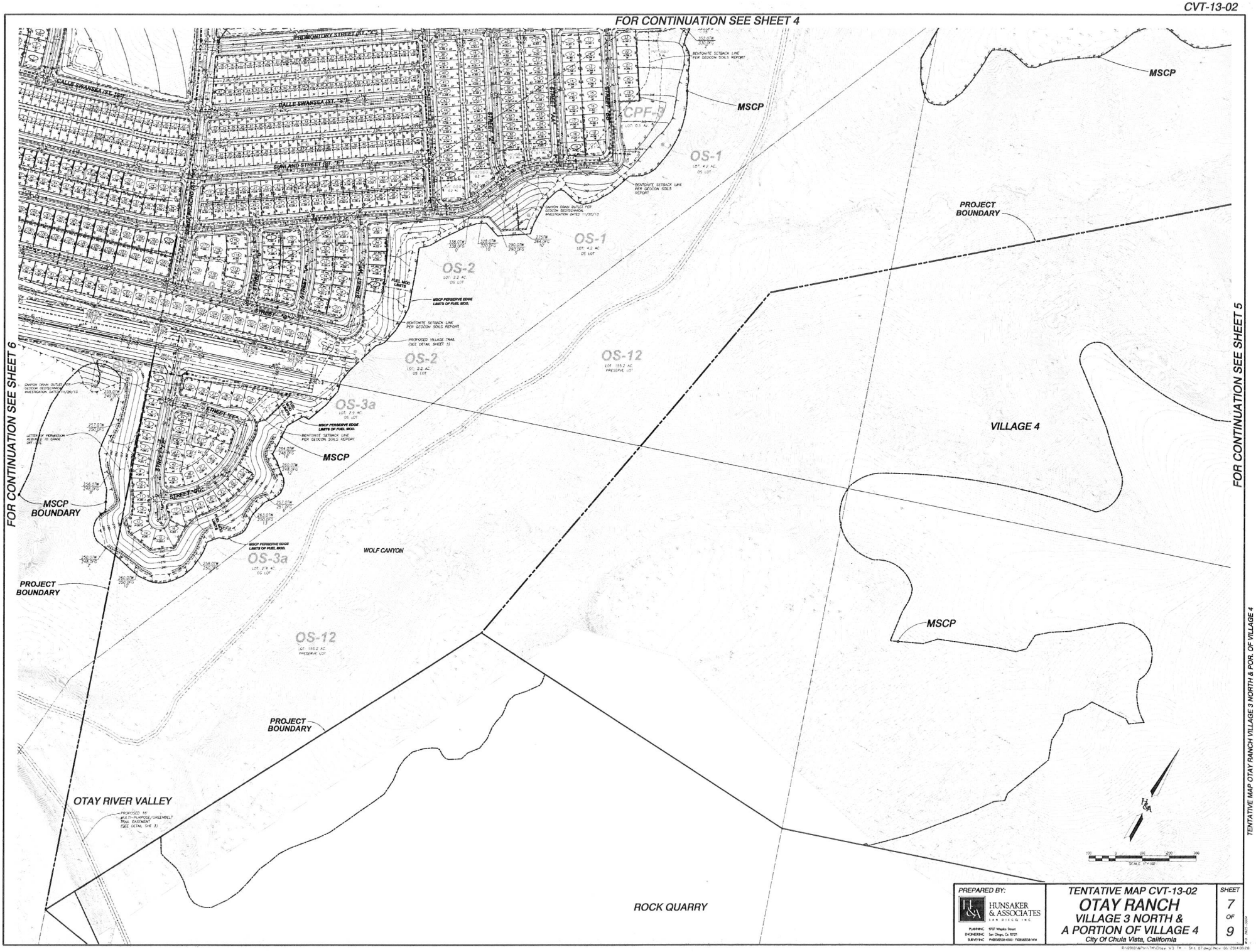


TENTATIVE MAP OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, CA 92121
SURVEYING PH(858)558-4500 FX(858)558-1414

TENTATIVE MAP CVT-13-02
OTAY RANCH
VILLAGE 3 NORTH & A PORTION OF VILLAGE 4
City Of Chula Vista, California

SHEET 6 OF 9



TENTATIVE MAP OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC
PLANNING: 9707 Waples Street
ENGINEERING: San Diego, Ca 92121
SURVEYING: PHONE(858) 558-4500 · FAX(858) 558-1414

TENTATIVE MAP CVT-13-02
OTAY RANCH
VILLAGE 3 NORTH & A PORTION OF VILLAGE 4
City Of Chula Vista, California

SHEET 7 OF 9

LEGAL DESCRIPTION:

PARCEL A: APN 644-060-07

LOT 43 OF OTAY RANCH, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 862, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1900

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 43 LYING WITHIN THE FOLLOWING DESCRIBED LAND:

COMMENCING AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 17, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN SAID SAN DIEGO COUNTY, ACCORDING TO LICENSED SURVEYOR'S MAP THEREOF NO. 275, A PLAT OF WHICH IS FILED IN THE OFFICE OF THE COUNTY RECORDER NOVEMBER 5, 1936; THENCE ALONG THE SOUTHERLY LINE OF SAID FRACTIONAL SECTION 17, SOUTH 88°55'00" EAST, A DISTANCE OF 2,071.03 FEET (2,074.27 PER SAID LICENSED SURVEYOR'S MAP NO. 275) TO A POINT ON THE WESTERLY BOUNDARY OF SAID OTAY RANCH, SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 19°00'00" WEST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 2,893.65 FEET (2,893.04 FEET PER SAID LICENSED SURVEYOR'S MAP NO. 275) TO THE MOST NORTHERLY NORTHEAST CORNER OF THAT LAND DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED APRIL 16, 1962 AS DOCUMENT NO. 64315 OF OFFICIAL RECORDS, IN THE OFFICE OF SAID COUNTY RECORDER; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY NORTH 19°00'00" WEST, A DISTANCE OF 741.41 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY, NORTH 74°23'37" EAST, A DISTANCE OF 3,829.24 FEET; THENCE SOUTH 02°44'38" EAST, A DISTANCE OF 2,922.46 FEET; THENCE SOUTH 59°39'21" WEST, A DISTANCE OF 3,064.30 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 43 DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF FRACTIONAL SECTION 20, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON OTAY INDUSTRIAL PARK, MAP NO. 8147, FILED IN THE OFFICE OF THE COUNTY RECORDER; THENCE ALONG THE EASTERLY LINE OF SAID FRACTIONAL SECTION 20, BEING ALSO THE WESTERLY BOUNDARY LINE OF SAID OTAY RANCH, NORTH 18°37'06" WEST 650.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RANCH BOUNDARY NORTH 71°22'54" EAST 55.00 FEET; THENCE LEAVING SAID RANCH BOUNDARY NORTH 71°22'54" EAST 55.00 FEET; THENCE NORTH 18°37'06" WEST, PARALLEL WITH SAID RANCH BOUNDARY LINE 200.00 FEET; THENCE SOUTH 71°22'54" WEST 55.00 FEET TO SAID RANCH BOUNDARY LINE; THENCE ALONG SAID LINE SOUTH 18°37'06" EAST 200.00 FEET TO SAID POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT 43 DESCRIBED AS FOLLOWS:

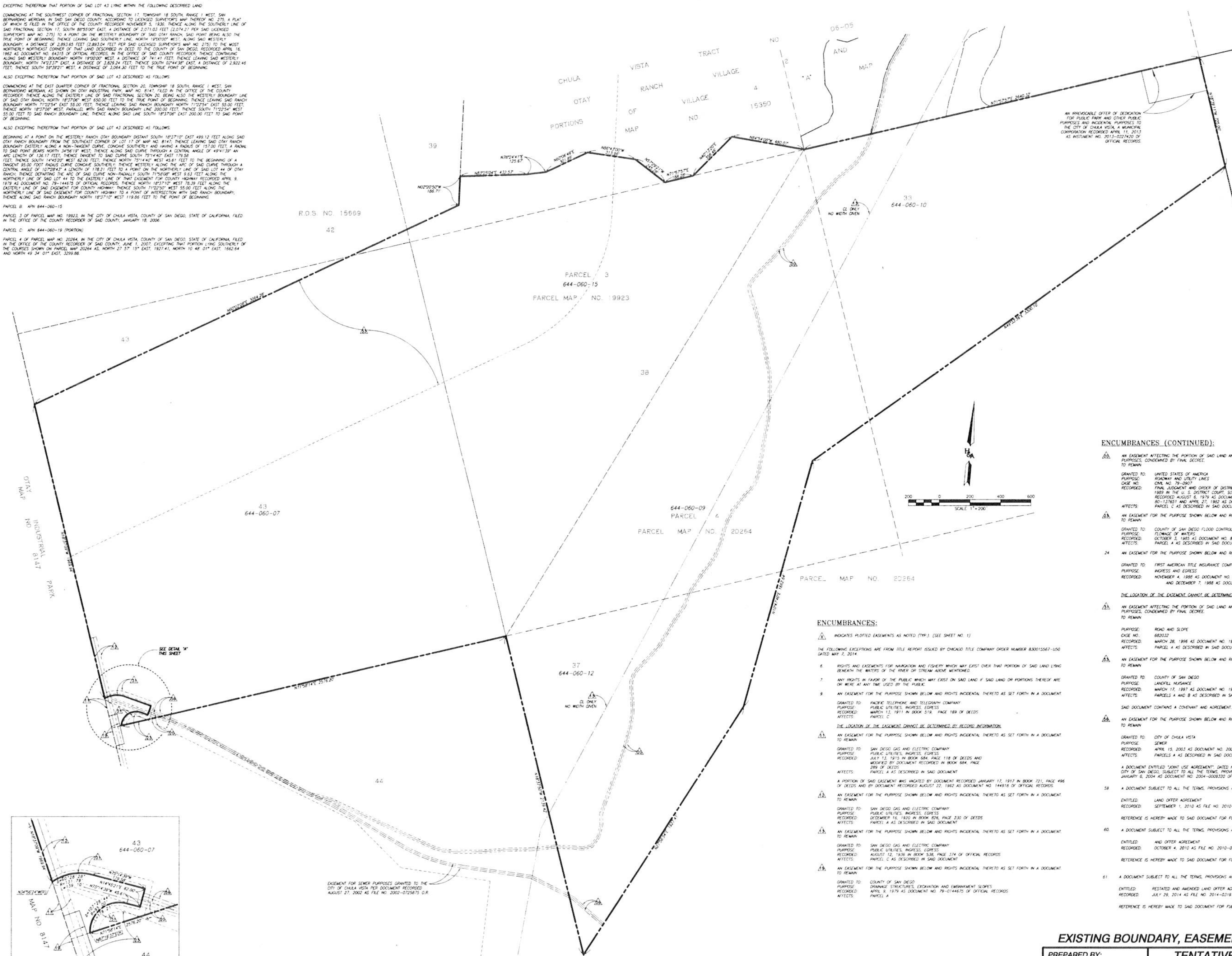
BEGINNING AT A POINT ON THE WESTERLY RANCH OTAY BOUNDARY DISTANT SOUTH 18°37'10" EAST 499.12 FEET ALONG SAID OTAY RANCH BOUNDARY FROM THE SOUTHEAST CORNER OF LOT 17 OF MAP NO. 8147; THENCE LEAVING SAID OTAY RANCH BOUNDARY EASTERLY ALONG A NON-TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 157.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 34°56'19" WEST; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°41'39" AN ARC LENGTH OF 136.17 FEET; THENCE TANGENT TO SAID CURVE SOUTH 75°14'40" EAST 179.58 FEET; THENCE SOUTH 14°45'20" WEST 62.00 FEET; THENCE NORTH 75°14'40" WEST 45.61 FEET TO THE BEGINNING OF A TANGENT 95.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 107°28'43" A LENGTH OF 178.21 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 44 OF OTAY RANCH; THENCE DEPARTING THE ARC OF SAID CURVE NON-RADIALLY SOUTH 71°58'08" WEST 9.63 FEET ALONG THE NORTHERLY LINE OF SAID LOT 44 TO THE EASTERLY LINE OF THAT EASEMENT FOR COUNTY HIGHWAY RECORDED APRIL 9, 1979 AS DOCUMENT NO. 79-144675 OF OFFICIAL RECORDS; THENCE NORTH 18°37'10" WEST 78.39 FEET ALONG THE EASTERLY LINE OF SAID EASEMENT FOR COUNTY HIGHWAY; THENCE SOUTH 71°22'50" WEST 55.00 FEET ALONG THE NORTHERLY LINE OF SAID EASEMENT FOR COUNTY HIGHWAY TO A POINT OF INTERSECTION WITH SAID RANCH BOUNDARY; THENCE ALONG SAID RANCH BOUNDARY NORTH 18°37'10" WEST 119.86 FEET TO THE POINT OF BEGINNING.

PARCEL B: APN 644-060-15

PARCEL 3 OF PARCEL MAP NO. 19923, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JANUARY 18, 2006.

PARCEL C: APN 644-060-19 (PORTION)

PARCEL 4 OF PARCEL MAP NO. 20264, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JUNE 1, 2007, EXCEPTING THAT PORTION LYING SOUTHERLY OF THE COURSES SHOWN ON PARCEL MAP 20264 AS, NORTH 27 57' 15" EAST, 1927.41, NORTH 10 48' 01" EAST, 1662.64 AND NORTH 49 34' 01" EAST, 3299.88.



ENCUMBRANCES:

(X) INDICATES PLOTTED EASEMENTS AS NOTED (TYP.). (SEE SHEET NO. 1)

THE FOLLOWING EXCEPTIONS ARE FROM TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY ORDER NUMBER 830015567-U50 DATED MAY 7, 2014.

6. RIGHTS AND EASEMENTS FOR NAVIGATION AND FISHERY WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF THE RIVER OR STREAM ABOVE MENTIONED.

7. ANY RIGHTS IN FAVOR OF THE PUBLIC WHICH MAY EXIST ON SAID LAND IF SAID LAND OR PORTIONS THEREOF ARE OR WERE AT ANY TIME USED BY THE PUBLIC.

9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.

GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: MARCH 13, 1911 IN BOOK 519, PAGE 169 OF DEEDS
AFFECTS: PARCEL C

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED BY RECORD INFORMATION.

(11) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. TO REMAIN

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: JULY 13, 1915 IN BOOK 684, PAGE 118 OF DEEDS AND MODIFIED BY DOCUMENT RECORDED IN BOOK 684, PAGE 289 OF DEEDS
AFFECTS: PARCEL A AS DESCRIBED IN SAID DOCUMENT

A PORTION OF SAID EASEMENT WAS VACATED BY DOCUMENT RECORDED JANUARY 17, 1917 IN BOOK 721, PAGE 496 OF DEEDS AND BY DOCUMENT RECORDED AUGUST 22, 1962 AS DOCUMENT NO. 144918 OF OFFICIAL RECORDS.

(12) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. TO REMAIN

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: DECEMBER 16, 1920 IN BOOK 826, PAGE 230 OF DEEDS
AFFECTS: PARCEL A AS DESCRIBED IN SAID DOCUMENT

(13) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. TO REMAIN

GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS
RECORDED: AUGUST 12, 1936 IN BOOK 538, PAGE 374 OF OFFICIAL RECORDS
AFFECTS: PARCEL C AS DESCRIBED IN SAID DOCUMENT

(19) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. TO REMAIN

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: DRAINAGE STRUCTURES, EXCAVATION AND EMBANKMENT SLOPES
RECORDED: APRIL 9, 1979 AS DOCUMENT NO. 79-0144675 OF OFFICIAL RECORDS
AFFECTS: PARCEL A

ENCUMBRANCES (CONTINUED):

(20) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE. TO REMAIN

GRANTED TO: UNITED STATES OF AMERICA
PURPOSE: ROADWAY AND UTILITY LINES
CASE NO: CIVIL NO. 79-0907
RECORDED: FINAL JUDGMENT AND ORDER OF DISTRIBUTION WAS FILED MAY 17, 1982 AND ENTERED MAY 20, 1989 IN THE U. S. DISTRICT COURT, SOUTHERN DISTRICT, DISCLOSED BY CONDEMNATION ACTION RECORDED AUGUST 6, 1979 AS DOCUMENT NO. 79-328460, APRIL 23, 1980 AS DOCUMENT NO 80-137651 AND APRIL 27, 1982 AS DOCUMENT NO. 82-120168
AFFECTS: PARCEL C AS DESCRIBED IN SAID DOCUMENT

(23) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. TO REMAIN

GRANTED TO: COUNTY OF SAN DIEGO FLOOD CONTROL DISTRICT
PURPOSE: FLOWAGE OF WATERS
RECORDED: OCTOBER 3, 1985 AS DOCUMENT NO. 85-0367480 OF OFFICIAL RECORDS
AFFECTS: PARCEL A AS DESCRIBED IN SAID DOCUMENT

24. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT.

GRANTED TO: FIRST AMERICAN TITLE INSURANCE COMPANY
PURPOSE: INGRESS AND EGRESS
RECORDED: NOVEMBER 4, 1988 AS DOCUMENT NO. 88-0567316 OF OFFICIAL RECORDS AND DECEMBER 7, 1988 AS DOCUMENT NO. 88-0629805 OF OFFICIAL RECORDS

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED BY RECORD INFORMATION.

(31) AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY FINAL DECREE. TO REMAIN

PURPOSE: ROAD AND SLOPE
CASE NO.: 682032
RECORDED: MARCH 28, 1996 AS DOCUMENT NO. 1996-0154435 OF OFFICIAL RECORDS
AFFECTS: PARCEL A AS DESCRIBED IN SAID DOCUMENT

(33) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. TO REMAIN

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: LANDFILL NUISANCE
RECORDED: MARCH 17, 1997 AS DOCUMENT NO. 1997-0118929 OF OFFICIAL RECORDS
AFFECTS: PARCELS A AND B AS DESCRIBED IN SAID DOCUMENT

SAID DOCUMENT CONTAINS A COVENANT AND AGREEMENT.

(36) AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. TO REMAIN

GRANTED TO: CITY OF CHULA VISTA
PURPOSE: SEWER
RECORDED: APRIL 15, 2003 AS DOCUMENT NO. 2003-0433781 OF OFFICIAL RECORDS
AFFECTS: PARCELS A AS DESCRIBED IN SAID DOCUMENT

A DOCUMENT ENTITLED "JOINT USE AGREEMENT", DATED NOVEMBER 3, 2003 EXECUTED BY CITY OF CHULA VISTA AND CITY OF SAN DIEGO, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED JANUARY 6, 2004 AS DOCUMENT NO. 2004-0009320 OF OFFICIAL RECORDS.

59. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.

ENTITLED: LAND OFFER AGREEMENT
RECORDED: SEPTEMBER 1, 2010 AS FILE NO. 2010-0458263, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

60. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.

ENTITLED: AND OFFER AGREEMENT
RECORDED: OCTOBER 4, 2010 AS FILE NO. 2010-0529081, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

61. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.

ENTITLED: RESTATED AND AMENDED LAND OFFER AGREEMENT
RECORDED: JULY 29, 2014 AS FILE NO. 2014-0319703, OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

EXISTING BOUNDARY, EASEMENTS & ENCUMBRANCES

PREPARED BY:
HUNSAKER & ASSOCIATES SAN DIEGO, INC.
PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH(858)558-4500 · FX(858)558-1414

TENTATIVE MAP CVT-13-02
OTAY RANCH
VILLAGE 3 NORTH &
A PORTION OF VILLAGE 4
City Of Chula Vista, California

SHEET 8 OF 9

W.O. 2825-0004

R:\0918\&Pln\TM\Otay V3 TM - Sht 08.dwg[ ]Nov-06-2014:08:59

NEIGHBORHOOD R-1

LOT #	LOT AREA
1	4,617
2	4,695
3	4,542
4	4,492
5	4,437
6	4,794
7	5,056
8	7,337
9	6,931
10	3,648
11	4,630
12	2,961
13	3,246
14	3,223
15	3,218
16	3,129
17	3,129
18	3,129
19	3,129
20	3,129
21	3,129
22	3,129
23	3,129
24	3,129
25	3,129
26	3,129
27	3,129
28	3,129
29	3,129
30	3,129
31	3,129
32	3,437
33	4,015
34	3,273
35	3,274
36	3,276
37	3,279
38	3,258
39	2,786
40	2,786
41	2,784
42	2,782
43	2,780
44	2,778
45	2,776
46	2,770
47	2,763
48	2,843
49	2,838
50	2,834
51	2,832
52	2,828
53	3,462
54	3,892
55	3,375
56	3,375
57	3,373
58	3,369
59	3,389
60	3,385
61	3,377
62	3,347
63	3,247
64	3,245
65	3,243
66	3,241
67	3,239
68	3,237
69	2,768
70	2,748
71	2,749
72	2,751
73	2,752
74	3,396
RES. SUBTOTAL SF	251,843
RES. SUBTOTAL AC	5.8
MAX	7,337
MIN	2,748
RES. AVG LOT SIZE	3,403
CIRCULATION SF	96,637
CIRCULATION AC	2.2
TOTAL SF	348,480
TOTAL AC	8.0

NEIGHBORHOOD R-2

LOT #	LOT AREA
1	3,174
2	3,046
3	3,519
4	3,247
5	2,869
6	3,737
7	3,630
8	2,725
9	2,730
10	3,491
11	4,727
12	4,053
13	3,185
14	3,707
15	3,785
16	2,958
17	3,009
18	4,646
19	3,286
20	5,031
21	5,448
22	4,126
23	3,115
24	2,811
25	2,728
26	2,728
27	2,728
28	2,728
29	2,728
30	2,863
31	3,065
32	2,910
33	2,728
34	3,574
RES. SUBTOTAL SF	115,055
RES. SUBTOTAL AC	2.6
MAX	5,448
MIN	2,725
RES. AVG LOT SIZE	3,384
CIRCULATION SF	46,117
CIRCULATION AC	1.1
TOTAL SF	161,172
TOTAL AC	3.70

NEIGHBORHOOD R-3

LOT #	LOT AREA
1	3,463
2	2,692
3	2,656
4	3,547
5	2,719
6	2,569
7	2,569
8	2,569
9	2,569
10	2,569
11	2,569
12	2,569
13	2,569
14	3,110
RES. SUBTOTAL SF	38,739
RES. SUBTOTAL AC	0.9
MAX	3,547
MIN	2,569
RES. AVG LOT SIZE	2,767
CIRCULATION SF	22,245
CIRCULATION AC	0.5
TOTAL SF	60,984
TOTAL AC	1.40

NEIGHBORHOOD R-4

LOT #	LOT AREA
1	3,088
2	3,030
3	3,030
4	3,029
5	3,030
6	3,030
7	3,030
8	3,030
9	3,030
10	3,423
11	3,243
12	2,858
13	2,858
14	2,858
15	2,858
16	2,858
17	2,858
18	2,858
19	2,858
20	2,858
21	2,858
22	2,858
23	2,858
24	2,858
25	3,456
RES. SUBTOTAL SF	74,603
RES. SUBTOTAL AC	1.7
MAX	3,456
MIN	2,858
RES. AVG LOT SIZE	2984
CIRCULATION SF	38,653
CIRCULATION AC	0.9
TOTAL SF	113,256
TOTAL AC	2.60

NEIGHBORHOOD R-5

LOT #	LOT AREA
1	3,420
2	3,030
3	3,030
4	3,029
5	3,030
6	3,030
7	3,030
8	3,030
9	3,030
10	3,423
11	3,243
12	2,858
13	2,858
14	2,858
15	2,858
16	2,858
17	2,858
18	2,858
19	2,858
20	2,858
21	2,858
22	2,858
23	2,858
24	2,858
25	3,456
RES. SUBTOTAL SF	74,935
RES. SUBTOTAL AC	1.7
MAX	3,456
MIN	2,858
RES. AVG LOT SIZE	2,858
CIRCULATION SF	16,541
CIRCULATION AC	0.4
TOTAL SF	91,476
TOTAL AC	2.10

NEIGHBORHOOD R-6

LOT #	LOT AREA
1	4,258
2	3,522
3	3,580
4	3,597
5	3,408
6	3,282
7	2,836
8	2,836
9	2,836
10	2,836
11	2,836
12	2,836
13	2,836
14	2,836
15	2,836
16	3,437
RES. SUBTOTAL SF	50,608
RES. SUBTOTAL AC	1.2
MAX	4,258
MIN	2,836
RES. AVG LOT SIZE	3163
CIRCULATION SF	10,376
CIRCULATION AC	0.2
TOTAL SF	60,984
TOTAL AC	1.40

NEIGHBORHOOD R-7

LOT #	LOT AREA
1	3,605
2	2,744
3	2,793
4	2,795
5	2,797
6	2,799
7	2,801
8	2,802
9	2,804
10	2,606
11	2,597
12	2,597
13	2,597
14	2,597
15	2,597
16	2,597
17	2,597
18	2,597
19	2,954
RES. SUBTOTAL SF	52,276
RES. SUBTOTAL AC	1.2
MAX	3,605
MIN	2,597
RES. AVG LOT SIZE	2,751
CIRCULATION SF	8,708
CIRCULATION AC	0.2
TOTAL SF	60,984
TOTAL AC	1.40

NEIGHBORHOOD R-8

LOT #	LOT AREA
1	5,318
2	3,505
3	3,235
4	3,036
5	2,904
6	2,874
7	3,073
8	3,088
9	3,103
10	3,118
11	3,133
12	2,970
13	2,923
14	2,923
15	2,923
16	2,923
17	2,923
18	2,923
19	2,923
20	2,923
21	3,316
RES. SUBTOTAL SF	66,057
RES. SUBTOTAL AC	1.5
MAX	5,318
MIN	2,874
RES. AVG LOT SIZE	3,146
CIRCULATION SF	29,775
CIRCULATION AC	0.7
TOTAL SF	95,832
TOTAL AC	2.20

NEIGHBORHOOD R-9

LOT #	LOT AREA
[illegible]	[illegible]
TOTAL SF	888,624
TOTAL AC	20.40

NEIGHBORHOOD R-10

LOT #	LOT AREA
[illegible]	[illegible]
TOTAL SF	845,064
TOTAL AC	19.40

NEIGHBORHOOD R-11

LOT #	LOT AREA
1	4,220
2	3,809
3	3,825
4	3,975
5	4,108
6	3,932
7	3,524
8	3,553
9	3,533
10	4,052
11	4,101
12	3,628
13	3,623
14	3,573
15	3,598
16	3,920
17	4,253
18	3,519
19	3,501
20	3,482
21	3,432
22	4,073
23	4,035
24	3,649
25	3,455
26	3,317
27	3,278
RES. SUBTOTAL SF	100,968
RES. SUBTOTAL AC	2.3
MAX	4,253
MIN	3,278
RES. AVG LOT SIZE	3,740
CIRCULATION SF	81,984
CIRCULATION AC	1.9
TOTAL SF	182,952
TOTAL AC	4.20

NEIGHBORHOOD R-12

LOT #	LOT AREA
1	3,625
2	2,958
3	2,958
4	2,958
5	2,958
6	2,958
7	2,958
8	2,958
9	2,958
10	2,958
11	2,958
12	2,728
13	2,790
14	2,907
15	2,728
16	2,973
17	3,494
18	2,686
19	2,686
20	2,686
21	2,686
22	2,686
23	2,686
24	2,686
25	2,686
26	2,686
27	2,686
28	2,686
29	2,686
30	2,686
31	2,645
32	2,646
33	2,646
34	2,727
35	3,092
36	3,406
37	3,196
38	3,162
39	3,162
40	3,162
41	3,162
42	3,162
43	3,284
44	3,196
45	3,196
46	3,155
47	3,169
48	3,278
49	3,196
50	3,162
51	2,992
52	2,992
53	3,888
54	3,602
55	3,258
56	3,475
57	3,270
58	3,259
59	3,259
60	3,259
61	3,259
62	3,259
63	3,259
64	3,259
65	3,259
66	3,259
67	3,259
68	3,259
69	3,259
70	3,626
RES. SUBTOTAL SF	213,758
RES. SUBTOTAL AC	4.9
MAX	3,888
MIN	2,645
RES. AVG LOT SIZE	3,054
CIRCULATION SF	121,654.0
CIRCULATION AC	2.8
TOTAL SF	335,412
TOTAL AC	7.70

NEIGHBORHOOD R-13

LOT #	LOT AREA
[illegible]	[illegible]
TOTAL SF	204,732
TOTAL AC	4.70

NEIGHBORHOOD R-14

LOT #	LOT AREA
[illegible]	[illegible]
TOTAL SF	261,360
TOTAL AC	6.00

NEIGHBORHOOD R-15

LOT #	LOT AREA
[illegible]	[illegible]
TOTAL SF	204,732
TOTAL AC	4.70

NEIGHBORHOOD R-16

LOT #	LOT AREA
[illegible]	[illegible]
TOTAL SF	344,124
TOTAL AC	7.90

NEIGHBORHOOD R-17

LOT #	LOT AREA
[illegible]	[illegible]
TOTAL SF	130,680
TOTAL AC	3.00

NEIGHBORHOOD R-18

LOT #	LOT AREA
1	3,789
2	3,185
3	3,222
4	3,185
5	3,185
6	3,185
7	3,185
8	3,185
9	3,185
10	3,185
11	3,716
12	3,208
13	3,206
14	3,206
15	3,206
16	3,206
17	3,206
18	3,226
19	3,653
RES. SUBTOTAL SF	62,324
RES. SUBTOTAL AC	1.4
MAX	3,789
MIN	3,185
RES. AVG LOT SIZE	3,280
CIRCULATION SF	46,576
CIRCULATION AC	1.1
TOTAL SF	108,900
TOTAL AC	2.50

NEIGHBORHOOD R-19

LOT #	LOT AREA
1	4,898
2	3,880
3	3,930
[illegible]	[illegible]
TOTAL SF	205,287
TOTAL AC	4.71

NEIGHBORHOOD R-19

LOT #	LOT AREA
[illegible]	[illegible]
TOTAL SF	239,580
TOTAL AC	5.50

LOT SUMMARY

VILLAGE 3 NORTH

Land Use		Gross Acres	Net Acres	Units
Single Family Residential				
	TARGET LOT SIZE			
R-1	44'x62'	8.2	-	74
R-2	44'x62'	3.8	-	34
R-3	34'x75'	1.4	-	14
R-4	34'x75'	2.6	-	25
R-5	34'x83'	2.1	-	25
R-6	34'x83'	1.4	-	16
R-7	34'x75'	1.4	-	19
R-8	34'x83'	2.2	-	21
R-9	48'x75'	20.6	-	149
R-10	48'x65'	19.4	-	170
R-11	48'x65'	4.2	-	27
R-12	44'x62'	7.7	-	70
R-13	34'x83'	4.7	-	46
R-14	34'x75'	6.0	-	67
R-15	34'x83'	4.7	-	51
R-16	34'x75'	5.9	-	54
R-17	34'x83'	3.0	-	26
R-18	48'x65'	2.5	-	19
R-19	48'x75'	7.9	-	51
R-20	44'x62'	5.5	-	44
	Single Family Total	**115.2**		**1,002**
Multi Family Residential				
R-21a		3.6	3.3	190
R-21b		3.9	3.8	170
R-21c		3.3	3.2	155
	Multi Family Total	**10.8**	**10.3**	**515**
Mixed Use				
MU-1a-1d		2.1	2.0	80
	Mixed Use Total	**2.1**	**2.0**	**80**
	Residential Total	**128.1**	-	**1,597**
Parks				
P-1		7.9	6.7	
P-2 (Village 4)		17.8	15.6	
	Parks Total	**25.7**	**22.3**	
Pvt. Open Space				
POS-1		0.2		
POS-2		0.2		
POS-3		0.2		
POS-4		0.1		
POS-5		0.1		
POS-6		0.1		
POS-7		1.3		
POS-8		0.2		
	Private OS Total	**2.4**		
School				
S-1		8.3	7.7	
	School Total	**8.3**	**7.7**	
Community Purpose Facilities				
CPF-1*		2.6	2.4	
CPF-2		1.1	0.9	
CPF-3		0.5	0.5	
	CPF Total	**4.2**	**3.8**	
Industrial/Office/Mixed Use				
I-1a		6.4	4.6	
I-1b		6.1	4.1	
I-2		4.4	2.3	
I-3a		4.2	3.1	
I-3b		7.5	1.8	
MU-2a-2e		6.1	5.3	
O-1		5.2	4.9	
	Industrial/Office/Mixed Use Total	**39.9**	**26.1**	
Open Space				
OS-1		4.2	-	
OS-2		2.2	-	
OS-3a/b		3.1	-	
OS-4		12.2	-	
OS-5		0.9	-	
OS-6		0.6	-	
OS-7		0.3	-	
OS-8		0.2	-	
OS-9		0.6	-	
OS-10		2.7		
OS-11		8.6	-	
	OS Total	**35.6**	-	
Preserve				
OS-12		155.2	-	
Por. Of Heritage Rd./Portion of Main St.		2.0	-	
	Preserve Total	**157.2**	-	
Circulation				
Internal Circulation		17.0	-	
Por. Of Heritage Rd./Portion of Main St.		17.6	-	
	Circulation Total	**34.6**		
TOTAL		**436.0**		**1,597**

* THE CPF-1 SITE MAY BE LOCATED ON ANY PORTION OF THE MU-2a-2e PARCELS.

LOT TABLES

PREPARED BY:

HUNSAKER & ASSOCIATES SAN DIEGO, INC.

TENTATIVE MAP CVT-13-02

OTAY RANCH

VILLAGE 3 NORTH & A PORTION OF VILLAGE 4

City Of Chula Vista, California

SHEET 9 OF 9

TENTATIVE MAP OTAY RANCH VILLAGE 3 NORTH & POR. OF VILLAGE 4

ATTACHMENT 4
MITIGATION FIGURES

Figure 1 – Regional Vicinity
Figure 2 – Jurisdictional Delineation
Figure 3 – Mitigation Plan
Figure 5 – Phase 2 Detail
Figure 9 – Monitoring for Phase 2

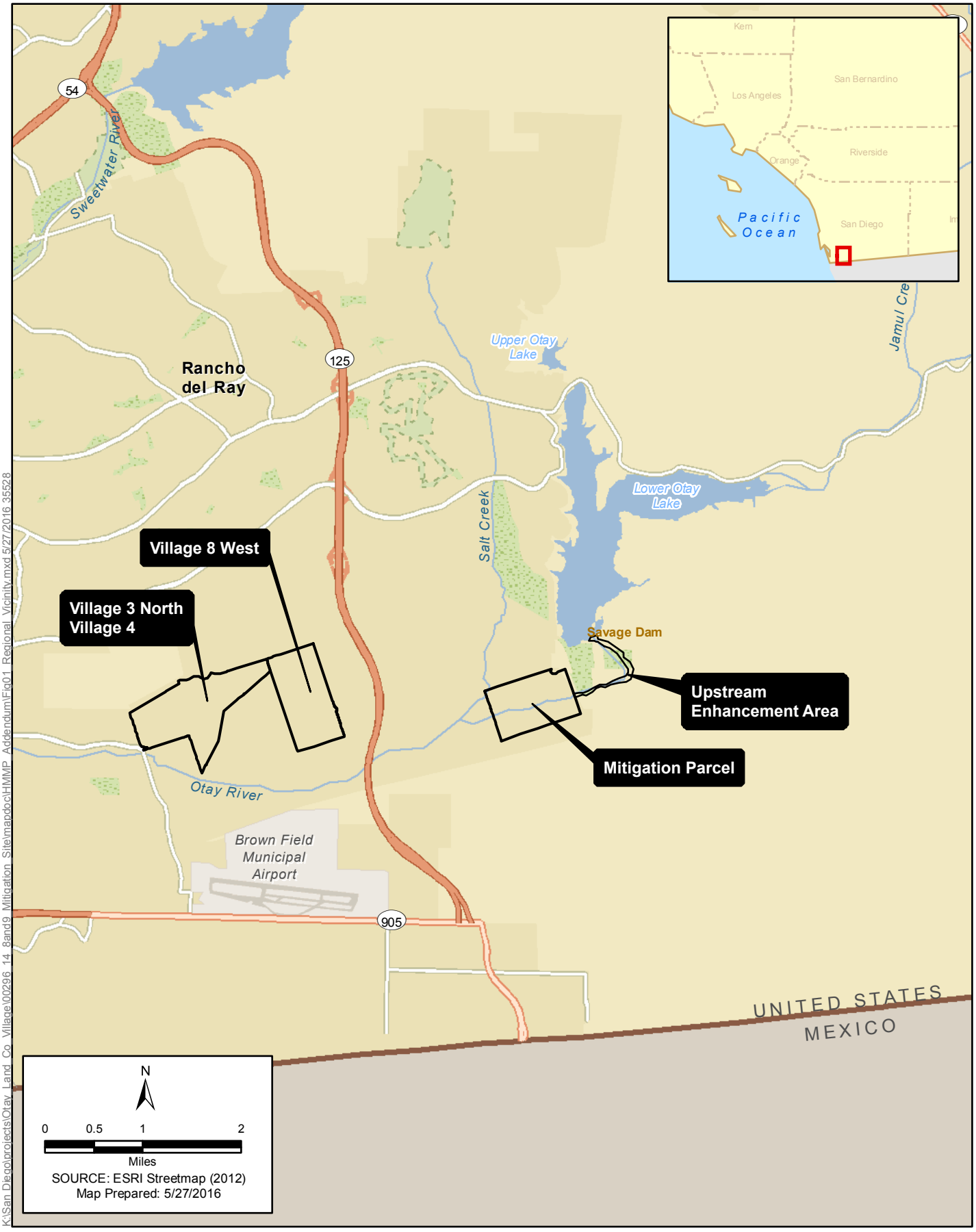
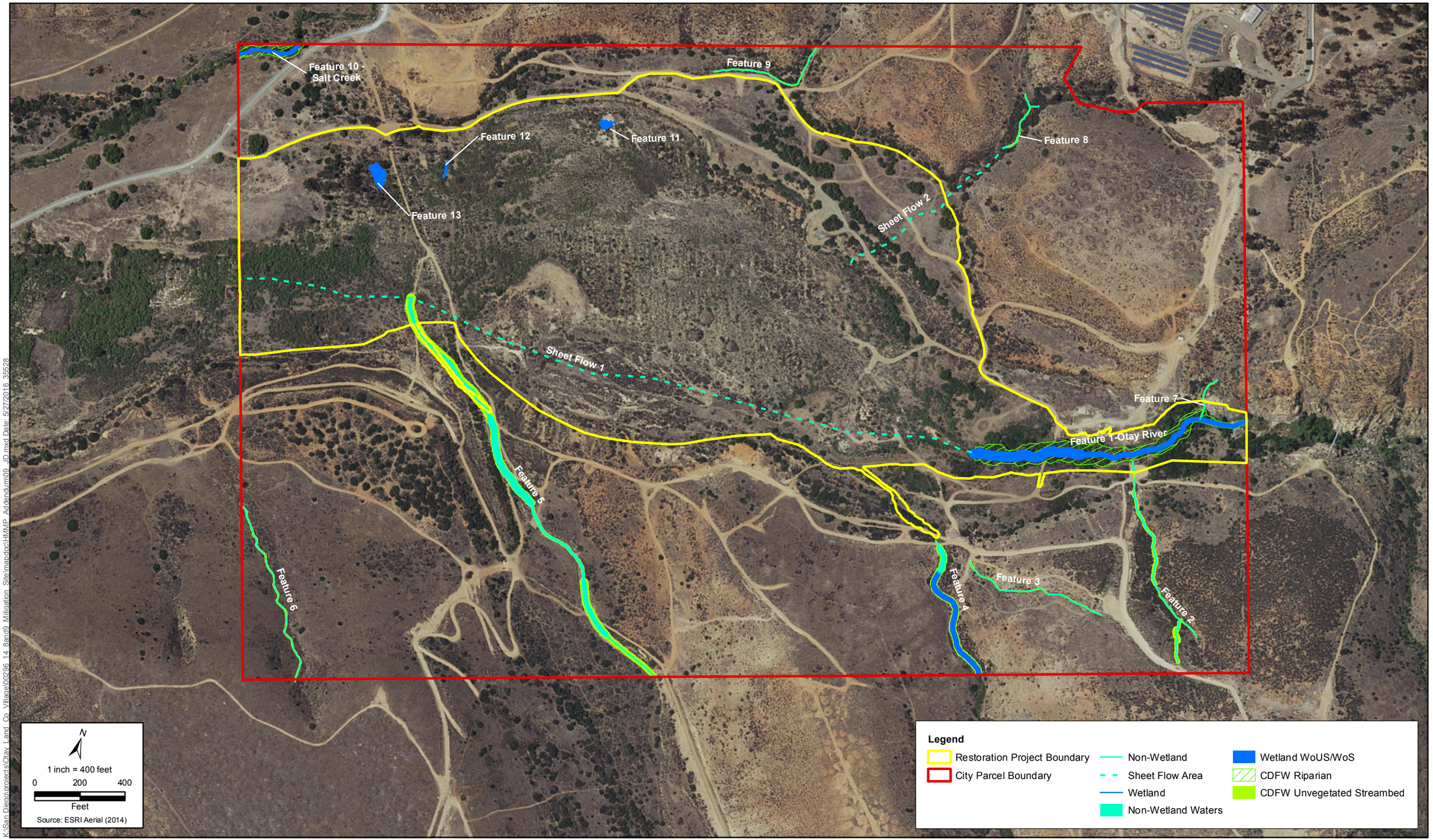
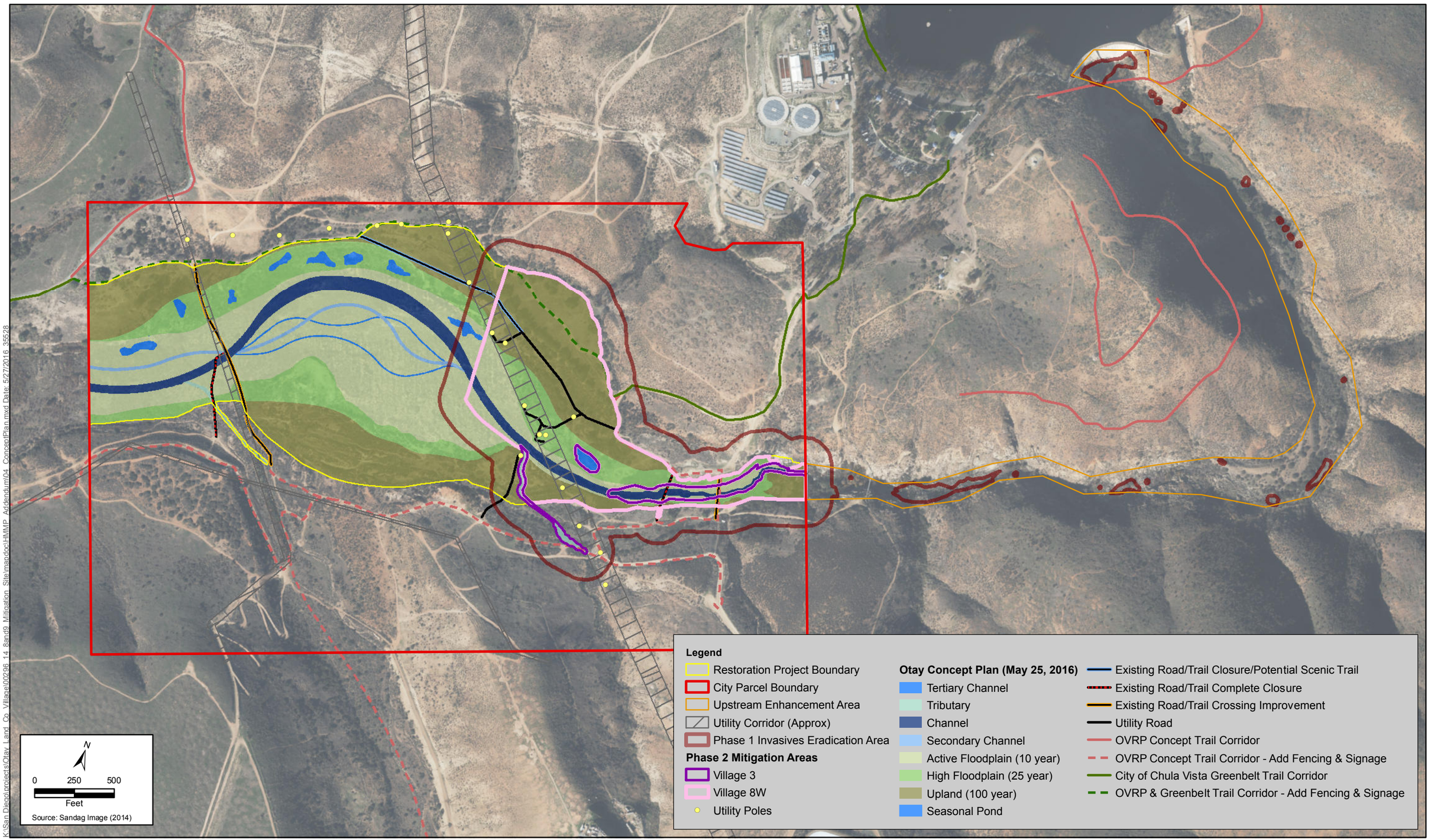


Figure 1
Regional Vicinity
Otay River Restoration Project



K:\San Diego\projects\Otay Land Co Village\00296.14 8and9 Mitigation Site\mapdoc\HMMP Addendum\09_JD.mxd Date: 5/27/2016 35528

Figure 2
Jurisdictional Delineation
Otay River Restoration Project



K:\San Diego\projects\Otay Land Co. Village\00296.14 8and9 Mitigation Site\mapdocs\HMMP Addendum\04 ConceptPlan.mxd Date: 5/27/2016 365728

Figure 3
Mitigation Plan
Otay River Restoration Project

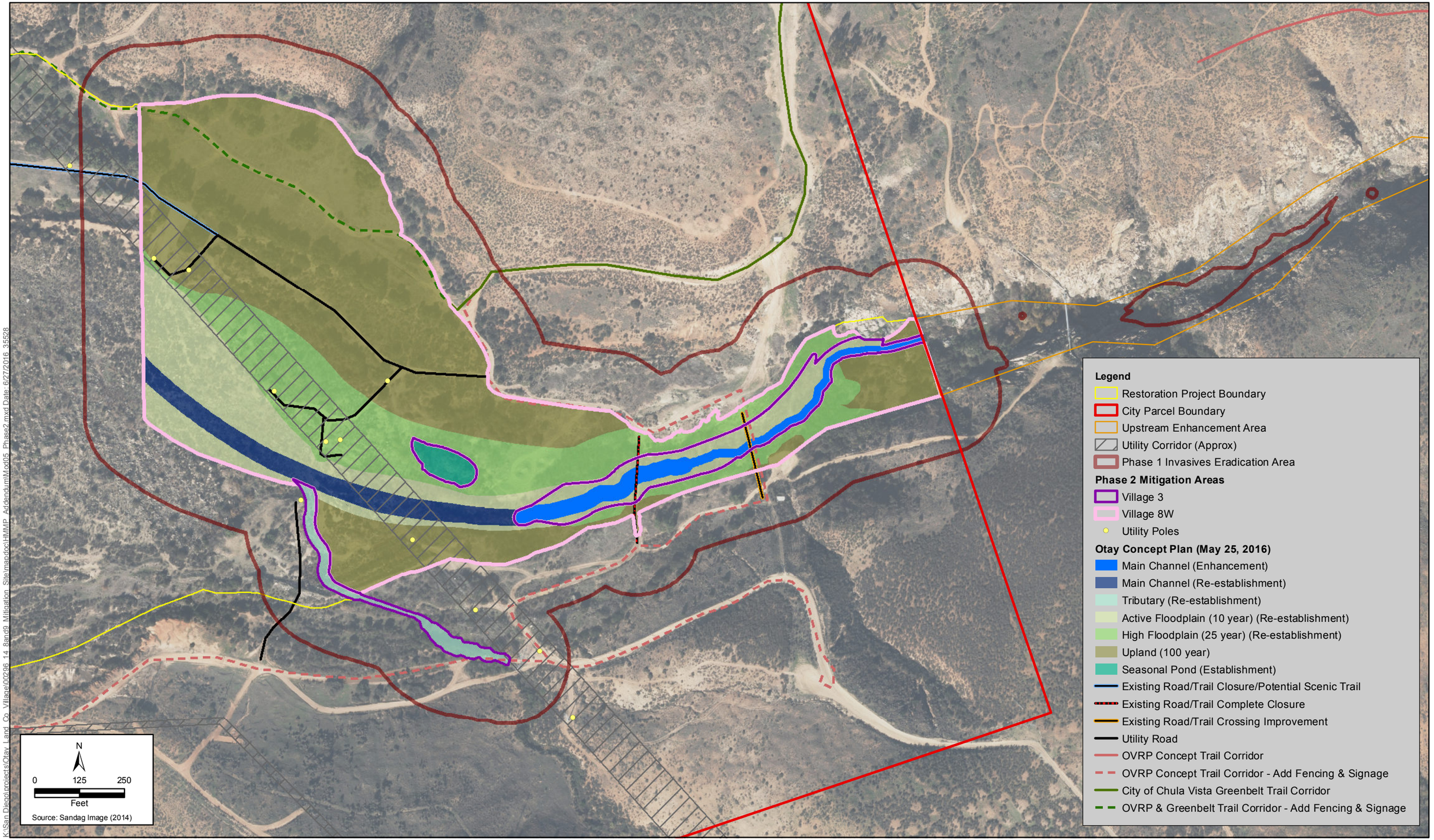


Figure 5
Phase 2 Detail
Otay River Restoration Project

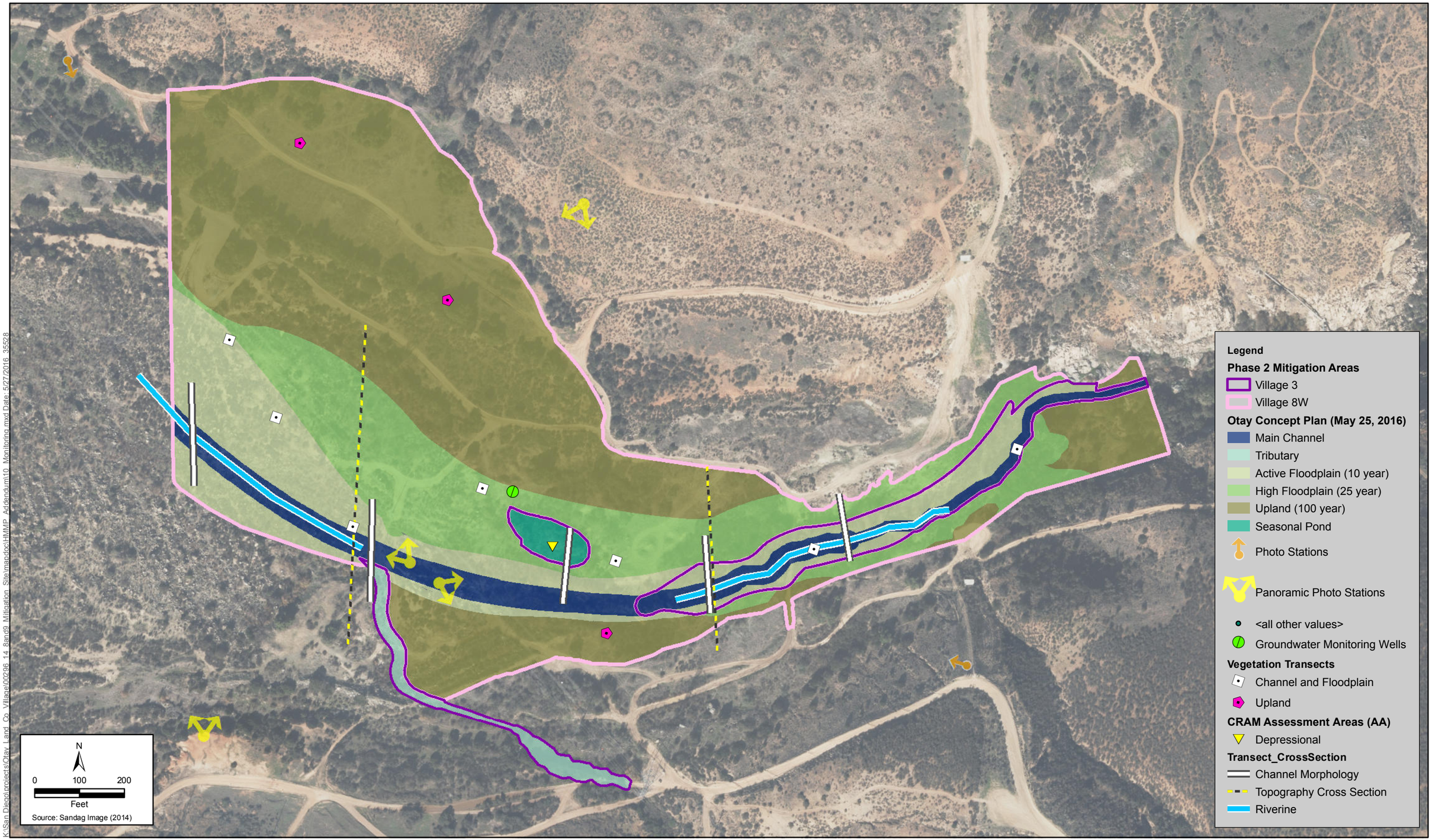


Figure 9
Monitoring for Phase 2
Otay River Restoration Project

ATTACHMENT 5
CEQA MITIGATION MONITORING AND REPORTING PROGRAM

Final Environmental Impact Report for Otay Ranch University Villages Project Mitigation, Monitoring and Reporting Program for Biological Resources & Water Quality and Hydrology

Homefed Otay Land II, LLC
Otay Ranch Village Three Development
Certification No. 12C-026

Final Environmental Impact Report for the Otay Ranch University Villages Project (Includes Village Three North and Portion of Village Four, Village Eight East, and Village Ten)

Mitigation Monitoring and Reporting Program for Biological Resources & Water Quality and Hydrology

Biological Resources (Section 5.8)

Potentially Significant Impact # 1

Prior to mitigation implementation of the proposed project would result in significant direct and indirect impacts to "covered" sensitive plant species include the following: Otay tarplant, variegated dudleya, and San Diego barrel cactus. Otay tarplant and variegated dudleya are identified in the MSCP Subarea Plan as narrow endemics. Significant impacts to non-covered species include California adolphia, south coast saltscale, San Diego marsh-elder, singlewhorl burrobush, and Robinson's pepper grass. Implementation of the proposed project would result in the direct loss of habitat for all of the special-status animals and is considered significant prior to mitigation. Long-term indirect impacts to special-status wildlife species would also occur as a result of the proposed project. Impacts would consist of lighting, human activity in the Preserve, noise, and domestic animal predation. Indirect impacts to special-status wildlife species are considered significant prior to mitigation.

Mitigation Measures 1-4 & 12-18

1) MM BIO-1

Prior to the approval of the first Final Map for the project, the Project Applicant shall coordinate with the City of Chula Vista (City) Engineer and annex the project area within the Otay Ranch Preserve Community Facilities District No. 97-2.

Prior to the recordation of each Final Map, the Applicant shall convey land within the Otay Ranch Preserve to the Otay Ranch Preserve Owner/Manager (POM) or its designee at a ratio of 1.188 acres for each acre of "Developable Area" as defined by the RMP. Access for maintenance purposes shall also be conveyed to the satisfaction of the POM. Each tentative map shall be subject to a condition that the Applicant shall execute a maintenance agreement with the POM stating that it is the responsibility of the Applicant to maintain the conveyed parcel until the Preserve CFD has generated sufficient revenues to enable the POM to assume maintenance responsibilities. The Applicant shall maintain and manage the offered conveyance property consistent with the RMP Phase 2 until the Preserve CFD has generated sufficient revenues to enable the POM to assume maintenance and management responsibilities.

Prior to the POM's formal acceptance of the conveyed land in fee title, the Project Applicant shall prepare, to the satisfaction of the POM, Area Specific Management Directives (ASMDs) for the associated conveyance areas.

The ASMDs shall incorporate the guidelines and specific requirements of the Otay Ranch RMP plans and programs, management requirements of Table 3-5 of the MSCP Subregional Plan, and information and recommendations from any relevant special studies. Guidelines and requirements from these documents shall be evaluated in relationship to the Preserve configuration and specific habitats and species found within the associated conveyance areas and incorporated into the ASMDs to the satisfaction of the POM.

2) MM BIO-2

Prior to the issuance of any land development permits that impact maritime succulent scrub, including clearing and grubbing or grading permits, the Project Applicant shall prepare a restoration plan to restore impacts to maritime succulent scrub at a 1:1 ratio pursuant to the Otay Ranch RMP. A total of 5.5 acres will require restoration. The maritime succulent scrub restoration shall be prepared by a City-approved biologist and to the satisfaction of the Development Services Director (or their designee) pursuant to the Otay Ranch RMP restoration requirements. The restoration plan shall include, at a minimum, an implementation strategy; species salvage and relocation; appropriate seed mixtures and planting method; irrigation; quantitative and qualitative success criteria; maintenance, monitoring, and reporting program; estimated completion time; and contingency measures. The Project Applicant shall also be required to implement the revegetation plan subject to the oversight and approval of the Development Services Director (or their designee).

3) MM BIO-3

Prior to issuance of land development permits, including clearing, grubbing, grading and construction permits for the Future and Planned Facilities associated with Village Ten, the Project Applicant shall provide a revegetation plan for temporary impacts to 0.3 acres of coastal sage scrub habitat. The revegetation plan must be prepared by a qualified City-approved biologist familiar with the City's MSCP Subarea Plan and must include, but not be limited to, an implementation plan; appropriate seed mixtures and planting method; irrigation method; quantitative and qualitative success criteria; maintenance, monitoring, and reporting program; estimated completion time; and contingency measures. The Project Applicant shall be required to prepare and implement the revegetation plan subject to the oversight and approval of the Development Services Director (or their designee).

4) MM BIO-4

Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits for any areas adjacent to the preserve and the off-site facilities located within the preserve, the Project Applicant shall provide written confirmation that a City-approved biological monitor has been retained and shall be on site during clearing, grubbing, and/or grading activities. The biological monitor shall attend all pre-construction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas and protective fencing. The biological monitor shall be authorized to halt all associated project activities that may be in violation of the City's MSCP Subarea Plan and/or permits issued by any other agencies having jurisdictional authority over the project.

Before construction activities occur in areas containing sensitive biological resources within the off-site facilities area, all workers shall be educated by a City-approved biologist to recognize and avoid those areas that have been marked as sensitive biological resources.

5) MM BIO-12

Prior to the issuance of land development permits, including clearing or grubbing and grading permits, for areas with salvageable sensitive biological resources, including Otay tarplant, variegated dudleya, San Diego barrel cactus, San Diego bur-sage, singlewhorl burrobush, south coast saltscale, San Diego marsh-elder, and Robinson's pepper grass (including plant materials and soils/seed bank), the Project Applicant shall prepare a Resource Salvage Plan. The Resource Salvage Plan shall be prepared by a City-approved biologist to the satisfaction of the Development Services Director (or their designee).

The Resource Salvage Plan shall, at a minimum, evaluate options for plant salvage and relocation, including individual cactus salvage, native plant mulching, selective soil salvaging, application of plant materials on manufactured slopes, and application/relocation of resources within the Preserve. The

Resource Salvage Plan shall include incorporation of relocation efforts for non-covered species, including singlewhorl burrobush, south coast saltscale, San Diego marsh-elder, and Robinson's pepper grass, species that are all considered special-status by the CEQA and that would be impacted with project implementation. Relocation efforts may include seed collection and/or transplantation to a suitable receptor site and will be based on the most reliable methods of successful relocation. The program shall also contain a recommendation for method of salvage and relocation/application based on feasibility of implementation and likelihood of success. The program shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, and any relevant contingency measures. The program shall also be subject to the oversight of the Development Services Director (or their designee).

6) MM BIO-13

To avoid any direct impacts to raptors and/or any migratory birds protected under the MBTA, removal of habitat that supports active nests on the proposed area of disturbance should occur outside of the breeding season for these species. The breeding season is defined as February 15 to August 15 for coastal California gnatcatcher and other non-raptor birds and January 15 to August 31 for raptor species. If removal of habitat on the proposed area of disturbance must occur during the breeding season, the Project Applicant shall retain a City-approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction, and the results must be submitted to the City for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan, as deemed appropriate by the City, shall be prepared and include proposed measures to be implemented to ensure that disturbance of breeding activities are avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's Mitigation Monitor shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

7) MM BIO-14

Prior to issuance of any land development permits, including clearing, grubbing, and grading permits, the Project Applicant shall retain a City-approved biologist to conduct focused surveys for northern harrier to determine the presence or absence of this species within 900-feet of the construction area. The pre-construction survey must be conducted within10 calendar days prior to the start of construction. The results of the survey must be submitted to the City for review and approval. If active nests are detected by the City-approved biologist, a bio-monitor shall be on site during construction to minimize construction impacts and ensure that no nests are removed or disturbed until all young have fledged.

8) MM BIO-15

Prior to issuance of any land development permits (including clearing, grubbing, and grading permits), the Project Applicant shall retain a City-approved biologist to conduct focused pre-construction surveys for burrowing owls. The surveys shall be performed no earlier than 30 days prior to the commencement of any clearing, grubbing, or grading activities. If occupied burrows are detected, the City-approved biologist shall prepare a passive relocation mitigation plan subject to the review and approval by the Wildlife agencies and City, including any subsequent burrowing owl relocation plans to avoid impacts from construction-related activities.

9) MM BIO-16

Prior to issuance of grading permits, the Project Applicant shall submit evidence to the satisfaction of the Development Services Director (or their designee), showing that the following features of the Preserve Edge Plans (Otay Ranch Company 2013a through 2013c) have been incorporated into grading and landscaping plans:

1. Provide post and fencing and signage for sensitive habitat adjacent to trails. Prior to the issuance of land development permits, including clearing or grubbing and grading and/or construction permits, for the project, the project owner shall submit wall and fence plans depicting appropriate barriers to prevent unauthorized access to the Preserve. The wall and fence plans shall, at a minimum, illustrate the locations and cross-sections of proposed walls, fences, informational and directional signage, access controls, and/or boundary markers along the Preserve boundary and off-site pedestrian trails as conceptually described in the Edge Plans. The required wall and fence plan shall be subject to the approval of the Development Services Director (or their designee).

2. Install canyon subdrains to prevent erosion of drainage and wetlands within the Preserve.

3. Prevent release of toxins, chemicals, petroleum products, exotic plant materials and other elements that might degrade or harm the natural environment or ecosystem within the Preserve.

4. Implement all necessary requirements for water quality as specified by the State and local agencies

5. Phase out agricultural uses adjacent to the Preserve to remove pollutants from the project site.

6. No invasive non-native plant species shall be introduced into areas immediately adjacent to, or within, the Preserve. All slopes immediately adjacent, or within, to the Preserve shall be planted with native species that reflect the adjacent native habitat, per the Edge Plan. Prior to the issuance of land development permits, including clearing or grubbing and grading and/or construction permits, for 1) areas within the 100-foot Preserve edge, and 2) infrastructure (e.g., roads, trails, utilities, etc.) sited within the Preserve, the Project Applicant shall prepare and submit to the satisfaction of the Development Services Director (or their designee) landscape plans to ensure that the proposed plant palette is consistent with the plant list contained in the Preserve Edge Plans for each village. The landscape plan shall also incorporate a manual weeding program for areas adjacent to the Preserve. The manual weeding program shall describe, at a minimum, the entity responsible for controlling invasive species, the maintenance activities and methods required to control invasive species, and a maintenance/monitoring schedule. All fuel modification shall be incorporated into development plans and shall not include any areas within the Preserve.

10) MM BIO-17

In accordance with the City's Adjacency Management Guidelines, the following mitigation measures shall be implemented to further reduce indirect impacts (from lighting, noise, invasive species, toxic substances, and public access) to sensitive biological resources located in the adjacent Preserve areas:

1. Lighting. In compliance with the Chula Vista MSCP Subarea Plan, all lighting shall be shielded and directed away from the Preserve. Concurrent with design review and prior to issuance of a building permit for any development located adjacent to the Preserve, the Applicant shall prepare a lighting plan and photometric analysis to the satisfaction of the Development Services Director (or their designee), for review and approval. The lighting plan shall illustrate the location of the proposed lighting standards and type of shielding measures. Low-pressure sodium lighting shall be used, if feasible, and shall be subject to the approval of the Development Services Director (or their designee).

2. Noise. Noise impacts adjacent to the Preserve lands shall be minimized. Berms or walls shall be constructed adjacent to commercial areas and any other use that may introduce noises that could impact or interfere with wildlife utilization of the Preserve. A 100-foot buffer around community park areas, specifically Community Parks (P-2) south of Village Eight East and in Portion of Village Four, should be installed in sections adjacent to Preserve habitat occupied by sensitive species such as the coastal cactus wren. Potential noise generating uses, such as baseball diamonds and soccer fields, should be oriented away from sensitive species habitat in these areas. Construction

activities shall include noise reduction measures or be conducted outside the breeding season of sensitive bird species.

3. California Gnatcatcher. For any work proposed between February 15 and August 15, prior to issuance of any land development permits, including clearing, grubbing, grading, and construction permits, associated with the off-site facilities located within the Preserve, the Project Applicant shall retain a City-approved biologist to conduct a pre-construction survey for the coastal California gnatcatcher to reaffirm the presence and extent of occupied habitat. The pre-construction survey area for the coastal California gnatcatcher shall encompass all habitats within the project work zone, as well as within a 300-foot buffer. The survey shall be performed to the satisfaction of the Development Services Director (or their designee) by a qualified biologist familiar with the City's MSCP Subarea Plan. The results of the pre-construction survey must be submitted in a report to the Development Services Director (or their designee) for review and approval prior to the issuance of any land development permits and prior to initiating any construction activities. If the coastal California gnatcatcher is detected, a minimum 300-foot buffer delineated by orange biological fencing shall be established around the detected species to ensure that no work shall occur within the occupied habitat from February 15 through August 15 and on-site noise reduction techniques shall be implemented to ensure that construction noise levels do not exceed 60 dB(A) Leq-h at the location of any occupied sensitive habitat areas. The Development Services Director (or their designee) shall have the discretion to modify the buffer width depending on-site-specific conditions. If the results of the pre-construction survey determine that the survey area is unoccupied, the work may commence at the discretion of the Development Services Director (or their designee) following the review and approval of the pre-construction report.

4. Invasive Species. Prior to issuance of land development permits, including clearing or grubbing and grading and/or construction permits for 1) areas within the 100-foot Preserve edge, and 2) infrastructure (e.g., roads, trails, utilities, etc.) sited within the Preserve, the Project Applicant shall prepare and submit to the satisfaction of the Development Services Director (or their designee), landscape plans to ensure that the proposed plant palette is consistent with the plant list contained in the Preserve Edge Plan. The landscape plan shall also incorporate a manual weeding program for areas adjacent to the preserve. The manual weeding program that shall describe at a minimum, the entity responsible for controlling invasive species, the maintenance activities and methods required to control invasives, and a maintenance/monitoring schedule.

5. Toxic Substances. See MMS BIO-4, BIO-6, BIO-8, BIO-16

6. Public Access. Prior to issuance of grading permits, the Project Applicant shall submit wall and fence plans depicting appropriate barriers to prevent unauthorized access into the Preserve. The wall and fence plans shall illustrate the locations and cross-sections of proposed walls and fences along the Preserve boundary, subject to the approval the City's Development Services Director (or their designee).

11) MM BIO-18

In accordance with the City's Adjacency Management Guidelines, the following mitigation measures shall be implemented to further reduce indirect impacts from noise to sensitive biological resources located in the adjacent Preserve areas emanating from the community parks:

Concurrent with the preparation of site-specific plan(s), and prior to the approval of a precise grading plan, the Project Applicant shall prepare, or in the case of the City being the lead on the preparation of the site specific plan, the Project Applicant shall fund the preparation of an acoustical analysis to ensure that noise impacts to surrounding Preserve areas have been minimized. The park design shall include measures to minimize noise impacts adjacent to the Preserve. Features that may be included in the park design may include, but are not limited to:

- berms or walls;

- inclusion of a minimum of 100 feet between the Preserve boundary and park uses where adjacent to habitat occupied by sensitive species such as coastal California gnatcatcher and coastal cactus wren;
- allow uses within the 100-foot buffer adjacent to the Preserve that may include access roads, parking, picnic areas, walking paths, and graded slopes;
- orient potential noise generating uses such as soccer fields and baseball diamonds away from occupied coastal California gnatcatcher and coastal cactus wren habitat.

Potentially Significant Impact #2

Prior to mitigation, sensitive vegetation communities to be permanently impacted include non-native grassland, freshwater marsh, cismontane alkali marsh, disturbed cismontane alkali marsh, coastal sage scrub, disturbed coastal sage scrub, broom baccharis scrub, maritime succulent scrub, disturbed maritime succulent scrub, mulefat scrub, southern mixed chaparral, tamarisk scrub, and southern willow scrub. Impacts to sensitive vegetation communities would be significant prior to mitigation.

1) MM BIO-5

Prior to issuance of grading permits in portions of the SPA Plan areas that are adjacent to the Preserve, the Project Applicant shall install fencing. Prior to issuance of land development permits, including clearing, grubbing, grading and/or construction permits, the Project Applicant shall install fencing in accordance with Chula Vista Municipal Code (CVMC) 17.35.030. Prominently colored, well-installed fencing and signage shall be in place wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to the preserve and for all off-site facilities constructed within the preserve. Prior to release of grading and/or improvement bonds, a qualified biologist shall provide evidence that work was conducted as authorized under the approved land development permit and associated plans.

2) MM BIO-6

Prior to issuance of land development permits, including clearing, grubbing, grading, and construction permits, the following notes shall be included on the applicable construction plans to the satisfaction of the Development Services Director (or their designee):

- A qualified biologist shall be on site to monitor all vegetation clearing and periodically thereafter to ensure implementation of appropriate resource protection measures.
- Dewatering shall be conducted in accordance with standard regulations of the RWQCB. A permit to discharge water from dewatering activities will be required. This will minimize erosion, siltation, and pollution within sensitive communities.
- During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. This will protect sensitive vegetation from being inundated with sediment-laden runoff.
- Material stockpiles shall be covered when not in use. This will prevent fly-off that could damage nearby sensitive vegetation communities.
- Graded area shall be periodically watered to minimize dust that may affect adjacent vegetation.

Potentially Significant Impact #3

The project would coordinate with the County for those areas located outside of Otay Ranch and within the County's jurisdiction. However, since impacts to native upland vegetation communities and wetland habitats are considered significant under the City's HLIT Ordinance, impacts would be potentially significant and mitigation would be required.

1) MM BIO-7

Prior to issuance of any land development permits, including clearing or grubbing and grading and/or construction permits, the project will be required to obtain a HILT Permit pursuant to Section 17.35 of the Chula Vista Municipal Code for impacts to Chula Vista MSCP Tier I, II, and II vegetation communities as shown below in Tables 5.8-24 and 5.8-25 and in accordance with Table 5-3 of the City of Chula Vista MSCP Subarea Plan. These impacts are due to the proposed development and are not associated with Planned or Future Facilities. Mitigation for off-site impacts outside of Otay Ranch will be in accordance with the City of Chula Vista MSCP Subarea Plan and the City's Habitat Loss and Incident Take (HLIT) ordinance and as provided in the HLIT Findings. Mitigation for impacts associated with the landfill (off-site Area 5) is not required.

Prior to issuance of any land development permits, the Applicant shall mitigate for direct impacts pursuant to Section 5.2.2 of the City's MSCP Subarea Plan. In compliance with the City's MSCP Subarea Plan, the Applicant shall secure mitigation credits within a City/Wildlife Agency-approved Conservation Bank or other approved location offering such credits consistent with the ratios specified in Tables 5.8-24 and 5.8-25.

The Applicant shall be required to provide verification of purchase to the City, prior to issuance of any land development permits.

In the event that a Project Applicant is unable to secure mitigation through an established mitigation bank approved by the City and Wildlife Agencies, the Project Applicant shall secure the required mitigation through the conservation of an area containing in-kind habitat within the City's MSCP Subarea Plan or MSCP Planning Area in accordance with the mitigation ratios contained in Table5-3 of the City's MSCP Subarea Plan and subject to Wildlife Agency concurrence. Prior to issuance of any land development permit, and to the satisfaction and oversight of the City's Development Services Director (or their designee), the Applicant shall secure the parcel(s) that will be permanently preserved for in-kind habitat impact mitigation, prepare a long-term Management and Monitoring Plan (MMP) for the mitigation area, secure an appropriate management entity to ensure long-term biological resource management and monitoring of the mitigation area is implemented in perpetuity, and establish a long-term funding mechanism for the management and monitoring of the mitigation area in perpetuity.

The long-term MMP shall provide management measures to be implemented to sustain the viability of the preserved habitat and identify timing for implementing the measures prescribed in the MMP. The mitigation parcel shall be restricted from future development and permanently preserved through the recordation of a conservation easement or other mechanism approved by the Wildlife Agencies as being sufficient to insure that the lands are protected in perpetuity. The conservation easement or other mechanism approved by the Wildlife Agencies shall be recorded prior to issuance of any land development permits.

The Project Applicant shall be responsible for maintaining the biological integrity of the mitigation area and shall abide by all management and monitoring measures identified in the MMP until such time as the established long-term funding mechanism has generated sufficient revenues to enable a City-approved management entity to assume the long-term maintenance and management responsibilities.

Potentially Significant Impact #4

Impacts to jurisdictional waters and wetlands would occur as a result of the proposed project. Impacts to jurisdictional waters total 0.56 acre and are all permanent. Impacts to jurisdictional wetlands total 1.03 acres. 0.05 acre of which includes a compatible use while the remaining acres are permanently impacted. A total of 1.35 acres of jurisdictional areas under the ACOE, RWQCB, and CDFW would be impacted. Impacts to jurisdictional areas under CDFW only are 0.23 acre. Impacts to ephemeral and intermittent unvegetated waters and jurisdictional wetlands are considered significant prior to mitigation.

1) MM BIO-8

Prior to issuance of grading permits in portions of the SPA Plan areas that are adjacent to the Preserve, the Project Applicant shall develop a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be developed, approved, and implemented during construction to control storm water runoff such that erosion, sedimentation, pollution, and other adverse effects are minimized. The following performance measures contained in the Edge Plans shall be implemented to avoid the release of toxic substances associated with urban runoff:

- Sediment shall be retained on-site by a system of sediment basins, traps, or other appropriate measures.
- Where deemed necessary, storm drains shall be equipped with silt and oil traps to remove oils, debris, and other pollutants. Storm drain inlets shall be labeled “No Dumping–Drains to Ocean.” Storm drains shall be regularly maintained to ensure their effectiveness.
- The parking lots shall be designed to allow storm water runoff to be directed to vegetative filter strips and/or oil-water separators to control sediment, oil, and other contaminants.
- Permanent energy dissipaters shall be included for drainage outlets.
- The BMPs contained in the SWPPP shall include, but are not limited to, silt fences, fiber rolls, gravel bags, and soil stabilization measures such as erosion control mats and hydro-seeding.
- The project area drainage basins will be designed to provide effective water quality control measures, as outlined in the Water Quality Technical Report. Design and operational features of the drainage basins will include design features to provide maximum infiltration, maximum detention time for settling of fine particles; maximize the distance between basin inlets and outlets to reduce velocities; and establish maintenance schedules for periodic removal of sedimentation, excessive vegetation and debris.

2) MM BIO-9

The City requires that impacts to wetlands be avoided to the maximum extent possible and where impacts are unavoidable, compensatory mitigation within the Chula Vista Subarea or Chula Vista Planning Area shall be required resulting in no overall net loss of wetlands. A total of up to 1.03 acres of wetland and 0.56 acre of waters of the U.S./State within the project may be impacted within the Development Area. Off-site areas may impact a total of up to 0.98 acre of wetlands and 0.38 acre of waters (0.24 acre of waters of the U.S. and 0.14 acre of water of the State). Prior to issuance of land development permits, including clearing, grubbing, and grading permits that impact jurisdictional waters, the Project Applicant shall prepare a Wetlands Mitigation and Monitoring Plan to the satisfaction of the City, ACOE, and CDFW. This plan shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, and any relevant contingency measures. Areas under the jurisdictional authority of ACOE and CDFW shall be delineated on all grading plans. Mitigation areas shall occur within the Otay River watershed in accordance with the Wetlands Mitigation and Monitoring Plan to the satisfaction of the City, ACOE, and CDFW. The Project Applicant shall also be required to implement the Wetlands Mitigation and Monitoring Plan subject to the oversight of the City, ACOE, and CDFW.

3) MM BIO-10

Prior to issuance of land development permits, including clearing, grubbing, and grading permits for areas that impact jurisdictional waters, the Project Applicant shall provide evidence that all required regulatory permits, such as those required under Section 404 of the federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the Porter Cologne Water Quality Act have been obtained.

4) MM BIO-11

The Project Applicant shall implement one of the following prior to the issuance of grading permits for areas impacting vernal pools within Village Three North:

1. The Project Applicant shall restore 240 square feet of vernal pools within the Village Thirteen (resort) planning area. The restoration would involve reconfiguration and reconstruction of the mima mounds and basins, removal of weedy vegetation, revegetation of the mounds with upland sage scrub species and inoculation of the pools with vernal pool species. The property owner has prepared a Conceptual Vernal Pool Mitigation Plan (Dudek 2008). The Plan includes, but is not limited to an implementation plan, maintenance and monitoring program, estimated completion time, and relevant contingency measures.

2. The Project Applicant shall restore 240 square feet of vernal pools somewhere other than the Village Thirteen (resort) planning area. The restoration would still involve reconfiguration and reconstruction of the mima mounds and basins, removal of weedy vegetation, revegetation of the mounds with upland sage scrub species and inoculation of the pools with vernal pool species.

3. The Project Applicant shall buy into a mitigation bank in an amount that would mitigate for impacts to 120 square feet of vernal pool.

Water Quality and Hydrology (Section 4.10)

Potentially Significant Impact # 1

Although construction of the proposed project has the potential to violate water quality standards, compliance with the CBC, the Chula Vista Storm Water Management and Discharge Control Ordinance No 2854, the City of Chula Vista Subdivision Manual, Design and Construction Standards of the City of Chula Vista, San Diego Area Regional Standard Drawings, and Standard Specifications for Public Works Construction, as well as the preparation of site-specific SWPPPs, mitigation would further reduce potential impacts. Even with implementation of BMPs, development would still have the potential to violate water quality standards or waste discharge requirements. This impact would be significant prior to mitigation.

1) MM HYD-1

Erosion Control. The developer shall monitor any erosion at the project's outfalls at the Otay River and, prior to the last building permit for the project, obtain approval for and complete any reconstructive work necessary to eliminate any existing erosion and prevent future erosion from occurring, all to the satisfaction of the Development Services Director.

2) MM HYD-2

Storm Water Pollution Prevention Plan. Prior to issuance of each grading permit for each village or any land development permit, including clearing and grading, the Project Applicant shall submit a notice of intent and obtain coverage under the NPDES permit for construction activity from the SWRCB. Adherence to all conditions of the General Permit for Construction Activity is required. The Applicant shall be required under the SWRCB General Construction Permit to develop a SWPPP and monitoring

plan that shall be submitted to the City Engineer and the Director of Public Works. The SWPPP shall be incorporated into the grading and drainage plans and shall specify both construction and post-construction structural and non-structural BMPs on site to reduce the amount of sediments and pollutants in construction and post-construction surface runoff before it is discharged into off-site storm water facilities. Section 7 of the City's Storm Water Manual outlines construction site BMP requirements. The SWPPP shall also address operation and maintenance of post-construction pollution prevention measures, including short-term and long-term funding sources and the party or parties that will be responsible for said measures. The grading plans shall note the condition requiring a SWPPP and monitoring plans.

3) MM HYD-3

Supplemental Water Quality Report. Prior to issuance of each grading permit, the Applicant shall submit supplemental reports to the Otay Ranch Villages Three North and Portion of Village Four, Village Eight East, and Village Ten Tentative Map Water Quality Technical Reports, respectively, prepared by Hunsaker and Associates San Diego, Inc. (2014) that identifies which on-site storm water management measures from the Water Quality Technical Report have been incorporated into the project to the satisfaction of the City Engineer. If a storm water management option is chosen by the Applicant that is not shown in the water quality technical report, a project-specific water quality technical report shall be prepared for the parcel, referencing the Otay Ranch Villages Three North and Portion of Village Four, Village Eight East, or Village Ten Tentative Map Water Quality Technical Reports, prepared by Hunsaker and Associates and dated March 2014, for information relevant to regional design concepts (e.g., downstream conditions of concern) to the satisfaction of the City Engineer.

4) MM HYD-4

Post-Construction/Permanent BMPs. Prior to issuance of each grading permit, the City Engineer shall verify that parcel owners have incorporated and will implement post-construction BMPs in accordance with current regulations. In particular, Applicants are required to comply with the requirements of Section 2c of the City of Chula Vista's Standard Urban Storm Water Management Plan (SUSMP), the Chula Vista Development Storm Water Manual, and the Otay Ranch Villages Three North and Portion of Village Four, Village Eight East, and Village Ten Tentative Map Water Quality Technical Report, respectively, or any supplements thereto to the satisfaction of the City Engineer. Specifically, the Applicant shall implement low impact development BMPs in the preparation of all site plans and, the Applicant shall incorporate structural on-site design features into the project design to address site design and treatment control BMPs as well as requirements of the hydromodification management plan. The Applicant shall monitor and mitigate any erosion in downstream locations that may occur as a result of on-site development.

5) MM HYD-5

Limitation of Grading. The Project Applicant shall comply with the Chula Vista Development Storm Water Manual limitation of grading requirements, which limit disturbed soil area to 100 acres, unless expansion of a disturbed area is specifically approved by the Director of Public Works. With any phasing resulting from this limitation, if required, the Project Applicant shall provide, to the satisfaction of the City Engineer, erosion and sediment control BMPs in areas that may not be completed, before grading of additional area begins.

Potentially Significant Impact # 2

The net increase in runoff discharged to the Otay River would be a result of an alteration in the existing drainage pattern, which could consequently result in substantial erosion or siltation on- or off-site.

1) MM HYD-6

Hydromodification Criteria. The Project Applicant shall comply, to the satisfaction of the City Engineer, with city hydromodification criteria (Municipal Permit Order R9-2007-0001 as may be amended) or the hydrograph modification management plan, as applicable, addressed regionally at the SPA Plan level concurrent with grading and improvement plans for each village.

Potentially Significant Impact # 3

The proposed project would place drainage structures within a 100-year flood hazard area. In the event of a 100-year flood, the drainage structures would not impede or redirect flows in the project area. However, do to the fact that these structures would be placed within a 100-year flood hazard area impacts could be potentially significant and mitigation would be required.

1) MM HYD-7

Scour Analysis. Concurrent with all grading plan submittals, the Applicant shall prepare a scour analysis for all structures within the 100-year flood hazard area. Additionally, all said structures shall be monitored until the last building permit for the project has been issued.