

## 5.0 ENVIRONMENTAL IMPACT ANALYSIS

### 5.1 LAND USE

This section evaluates the existing and proposed land uses within the Project site to determine if implementation of the UID SPA Plan would conflict with any adopted land use plans, policies, or other land use regulations that apply to the Project site, or if there would be any impacts on an established community. Other issues associated with land use decisions include aesthetics, noise, and resource conservation. These issues are addressed in their respective sections of this EIR. Potential conflicts with agricultural land uses are addressed in Section 5.12, *Agricultural Resources*.

This EIR tiers from the Previous Environmental Review Documents, as described in Chapter 2.0, *Introduction*. Section 5.1, *Land Use*, of the Final SEIR for the GPA/GDPA (SEIR 09-01) analyzed potential impacts related to the proposed land uses for the GPA/GDPA area. The GPA/GDPA SEIR identified a potentially significant impact related to community character because, although the GPA/GDPA conforms to the City's General Plan goals, it does not include design standards necessary to assure that community character issues are implemented. These standards are included at the SPA level (and are provided for the Project in the UID SPA Plan [WHA 2017]). SEIR 09-01 concluded that impacts would remain significant and unmitigated because there are no mitigation measures available to reduce impacts on the Main Campus Property. SEIR 01-01 included one mitigation measure for the Lake Property to reduce impacts to less than significant and requires demonstration of conformance with the adopted goals and objectives of the Eastern Territories Area Plan and MSCP Subarea Plan. The Eastern Territories Area Plan has since been replaced and is now referred to as the East Planning Area in the City's Land Use and Transportation Element of the General Plan. Conformance with the adopted goals and objectives of current plans is discussed below for the proposed Project and the SEIR 01-01 mitigation measure therefore is not incorporated herein; however, the analysis and discussion of land use contained in the 2013 SEIR for the Main Campus Property and the 2001 SEIR for the Lake Property are incorporated by reference. The latest amendments to the Otay Ranch GDP were approved by the City Council in 2015. These GDP amendments occurred within the Otay Valley Parcel's urban villages.

#### 5.1.1 Existing Conditions

##### A. Regulatory Framework

###### 1. State

###### a. Senate Bill 375 (Sustainable Communities and Climate Protection Act of 2008)

Senate Bill (SB) 375, the Sustainable Communities and Climate Protection Act of 2008 (Chapter 728, Statutes of 2008), directs the California Air Resources Board (CARB) to set regional targets for reducing greenhouse gas (GHG) emissions.

SB 375 relates to land use planning by building on the existing framework of regional planning to tie together the regional allocation of housing needs and regional transportation planning to reduce

GHG emissions from motor vehicle trips. Further, SB 375 established CEQA streamlining and relevant exemptions for projects that are determined to be consistent with the land use assumptions and other relevant policies of an adopted Sustainable Communities Strategy (SCS).

## **2. Regional**

### **a. San Diego Association of Governments' Regional Plan**

San Diego Forward: The Regional Plan was adopted by the San Diego Association of Governments (SANDAG) on October 9, 2015. The Regional Plan combines and updates two regional planning documents, the 2004 Regional Comprehensive Plan and the 2011 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), into a unified document to guide regional growth between 2015 and 2050. The Regional Plan unites land use and transportation planning by incorporating local planning efforts with regional transportation planning and identifies investments in public transportation, bike paths, and pedestrian improvements in the region. San Diego Forward: The Regional Plan includes several elements, one of which is the SCS. Required by state law (SB 375), the primary purpose of the SCS is to show how development patterns and our transportation system could work together to reduce GHG emissions for cars and light trucks and provide a more sustainable future for the San Diego region.

The SCS includes five building blocks:

1. A land use pattern that accommodates the region's future employment and housing needs, and protects sensitive habitats and resource areas;
2. A transportation network of public transit, managed lanes and highways, local streets, bikeways, and walkways built and maintained with reasonably expected funding;
3. Managing demands on the regional transportation system (Transportation Demand Management, or TDM) in ways that reduce or eliminate traffic congestion during peak periods of demand;
4. Managing the transportation system (Transportation System Management, or TSM) through measures that maximize the overall efficiency of the transportation network; and
5. Innovative pricing policies and other measures designed to reduce the number of miles people travel in their vehicles, as well as traffic congestion during peak periods of demand.

By combining land use and transportation planning, it is intended that the Regional Plan would facilitate compliance with the state's GHG reduction targets.

## **3. Local**

### **a. City of Chula Vista General Plan**

The Chula Vista General Plan, known as Vision 2020, was adopted by the City on December 13, 2005 (Chula Vista 2005). The General Plan provides a long-term strategy to address planning issues for the growth and development of the City and is comprised of the following six elements:

land use and transportation, economic development, public facilities and services, growth management, environmental, and housing. The Project, and the rest of the Otay Ranch, is located in the Otay Ranch subarea of the General Plan, which is identified as a master planned community in the Chula Vista General Plan.

**i. Land Use and Transportation Element**

The Land Use and Transportation Element establishes the land use categories, roadway classifications, and generalized land use patterns for City development, while focusing on themes that: (1) support strong community character and image; (2) support strong and safe neighborhoods; and (3) improve mobility. This element establishes plans and policies to identify the general distribution of housing, businesses, industry, open space (including parks), education facilities, and public buildings. Standards for population and building intensity in each land use classification are provided.

The Project site is located in the Eastern University District of the Otay Ranch Subarea, in the East Planning Area. Otay Ranch is identified as a master planned community in the Chula Vista General Plan. According to the element, the eastern university district is intended to serve as the urban center for the East Planning Area and serves much of the inland south San Diego County region. The district would provide higher value employment opportunities along with business and commercial services; and cultural and entertainment services. The Project would provide the multi-institutional university center or traditional university identified in Land Use and Transportation Policy (LUT) 65 and related support uses, as described in the land use element.

**ii. Economic Development Element**

The Economic Development Element establishes policies to ensure the long-term vitality of the local economy and to help develop, guide, and encourage appropriate employment and business ownership in Chula Vista. It promotes a sustainable local economy to benefit present and future generations without detrimentally affecting resources. Employment land, or land designated for commercial, industrial, and other non-residential or open space use, is concentrated in three principal areas: the tideland area, the Montgomery area, and the Otay Ranch area. The Project is wholly sited within an Employment Land Area in the Economic Development Element. Village 9, immediately adjacent to the west, is also an area of Otay Ranch identified as Employment Land Area, as is the Millenia development to the north of Main Street and west of Eastlake Parkway.

**iii. Public Facilities and Services Element**

The Public Facilities and Services Element establishes a plan to provide and maintain infrastructure and public services for future growth, without diminishing services to existing development within the City. The overall goal of this element is to provide and maintain public facilities and services within Chula Vista through abundant public infrastructure and community services that support and enhance the well-being of the City and its residents. A number of facilities (e.g., parks, a library, fire station, trunk sewers, etc.) have been identified for this portion of the City.

**iv. Growth Management Element**

The purpose of the Growth Management Element is to guide future development in the City based on the principles that: (1) rapid population growth and development have the potential to cause a variety of problems and impact the well-being of a city and its residents; and (2) impacts can be mitigated by balancing competing demands for growth and development through the adoption of comprehensive objectives and policies. This element serves as assurance that the vision described within the General Plan is achievable without sacrificing the quality of life enjoyed in the community, and establishes a framework for directing new development, redevelopment, and community enhancement.

**v. Environmental Element**

The Environmental Element establishes the policy framework for improving sustainability through the stewardship of the City's natural and cultural resources, promotion of environmental health, and protection of persons and property from environmental hazards and noise. Sustainable development is identified as a means of balancing current growth and economic progress with protection of future resources.

**vi. Housing Element**

The Housing Element details a five-year strategy for enhancement and preservation of the City character, identifies strategies for expanding housing opportunities for the various economic segments of the city, and provides policy guidance for local decision-making related to housing. The focus of this element is to: (1) maintain and enhance the quality of housing and residential neighborhoods in the City; (2) support housing opportunities to meet the city's diverse needs; and (3) fund and implement services that provide vital community resources for lower income residents. Inclusionary policies of this element require 10 percent affordable ("inclusionary") housing, including five percent low-income and five percent moderate-income, for projects consisting of 50 or more dwelling units.

**b. Otay Ranch General Development Plan**

The Otay Ranch GDP/Subregional Plan was originally approved jointly by Chula Vista and County of San Diego in 1993 for the future development of Otay Ranch. The Otay Ranch GDP was amended in 2001, and in December 2005 concurrently with the preparation of the 2005 General Plan, again in 2011, and most recently with the 2015 GDPA. The GDP establishes land plans, design guidelines, objectives, policies, and implementation measures that apply to all portions of Otay Ranch while supporting a balance of housing, shops, workplaces, schools, parks, civic facilities, and open spaces. The majority of development is intended to be clustered in villages, with conveniently located "core" features and well-defined edges such as the Chula Vista greenbelt, open spaces, and wildlife corridors. The goals of the Otay Ranch GDP are to: (1) create a well-integrated, balanced land use; (2) reduce reliance on the automobile and promotion of alternative modes of transportation; and (3) diversify the economic base within Otay Ranch.

The GDP originally designated the primary land use for Village 10 as Public and Quasi-Public for a university campus site. A secondary land use designation for Village 10 was as an urban village with single-family and multi-family residential, a mixed-use village core, and a community park.

In 2014, non-university uses were separated out from the University Planning Area, and village boundaries were clarified relative to Village 9. Village 10 land uses were converted from the original designated uses of Public and Quasi Public to Residential Medium, Mixed-Use Residential, Parks and Recreation, and Open Space. All Village 10 objectives now focus on uses complementary to, and supportive of, uses proposed for Village 9 and the University Planning Area.

**c. EastLake III General Development Plan**

The EastLake III GDP was adopted by the City Council on June 20, 2006. The purpose of the EastLake III GDP is to implement the City's General Plan and extend the comprehensive planning concepts established during previous planning in the EastLake Community (which includes EastLake I and EastLake II) to the next major planning phase for the community (EastLake III). The EastLake III GDP provides policies for future development within the SPAs in the EastLake III GDP boundary. The EastLake III GDP provides community; residential; commercial; open space, parks, and recreation; public facilities, circulation, and infrastructure; plan administration; and economic goals. The GDP also provides planning objectives for the area, as well as policies and standards for land use, development, and conservation.

**d. City of Chula Vista Zoning Code**

Title 19 of the Chula Vista Municipal Code (CVMC) is the City's Zoning Code, which is intended to implement the Chula Vista General Plan. The Project site is included within the City's Planned Community (P-C) Zone.

As defined in Chapter 19.48 of the CVMC. The purposes of the P-C Zone are as follows:

- Provide for the orderly preplanning and long-term development of large tracts of land. These tracts may contain a variety of land uses, but are under unified ownership or development control, so that the entire tract will provide an environment of stable and desirable character;
- Give the developer reasonable assurance that sectional development plans in accordance with the approved general development plan will be acceptable to the City. Sectional development plans may include subdivision plans and/or planned unit development plans as provided in this title; and
- Enable the City to adopt measures for the development of the surrounding area compatible with the planned community zone (Chula Vista 2012, Chapter 19.48).

According to Section 19.48.020 of the Zoning Code, P-C zoning may be established on lands that are suitable and of sufficient size for planning and development in a manner consistent with the purpose of the zone. P-C zoning does not include any area of less than 50 acres of contiguous land (Chula Vista 2012, Section 19.48.020). Section 19.48.025 establishes a requirement for Community-Purpose Facility (CPF) sites to be provided within the P-C zone at the rate of 1.39 acres per 1,000 persons (Chula Vista 2012, Section 19.48.025).

As stated in Section 19.48.090, SPAs shall be composed of identifiable planning units, within which common services and facilities, a strong internal unity, and an integrated pattern of land use, circulation, and townscape planning are readily achievable. Where practicable, SPAs shall have discernible physical boundaries.

**e. City of Chula Vista Multiple Species Conservation Program Subarea Plan**

The MSCP (August 1998) is a subregional plan under the California Natural Community Conservation Planning Act (FGC sections 2800-2835). The MSCP covers an area encompassing 12 jurisdictions and 582,243 acres. The MSCP addresses the potential impacts of urban growth, loss of natural habitat, and species endangerment, and creates a plan to mitigate for the potential loss of covered species and their habitat due to the direct, indirect, and cumulative impacts of future development of both public and private lands within the MSCP area.

The MSCP Subregional Plan is a comprehensive, long term habitat conservation plan that addresses the needs of multiple sensitive plant and animal species and the preservation of natural vegetation communities in southern San Diego County. The MSCP Subregional Plan is implemented through local subarea plans prepared by participating jurisdictions. The Chula Vista MSCP Subarea Plan was approved in 2003, and it provides for conservation of covered species and their associated habitats by establishing a preserve of interconnected conservation lands. The combination of the MSCP Subregional Plan and subarea plans, including the City's MSCP Subarea Plan, serves as a Multiple-Species Habitat Conservation Plan pursuant to section 10(a)(1)(B) of the federal Endangered Species Act and as Natural Community Conservation Plan (NCCP) and associated permit under the Natural Community Conservation Planning Act. The MSCP Subregional Plan is being implemented in phases as participating jurisdictions and special districts submit their subarea plans for approval to the U.S. Fish and Wildlife Service (USFWS) and CDFW. Upon approval, the USFWS and CDFW authorize the incidental take of listed species and other species of concern, subject to the terms of the MSCP Subarea Plan and the MSCP Subregional Plan. Conservation and management responsibilities and implementation guarantees for each subarea plan are set forth in implementing agreements between the entity responsible for each subarea plan, USFWS, and CDFW.

Consistent with the City's MSCP Subarea Plan approval, the City entered into an Implementation Agreement with USFWS and CDFW in January 2005. The City's MSCP Subarea Plan is consistent with the MSCP Subregional Plan and contributes to its implementation.

The Otay Ranch Preserve (Preserve) was developed in cooperation with USFWS and CDFW, property owners, developers, and environmental groups. The majority of the Preserve consists of hard-line areas designated for 100 percent conservation, and these areas are either already in public ownership or will be dedicated into the Preserve as part of the City's development approval process for covered projects. Preserve boundaries for covered projects were established on a project-by-project basis after evaluation of habitat and species data and/or surveys conducted as part of project entitlement processing, evaluation by USFWS and CDFW, and consideration of how such mitigation could best contribute to the overall MSCP Subregional Plan. In addition, the City's MSCP Subarea Plan allows for infrastructure within the Preserve to support planned development, subject to specific conditions.

For development projects located within Otay Ranch, the City's MSCP Subarea Plan relies on the Preserve design and policies contained in the Otay Ranch RMP. The Otay Ranch RMP established performance standards for achieving the 13,000-acre Otay Ranch Preserve (Chula Vista 2003a; Chula Vista and County of San Diego 2015). The Chula Vista MSCP Subarea Plan and the Otay Ranch RMP are the habitat conservation and community habitat conservation plans applicable to the Project site. For development projects located within Otay Ranch, the MSCP Subarea Plan relies on the preserve design and policies contained in the Otay Ranch RMP as the framework for conservation and management of biological resources within Otay Ranch Preserve. Ultimate compliance relies on progressive acquisition, or funding for acquisition, of the designated Otay Ranch preserve areas with each development approval.

Otay Ranch, including the Project, is considered a covered project under the MSCP Subarea Plan. This means that the areas proposed to be preserved (100 percent conservation areas) either are already in public ownership or are expected to be dedicated to the Preserve as part of the development approval process for covered projects.

The Project site largely is bordered by developed uses, or uses planned for development, to the north (Village 11 and the Millenia development), west (planned Village 9) and south (planned Village 10). The remainder of the southern UID boundary (east of planned Village 10) and lands east of the eastern boundary of the Project site is dedicated open space. These areas are part of the City and County of San Diego's MSCP Plan, and are addressed in that document, as well as the Otay Ranch RMP (see additional discussion below). In addition, this area includes the planned Chula Vista Greenbelt Trail. The proposed Preserve Edge would provide a buffer between the Project's development and the Preserve. Development in and adjacent to the Preserve Edge is controlled by the SPA Plan and the accompanying Preserve Edge Plan (Appendix D to the SPA Plan) to limit potential impacts to sensitive plant and animal species within the Preserve.

#### **f. Otay Ranch Resource Management Plan**

The Otay Ranch RMP was adopted in 1993 with the approval of the Otay Ranch GDP to establish a permanent preserve within Otay Ranch. The purpose of the Otay Ranch Preserve is to protect and enhance biological, paleontological, cultural, and scenic resources. Plan objectives include biological diversity and promotion of the survival and recovery of native species and habitats.

The RMP is composed of two separate documents, the Phase 1 RMP (1993) and Phase 2 RMP (adopted in 1996 and revised in 2002). The Phase 1 RMP identifies Preserve areas within Otay Ranch and contains policies regarding species and habitat conservation and long-term management of the Preserve. The Phase 2 RMP includes community-wide studies conducted pursuant to the Phase 1 RMP and provides additional detail on conveyance, management, and funding (Chula Vista and County of San Diego 1993 and 2002). It identifies implementation measures; including procedures for dedicating parcels of land to the Preserve and for determining the proportionate share for each village, as well as preservation of steep slopes within Otay Ranch. Land identified by the RMP as part of the Preserve must be conveyed to the Preserve prior to the approval of Final Maps. As established in the Phase 2 RMP, the conveyance ratio (ratio of land to be dedicated per acre of development) is 1.188 acres dedicated for each developable acre that is Final Mapped. The conveyance obligation is required to be met on a village-by-village basis.

The RMP identifies a planned open space system of 13,000 acres to be dedicated within Otay Ranch, targeting lands that include important resources such as vernal pools, coastal sage scrub habitat, coastal California gnatcatcher (*Polioptila californica californica*) populations, and potential wetlands restoration areas. The Preserve also connects large areas of open space through a series of wildlife corridors and covers portions of Salt Creek Canyon to Otay Valley. The Preserve boundaries from the RMP have been incorporated into the adopted Otay Ranch GDP. The preserve/development boundary of the Otay Ranch GDP is consistent with the objectives, policies, and criteria established in the RMP (Chula Vista and County of San Diego 1993 and 2002).

**g. City of Chula Vista Growth Management Ordinance**

The purpose and intent of the Chula Vista Growth Management Ordinance (GMO; CVMC Sec. 19.09) is to provide quality housing opportunities for all economic sections of the community; to balance the community with adequate commercial, industrial, recreational, and open space areas to support the residential areas of the City; to provide that public facilities, services, and improvements meeting City standards exist or become available concurrent with the need created by new development; to control the timing and location of development by tying the pace of development to the provision of public facilities and improvements to conform to the City's Threshold Standards; and to meet the goals and objectives of the Growth Management Program and other programs associated with quality of life. The GMO prohibits new development unless adequate public facilities are provided in advance of or concurrently with the demands created by new development.

The GMO contains "quality of life" threshold standards. These include police, fire, and emergency response times; anticipated demand for schools and evaluation of school funding; establishment of a library service ratio of 500 square feet of equipped and staffed facility per 1,000 residents; a service ratio for neighborhood and community park land of three acres (with appropriate facilities) per 1,000 residents; water service availability; compliance with City engineering sewage flow and related standards (subdivision manual); compliance with City engineering storm water drainage standards (subdivision manual); maintenance of acceptable City-wide traffic flows; and air quality and pollution overview and evaluation to foster air quality improvement pursuant to relevant regional and local air quality improvement strategies. The GMO also requires PFFPs, AQIPs, and WCPs for every SPA Plan (or, if a SPA Plan is not required, for every TM application).

The PFFP must provide a complete description of the planned development and all public facilities included within the boundaries of the plan as defined by the Director of Development Services, including phasing and financing of infrastructure. The plan must contain an analysis of the individual and cumulative impacts of the proposed development on the community as it relates to the Growth Management Program, the specific facility master plans, and threshold standards. Proposed development must also be accompanied by a fiscal impact report and provide funding for periods when City expenditures for the development would exceed projected revenues.

**h. Park Land Dedication Ordinance**

Chapter 17.10 of the CVMC establishes requirements for parklands and public facilities, including regulations for the dedication of land and development of improvements for park and recreational

purposes (Section 17.10.010); determination of park and recreational requirements (Section 17.10.020); calculation of area to be dedicated (Section 17.10.040); specifications for park improvements (Section 17.10.050); criteria for area to be dedicated (Section 17.10.060); procedures for in-lieu fees for land dedication and/or park development improvements (Section 17.10.070); and other regulations regarding park development and collection and distribution of fees.

**i. Parks and Recreation Master Plan**

The Chula Vista Parks and Recreation Master Plan (PRMP) was adopted in 2002 and a Draft Update was completed in 2010 (Chula Vista 2002). The PRMP is the blueprint for the City's park system through the year 2030. It envisions a comprehensive and interrelated package of community and neighborhood parks and presents each park within the context of the whole park system to ensure that it provides a balance of recreational opportunities. The PRMP identifies existing park and recreation facilities and provides guidance for future park sites, including locations for specific types of additional recreational facilities within the Otay Ranch area. The plan does not include a specific community or neighborhood park acreage requirement for the UID since the 2002 PRMP envisioned a university site in this general location.

The PRMP has not yet been updated to reflect the GDP amendments or village boundary adjustments since 2002. The City is, however, currently in the process of updating the plan. A draft PRMP Update was released in December 2010. The Draft PRMP states that the year 2030 citywide park system will contain community, neighborhood, mini, urban, and special-purpose parks and recreation facility and community center sites (Chula Vista 2002).

**j. Greenbelt Master Plan**

The Chula Vista Greenbelt Master Plan provides guidance and continuity for the planning of open space and construction and maintenance of Greenbelt Trails (Chula Vista 2003b, <http://www.chulavistaca.gov/departments/development-services/planning/chula-vista-greenbelt-master-plan>). There are two general types of trails: multi-use and rural. Multi-use trails are designed for a variety of users, such as bicyclists, equestrians, pedestrians, joggers, and other non-motorized activities. According to the Greenbelt Master Plan, even a single-track pedestrian-only trail would be considered multi-use since it could accommodate hikers, backpackers, runners, bird-watchers, and others. Minimum standards for trails are set forth in the City Landscape Manual and the Greenbelt Master Plan (Chula Vista 1994). A multi-use trail may also be improved with a variety of trail surfaces, with concrete and asphalt surfacing to accommodate the broadest range of users in an urban setting. The minimum standards require a paved multi-use trail to be 10 feet wide with 2-foot-wide natural shoulders. However, variation in the minimum standards may be allowed, based on consideration of the number and types of trail users and environmental constraints. Other minimum standards include Greenbelt Trail signs, and standards regarding fencing and signage shall be determined based upon environmental and other constraints and are subject to review and approval of the Development Services Director.

### **k. Brown Field Airport Land Use Compatibility Plan**

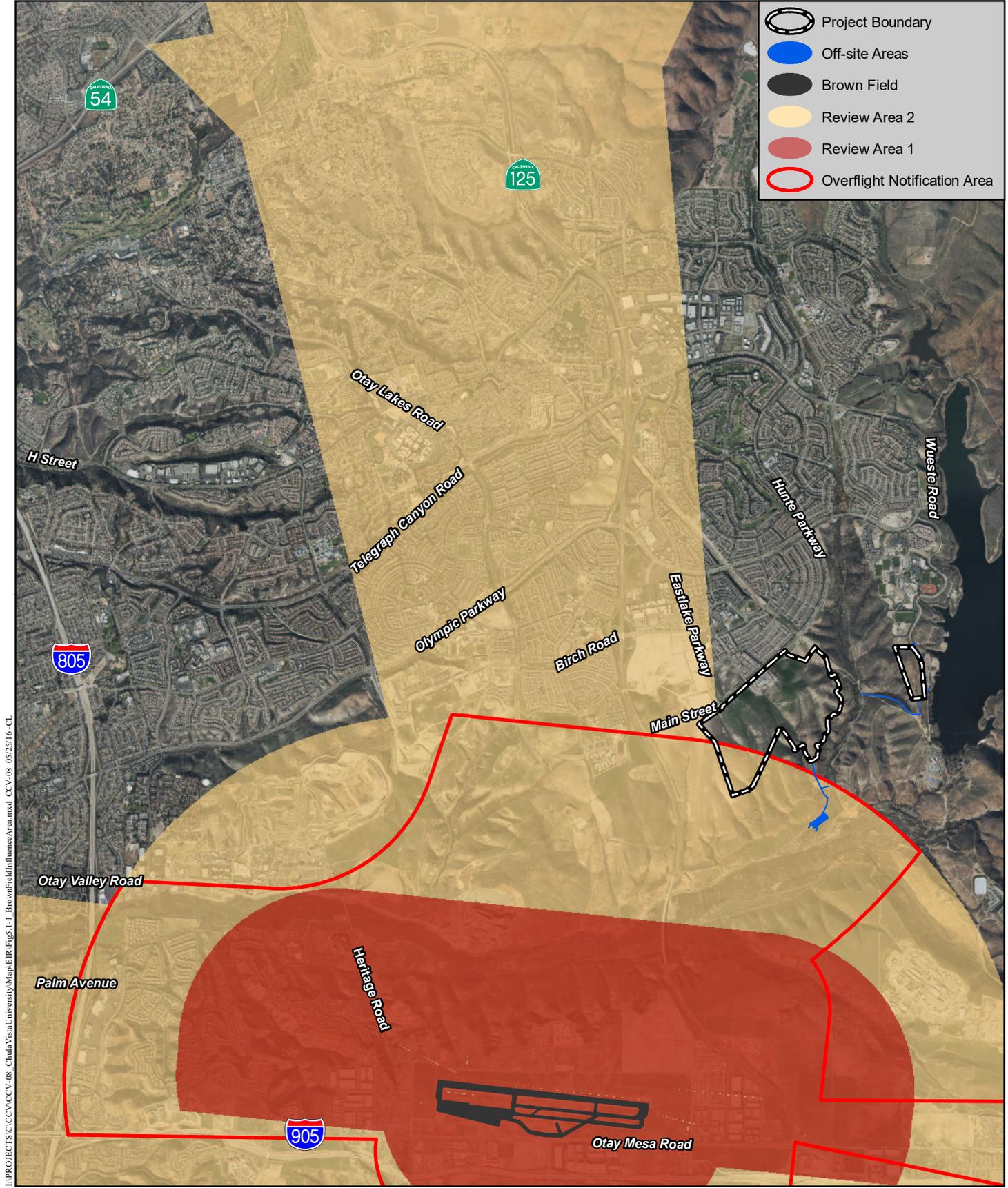
The San Diego County Regional Airport Authority (SDCRAA), designated as the Airport Land Use Commission for all public airports in the County of San Diego, adopted the Brown Field Airport Land Use Compatibility Plan (ALUCP) in September 1981 (last updated in December 2010). The ALUCP assists in achieving compatible land use development in the area surrounding Brown Field Municipal Airport located in Otay Mesa on Heritage Road, east of I-805. Brown Field is a general aviation airport accommodating both propeller- and jet-powered aircraft and serves as a port of entry for private aircraft coming into the United States from Mexico. Brown Field is also heavily used by military and law enforcement agencies and is classified as a “reliever airport” by the FAA (SDCRAA 2010). The ALUCP designates the airport influence area and contains projected noise contours, flight activity zones, a land use compatibility matrix, and plan recommendations for areas surrounding Brown Field. The airport influence area is delineated by using the projected 60-decibel (dB) Community Noise Equivalency Level (CNEL) contour and is generally the area in which current and future airport-related noise, overflight, safety, and/or airspace protection factors may affect land uses or necessitate restrictions on uses. The airport influence area is divided into Review Area 1 and Review Area 2. The composition of each area is determined as follows:

- Review Area 1 consists of locations where noise or safety concerns may necessitate limitations on the types of land use actions. Specifically, Review Area 1 encompasses locations exposed to aircraft noise levels of 60 CNEL or greater together with all of the safety zones identified in the ALUCP.
- Review Area 2 consists of locations beyond Review Area 1 but within the airspace protection and/or overflight notification areas. Limits on the heights of structures, particularly in areas of high terrain, are the only restrictions on land uses within Review Area 2.

As shown on Figure 5.1-1, *Brown Field Airport Influence Area*, the southwestern portion of the Project site contains Review Area 2 of the airport influence area. Both residential and non-residential development is compatible in this zone. The Project site is within the FAA Height Notification Boundary for a north-south oriented airport approach, with height restrictions for any structure of 200 feet above ground level. In addition, part of the Project area is within the Airport Overflight Notification Area, which requires notification for all new residential development in this area (SDCRAA 2010).

### **l. Otay Valley Regional Park Concept Plan**

The Otay Valley Regional Park (OVRP) Concept Plan was updated in July 2017 as the result of a multi-jurisdictional planning effort including the cities of San Diego and Chula Vista and the County of San Diego (visit: <http://www.ovrp.org/documents/OVRP%20CONCEPT%20PLAN.pdf>). The planning area for the OVRP Concept Plan is located in the southern portion of the County of San Diego, four miles north of the United States-Mexico International Border, and spans approximately 11 miles from the southeastern edge of the salt ponds in the OVRP to the land surrounding the Lower and Upper Otay Lakes. The Plan defines the boundary of the regional park, provides for the protection of environmentally sensitive areas and important cultural



# Brown Field Airport Influence Area

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resources by identifying an open space core/preserve area, identifies areas adjacent to the open space core for active and passive recreational development opportunities, includes a trail system with staging areas, viewpoints and overlooks and connections to recreation areas and adjacent public lands and trails, and envisions two interpretive centers for environmental and educational programs. A majority of the land within the plan is privately owned. The plan does not change existing zoning and land use plans, or add new development regulations, nor does it preclude private development. Rather, it provides the multiple jurisdictions with policies and direction regarding land acquisition and development of the plan. Approximately 1,000 acres of the Preserve are contiguous with the OVRP.

## **B. Existing Conditions**

### ***1. On-site Conditions***

The Project area consists of rolling hillsides that range in elevation from approximately 620 feet AMSL in the northwestern portion to 340 feet AMSL in the southwestern portion of the (western) Main Campus Property. The (eastern) Lake Property features a north-south trending central ridgeline and ranges in elevation from a high of approximately 500 feet AMSL in the northern portion to 560 feet AMSL in the southern portion. Steep slopes greater than 25 percent gradient occur on both portions of the Project area. Salt Creek and its associated open space is located between the west and east properties.

The bluffs abutting the Otay River Valley are located to the south. With the exception of High Tech K-12 School, the Main Campus Property consists of vacant, ranch and dry-farmed lands that currently support non-native grasslands and Diegan coastal sage scrub, with small areas of mule fat scrub and southern willow scrub. The Lake Property is undeveloped and mainly features coastal sage scrub habitat.

### ***2. Surrounding Land Uses***

Existing developed uses located east of Eastlake Parkway and north of Hunte Parkway are located north of the Project site (Village 11). The site of the future Millenia development is located across Main Street to the northwest, and further north of the Millenia site is the Otay Ranch Town Center, a shopping mall that features stores, a movie theater, and restaurants. The Project site is surrounded by undeveloped property to the northwest, west, south and east. Planned Villages 9 and 10 are located to the west and south. Bluffs abutting the Otay River Valley are located to the south. Lower Otay Lake is immediately east of the Lake Property and is owned and operated by the City of San Diego. The locations of the surrounding land uses are illustrated in Figure 3-2.

Otay Ranch uses would be developed in accordance with the GDP. Future land uses planned for the Millenia development include retail, commercial, and entertainment development with higher density residential development, schools, and parks. The planned land uses for Villages 9 and 10 include some commercial elements, single and multi-family residential uses, and park land, all complementary to the university (and support commercial, cultural, and entertainment services uses) proposed as part of the Project.

As noted above, the Otay River Valley, which is part of the Preserve and the Otay River Valley Regional Park, is in the vicinity to the south of the Project site. The park provides recreational

opportunities ranging from playing fields and picnic areas to hiking, biking, and horse trails. The park is also intended to protect open space, wildlife, historic, agricultural, and archaeological resources. The Preserve consists of 13,000 acres of land identified in the MSCP that is to be set aside as mitigation for impacts to sensitive resources resulting from Otay Ranch development that would occur both within the City and in the unincorporated San Diego County. The Project's proposed development areas abut the Preserve.

### 5.1.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the Project would have a significant impact on land use if it would:

- **Threshold 1:** Physically divide an established community (incompatibility with adjacent and surrounding land uses).
- **Threshold 2:** Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance), adopted for the purpose of avoiding or mitigating an environmental effect.
- **Threshold 3:** Conflict with any applicable habitat conservation plan or natural community habitat conservation plan.

### 5.1.3 Impact Analysis

#### A. **Threshold 1: Physically divide an established community (incompatibility with adjacent and surrounding uses).**

The Project site is undeveloped; some of the property is located within MSCP-covered lands and some has historically been used for agriculture. None of it, however, is located within or part of an established community. As such, there is no potential for division of an established community. No impact is identified.

The remainder of this discussion focuses on the potential for incompatibility with (existing and future) adjacent and surrounding uses, including the following topics: (1) potential land use conflicts associated with construction; (2) the Project's expected operational compatibility with surrounding land uses; (3) compatibility with internal land uses; (4) compatibility with off-site improvement areas; and (5) the Project's potential impact on community character.

#### *1. Short-term Construction Conflicts*

Construction of the Project would require site grading, road building, installation of utilities, and building construction. The Project site is located adjacent to existing residential uses along its north boundary. Village 11 is located across Hunte Parkway from the Project site. High Tech K-12 is located on the Project site. Currently, undeveloped land is located to the northwest, west, south and east of the Main Campus Property, as well as around the Lake Property. Some off-site grading would be required for utility improvements south of the Project site (east of future Village 10).

Project construction activities on the Project site would not be incompatible with the vacant land to the northwest, west, south and east of the Project site. For undeveloped areas designated for open space, the Otay Ranch RMP mandates a 100-foot-wide buffer area between development areas and the Preserve. The specifics of Project development result in an even greater buffer area. Potential activities allowed within that buffer area include trails and some recreational uses, but this would result in little to no construction activity immediately adjacent to Preserve. The proposed development footprint in the Lake Property would be confined to the eastern half of the parcel, 300 to 400 feet from the nearest boundary with the Preserve. The portions of the Main Campus Property adjacent to the Preserve would be situated at the top of manufactured slopes that place the development substantially above the Preserve topographically. These manufactured slopes, along with areas within the parcel boundary but outside the development footprint, also provide a buffer of 100 to 200 feet between proposed development and the Preserve boundary. Additionally, all construction activities would be required to comply with the Preserve Edge Plan, as discussed in Section 5.6, *Biological Resources*, of this EIR. The mitigation measures in Section 5.11, *Hydrology and Water Quality*, would protect the Preserve from storm water runoff from construction. Requirements for construction noise levels, pre-construction biological surveys, and habitat replacements and restoration are included as mitigation in Section 5.6. Dust-minimizing construction practices are required in Mitigation Measure 5.4-1a in Section 5.4, *Air Quality*.

Noise associated with mass grading is the most likely impact to existing developed uses, although some vertical construction may also result in noise when in immediate proximity (such as to High Tech K-12 School). Fugitive dust may also result in some nuisance impacts. As noted above, however, Project design and mitigation measures would address these short-term impacts to nearby existing uses.

In summary, potentially significant land use incompatibilities could occur for the issues of air quality, operational noise, biological resources, hydrology/water quality, and hazards and hazardous materials (Impact 5.1-1).

## **2. *Incompatibility with Surrounding Land Uses***

### **a. *Otay Ranch Villages***

Village 11 is built out and located north of the Project site, north of Hunte Parkway. High Tech K-12 School is located south of Hunte Parkway within the Project site, and would be surrounded on three sides (west, south and east) by Project development. The potential for the Project to result in future land use incompatibilities with these uses as a result of excessive operational noise is addressed in Section 5.5, *Noise* (Impact 5.1-1). As discussed in Section 5.5, operational noise sources related to heating, ventilation, and air conditioning (HVAC) could exceed noise standards at existing development closest to the Project site, and specifically High Tech K-12 School campus.

Village 9, located to the west of the Project site, the Millenia development, located to the north/northwest, and the Village 10 site, located to the south, are currently undeveloped. These villages are planned for development in accordance with the adopted GDP and have been planned with neighboring villages and related SPA plans in mind. As such, no conflicts with existing land

uses would occur. Specific to the Village 9/UID interface and Village 10/UID interface, a “Flex Overlay” zone described in the SPA Plan would establish a “permeable” edge between the UID and adjacent village. Flexibility and coordination of the development within the Flex Overlay is planned to foster a seamless relationship between the villages in which the identified portion of Villages 9 and 10 may be combined with or designed to support or include Project uses or Villages 9 and 10 land uses (including residential). Coordinated development of the built form and academic-suitable pedestrian setting between the Project and Villages 9 and 10 uses is encouraged and may result in undefined building and use boundaries. Interim, incubator, or long-term academic, residential, or business innovation uses, including student and faculty living and service uses, may be established on either side of Orion Avenue within the Flex Overlay. Establishment of Project buildings and uses should occur within the Flex Overlay before development occurs within the T-1 Transect. Accordingly, the Project would not be incompatible with the Villages in Otay Ranch, and impacts would be less than significant.

**b. MSCP Subarea and Otay Ranch Preserve**

The open space to the south and east of the Main Campus Property, as well as to the north and west of the Lake Property, is part of the Preserve, which is divided into several Preserve Management Areas (PMAs). A small extension of the Preserve across the north edge of the Lake Property is in the Central City PMA, but all other Preserve lands bordered by the Lake Property, and all Preserve lands bordered by the Main Campus Property, are in the Otay Ranch PMA. As noted above, intensive developed uses in general would be separated from the Preserve by a mandated 100-foot-wide buffer, that would be larger based on the actual Project development footprint. Lighting, landscaping, and irrigation of the areas adjacent to the Preserve that are controlled by the SPA Plan and the accompanying Preserve Edge Plan would limit disruption to sensitive native plant and animal species within the Preserve. Fire protection measures are also considered within the SPA Plan and the accompanying FPP to address this wildland interface. Section 5.6 identifies mitigation measures that would reduce potentially significant indirect impacts to sensitive biological resources to a less than significant level. Mitigation measures in Section 5.11 would reduce potential off-site water quality impacts to a less than significant level. Therefore, land use impacts associated with incompatibility would be less than significant. The Project’s consistency with the policies of MSCP is addressed under Threshold 3 in this section.

**3. Internal Land Use Compatibility within the UID**

The SPA Plan is designed to facilitate a high level of compatibility between adjoining land uses within the Project area. The SPA Plan utilizes transect, or form-based, planning that focuses on the form of development rather than land use and seeks to provide a gradual transition from intense urban development to open space areas. The SPA Plan would implement form-based regulations and standards that focus on compatibility between buildings, streets, and public spaces. Form-based codes approach the development of land by regulating the form, character, and street presence of a building focusing attention on the public presentation of buildings and creating a public realm with compatible land uses that is comfortable for pedestrians. Land use types are still controlled but they play a secondary role to the creation of communities and streetscapes that are pedestrian friendly as a result of compatible development. A key objective of transect-based planning is the creation of integrated and coherent land uses.

The SPA Plan establishes a plan for development implementation that would guide the Project site to be developed with compatible land uses. The SPA Plan also includes a Development Code in Chapter 3, which specifies development standards, establishes transect zones, and includes allowable land uses. Additionally, Chapter 7 of the SPA Plan establishes design guidelines for development. Development standards include requirements for building configuration, open space, parking, design considerations, frontage types, performance standards, and sign regulations. Therefore, the Project's land uses would be internally compatible with one another, and no impact would occur.

#### **4. *Compatibility of the Off-site Improvements and Grading with Surrounding Land Uses***

Several off-site facilities are planned for the Project, including storm water and sewer conveyance lines, detention basins, and minor access road improvements. The off-site infrastructure improvements associated with the Project would be placed within the Preserve. One off-site storm water conveyance line and detention basin is proposed south of the Main Campus Property and two sewer conveyance lines are proposed to connect the Main Campus Property and the Lake Property to the Salt Creek Interceptor. Access to off-site facilities from the Main Campus Property would be provided by an extension of the existing access road (which would require minor improvements to accommodate widths of up to 20 feet) for the Salt Creek Interceptor. In addition, off-site storm water and sewer facilities are proposed west of the Lake Property and would follow existing roads wherever possible. Off-site storm water conveyance and outfall facilities would occur within developed portions of Wueste Road, as well as through the parking lot and native habitat areas adjacent to and on either side of Wueste Road. The Project also includes a number of trails, most of which follow roadways within the development footprint, but two trails cross open space: the Chula Vista Greenbelt and the Salt Creek Sewer Interceptor/Greenbelt Trail. The Chula Vista Greenbelt would follow the sewer access road described above. The Salt Creek Interceptor/Greenbelt Trail follows an existing crushed granite road, so no further impacts are anticipated. Use of the associated access road would be compatible with the Facilities Siting Criteria contained in Section 6.3.3.4 of the Chula Vista MSCP Subarea Plan, as discussed in Section 5.6 of this EIR, and would not conflict with use of the Preserve for habitat management.

In summary, there is a potential for significant impacts from construction of off-site improvements to air quality, biological resources, and hydrology/water quality (Impact 5.1-1).

#### **5. *Community Character Impacts***

The SPA Plan includes a form-based code that would regulate the form, character, and street presence of a building to focus attention on the public presentation of buildings, creating a public environment that is comfortable for pedestrians. The SPA Plan also includes a development code in Chapter 3 that specifies development standards for the entire Project area, specific transect zones, as well as individual development types. Additionally, Chapter 4, *Community Design*, of the SPA Plan establishes design guidelines for the Project area as a whole, as well as for specific land uses and the Town Center. As discussed in greater detail in Section 5.2, *Aesthetics/Landform Alteration*, of this EIR, the development standards and guidelines proposed in the SPA Plan would ensure that a consistent community character is maintained between the Project and Villages 9 and 10, as well as with surrounding development in Otay Ranch. The GPA/GDPA SEIR determined that specific design guidelines and regulations would minimize community character

impacts. Therefore, implementation of the Project would assure that impacts to community character would be less than significant.

**B. Threshold 2: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, or zoning ordinance), adopted for the purpose of avoiding or mitigating an environmental effect.**

Construction/grading activities of the Project would comply with the Chula Vista Building Code and other established regulations addressing air quality, noise, and water quality. Potential physical impacts that would result from construction to air quality, biological resources, and water quality, are addressed in Section 5.4, 5.6, and 5.11, respectively. Mitigation measures identified in these sections would reduce potential impacts to less than significant levels. Because implementation of Project design and/or mitigation measures would reduce direct and indirect impacts to less than significant levels and because the Project would adhere to existing construction regulations and codes, no significant construction land use impacts with respect to regulatory plans and policies would occur. Consistency between applicable land use plans, policies, and regulations are evaluated below. MSCP and RMP consistency is addressed under Threshold 3 in this section.

**1. City of Chula Vista General Plan**

The City General Plan has overarching development objectives and policies that are briefly addressed below. City-wide general policies that are particularly applicable to Otay Ranch and EastLake are discussed, as are focused policies of the East Planning Area. The General Plan specifically states (LUT 61.1 and 69.1) that proposed development in this area is to be consistent with existing Otay Ranch GDP and SPA plans, which are addressed in more detail below.

Objective LUT 1 addresses a balance of residential and non-residential development in the City overall that “achieves a vibrant development pattern, enhances the character of the City, and meets the present and future needs of all residents and businesses.” The Project would support this objective through consistency with the zoning code, integration of the Project into the overall Otay Ranch residential and commercial uses, provision of the long-planned for university focus in this portion of the City, provision of jobs in proximity to housing, provision of a variety of housing that is responsive to a variety of economic needs (including students), and specifically planning for cultural outreach and art viewing locations within the Project.

Objective LUT 3 addresses urban design and new development that blends with, and enhances, the City’s character and social/physical qualities. The Project would support this objective through its development plan and design guidelines. The Project is planned to be a landmark university destination. It would provide a draw to the community for its educational amenities, as well as innovative architecture and intervening public spaces. Structures on the southern and eastern perimeter of the Main Campus development, in particular, as well as structures on the Lake Property, would be designed to be architecturally interesting and to take advantage of the expansive open space and canyon views afforded from these locations.

Objective LUT 5 requires designation of mixed use areas with denser housing near shopping, jobs, and transit. The Project would support this objective through intermixing the university, residential

and commercial uses, as well as being sited in proximity to more focused residential and commercial/employment opportunities provided in planned Villages 9 and 10, and the Millenia development, respectively. Daycare, shopping, entertainment, parks, and recreation would all be incorporated into the Project, and would be located offsite in proximity. The Project is planned to be easily walkable, with both north-south and east-west linear pedestrian walks totaling over 14 acres of the Project site. Transit (BRT) would be available along the western edge of the Project site, along Orion Avenue at a transit stop at Campus Boulevard, which would allow Project residents and visitors to enter the overall urban core, town center, and campus commons via the Transit Walk and Center Walk. The Project also would be accessible via mixed use pathways and bike lanes from Hunte Parkway, Eastlake Parkway, and Greenbelt trails feeding into the Project.

Objective LUT 6 requires that adjacent land uses be compatible with one another. The Project would support this objective through placement of UID uses in proximity to High Tech K-12 School, and a seamless integration into planned Villages 9 and 10. The portion of the Project site adjacent to future Village 9 and 10 is identified as a flex area, and is planned for District Gateway, Urban Core, Town Center, and Common Space/Transit Walkway uses. Village 10, originally part of the Project site, would provide single-family and multi-family housing, as well as other uses. Structures would meld into the higher intensity Village 9 uses and would be planned in conjunction with Village 10 in the portions of the Project site that abut Village 10 boundaries (these areas are currently identified for “Future Development”). Both planned Villages 9 and 10 specifically call out the Project in their planning documents, noting that they would complement and provide support services for Project residents/users. Performance standards requiring elements such as screening of outdoor storage areas are provided in the SPA Plan.

Objective LUT 7 focuses on transitions between land uses. The Project is an innovative project that integrates mixed uses in a way that provides easy access to commercial, retail, and work opportunities for Project residents on the Main Campus Property. It also identifies focused zones for more intensively focused uses and identifies several transition zones. Specifically, Transect T-3: Campus Commons uses edge portions of the Urban Core and Town Center transects and would include development at lower density and scale to transition to the southern open space areas. Transect T-2: Campus Vista includes broad open space and walk areas to provide a transition to naturalized open spaces and southern-facing views. Transect T-1: Future Development would allow limited development at low intensities to serve as the final transition between the build and natural environments. A planned future San Diego Gas & Electric (SDG&E) substation south of Hunte Parkway is separated from planned Project uses by open space. On the Lake Property, the small Lake Blocks would be surrounded by open space and the Preserve Edge, adjacent to the Preserve. Performance standards are provided in the SPA Plan.

Objective LUT 16 requires integration of land use and transportation planning and related facilities. The Project would support this objective through minimization of the need to go “off-site” through incorporation of shopping and employment opportunities on site, as well as inclusion of walking and biking trails, future transit stops, access to planned BRT stops, and adequate roadways for motorized vehicles. A potential transit station has been identified in the Town Center, with a BRT stop planned for the intersection of Orion Avenue and Campus Boulevard. Safe pedestrian and bicycle access to the transit stop would be provided through a system of village pathways, sidewalks, trails, and bicycle lanes that connect all Project areas.

Objective LUT 61 addresses balanced communities and provision of a high quality of life to residents. The Project would support this objective through inclusion of mixed uses which, at build out, would offer residential, employment, and retail opportunities providing for balanced communities. The educational/research options provided by the campus facilities, combined with the diversity of residential and commercial/retail uses, and a variety of walking/recreation/open space uses, would provide a vibrant sense of community and contribute to a vigorous economy, and a healthy environment, and a resultant high quality of life. All entryway signage would be consistent with the requirement to include “City of Chula Vista” on community identification signs.

Objective 65 requires promotion and provision of a multi-institutional university center or traditional university in the East Planning Area, which is one of four City-wide planning areas identified in the City’s General Plan Land Use and Transportation Element. The Project is directly responsive to this objective through innovative design of a multi-institutional university in Otay Ranch.

Objective LUT 72 requires comprehensive, well-integrated and balanced land uses within villages and town centers, which are compatible with surroundings. This objective ties together a number of elements specifically addressed above for Objectives LUT 3, 5, 6, 7, 16, and 61. In addition, the transect development pattern of the Project is responsive to the requirement in LUT 72.7 for a grid circulation pattern offering a wider range of mobility choices and routes. Bicycle lanes and sidewalks tie into larger pedestrian walks, and bike/pedestrian routes off site are provided via Hunte Parkway to the north and tie into Greenbelt trails to the south, leading to more distant portions of the City.

Objective LUT 74 focuses on diversification of the economic base within Otay Ranch and southern San Diego County as a whole. The Project would support this objective through provision of the university and campus uses. This is a markedly different use from most development and job uses, focused as it is on education and research opportunities on a large scale, and designed to bring people into this portion of the County for specific educational opportunities. The Project is designed not only to provide self-supporting uses to its residents and users, but also to synergistically support residential and commercial/retail uses provided in adjacent Otay Ranch villages and the future Millenia development.

Objective LUT 84 focuses on provision of land uses and recreational opportunities that do not threaten the viability of the Otay Ranch Preserve and are consistent with the OVRP Concept Plan. A number of the recreational walks and common space areas proposed for the Project are located interior to the development footprint, adjacent to commercial/retail or the campus commons. Perimeter development, infrastructure in the Preserve, and the Preserve Edge buffer, as well as potential effects on the OVRP Concept Plan are addressed in detail in the UID biological technical report and Section 5.6 of this EIR. As described in portions of this chapter addressing the MSCP, Preserve, and OVRP Concept Plan, impacts would be less than significant based on Project design and/or mitigation.

Objective LUT 87 requires a “distinctly identifiable” corridor with a “unique sense of place” through its integration of diverse uses/land uses within a cohesive development pattern that connects proposed uses to adjoining communities, open spaces, and the sub-region. The Project

would support this objective through elements described for LUT 5, 6, 7, 16, 72, and 84. The transect development program specified in the UID SPA Plan is uniquely applicable to this objective. The strong integration of the university campus area with broad pedestrian and common space malls, combined with the innovative architecture anticipated in the SPA Plan and adjacency to the Preserve and views of canyons and mountains (as well as connecting paths and Greenbelt trails) available from the Project combine to satisfy this objective.

Objective LUT 89 requires establishment of a university campus that promotes economic development and serves as a center of education, prestige, and distinction for Chula Vista and southern San Diego County. As noted for LUT 65, the Project is directly responsive to this objective through innovative design of a multi-institutional university. Business innovation development that supports a campus atmosphere is proposed for 25 percent of the Project site.

Objective LUT 90 requires a campus that is accessible to students regionally and bi-nationally. The Project would support this objective through its open accessibility to regional students via SR-125 and primary East Planning Area roadways such as Hunte Parkway, Eastlake Parkway, and Otay Valley Road, as well as through BRT and Rapid Bus, and non-motorized vehicular access via regional trails and the Greenbelt trail system. With regard to student draw, a Project objective is to provide higher education opportunities for Chula Vista residents and the broader San Diego-Tijuana region, serving the shifting demographics of the San Diego region, and the United States in general. Student housing of various types is proposed in the SPA Plan, including non-traditional housing types not currently found in the Otay Ranch. These include undergraduate and graduate dormitories and other mixed-use student housing projects (including post-graduate housing) that differ from the single- and multi-family housing stock seen in most of the existing Otay villages. Offering student housing and residential amenities to prospective University partners will be a key aspect to attracting institutional anchors in the future. The Project's focus on innovation would also drive residential capacity as today's startups and technology workers often prefer living in urban mixed-use areas to traditional detached residential neighborhoods.

Objective LUT 91 requires a campus that combines a learning institution into a cohesive and well-designed area that enhances pedestrian activity and livability, respects the natural setting, and is integrated into adjoining communities. The Project is directly supportive of this objective, as detailed in the SPA Plan, which includes design elements, set-backs, and parking requirements, among other things. Discussions for LUT 5, 6, 7, 16, 61, 84, and 87 are also directly responsive to Project consistency with policies under this objective.

Objective LUT 95 requires a pedestrian-oriented, mixed-use Town Center that provides an interface ("common meeting ground") of the University, RTP, and surrounding residential uses at a size and location shown in the General Plan. The Project would support this objective by being located in the general location of the General Plan identified University use, and as described in LUT 1, 3, 5, 6, 72, 74, and 87. No regional serving or large-format commercial uses are proposed. The Project would be easily walkable – pedestrian only walkways, in some cases of substantial width – are included along roadways and bisecting development areas where roadways are absent. Development intensity reduces to the south, with the District Gateway, Urban Core, and Town Center Uses located north to south, respectively, and Habitat Conservation and Campus Vista properties being located north of Preserve areas and Village 10. A "permeable edge" is proposed between the Project and Villages 9 and 10, intended to support the university uses. Streets would

provide an interconnected grid system, and generally would be narrow. Library, performing arts, galleries, cultural facilities, retail, food service and similar uses are all considered appropriate for Project development, and would be shared by surrounding residential communities.

Objective LUT 96 requires a unified community providing public facilities such as schools, parks, and open spaces, that promotes walking and bike riding. The Project would support this objective through establishment of a destination university, visual and physical access to community and open spaces, and design that promotes pedestrian and non-mechanized vehicles, particularly as described under discussion of Project consistency with LUT 16, 72, 87, and 95.

Economic Development Element (ED) Objective ED 2 requires maintenance of a variety of job and housing opportunities to improve variety within the City. The Project is planned to be a landmark university destination. It would provide a draw to the community for its educational amenities, and intermix the university, residential and commercial uses as described throughout the LUT objective discussions above. As stated in the UID SPA Plan, the Project would encourage mixed use structures where retail and other uses are mixed within a single building by design.

ED 8 requires development of a City-wide image that would promote the City's assets. The Project would support this objective through provision of a unique university destination and associated uses at the eastern extent of the City. The transects identified in the SPA Plan provide identifiable locations for shopping and business. The District Gateway along Hunte Parkway would provide a primary gateway and key corridor for the Project. As described in LUT 5, 6, 7, 61, 72, and 95, commercial and retail locales would be appropriately grouped and intermixed, with Gateway, Urban Core, and Town Center uses specifically oriented toward major transportation zones. LUT 16, 72, and 95 reference the ability for Project travel to be pedestrian and non-mechanized. The uniqueness of the campus integration into support retail, residential and recreational uses, combined with its locations adjacent to vast open space tracts associated with the Preserve, OVRP, and Otay Lakes, would provide a tremendous asset to the City.

Objective PFS 19 of the Public Facilities and Services (PFS) Element requires provision of art and culture programs, childcare and health and human services facilities. Excluding the Lake Property, permitted childcare facilities are specifically allowed in the SPA Plan (Chapter 9). Health and medical facilities that serve the Project include Scripps Chula Vista Memorial Hospital, Sharp Chula Vista Medical Center, and Paradise Valley Hospital. A 66,000-square-foot medical office building is located in Village of Heritage, which houses the Sharp Rees-Stealy Medical Group about 2.5 miles northwest of the Project site. The mixed use commercial and community purpose facility sites within the Otay Ranch villages provide opportunities for both public and private nursing, health education, screening research and medical offices.

Objective GM 2 of the Growth Management (GM) Element requires an adequate and sustainable fiscal base. The Project would support this objective through incorporation of commercial and retail uses, as well as educational jobs.

Objective GM 3 requires creation and preservation of vital neighborhoods. Although no neighborhood currently exists on the Project site, the Project would support this objective through its landmark destination development, integrated on-site mixed uses, and easy accessibility to both planned complementary Villages 9 and 10, as well as to existing Village 11.

Taking all of these issues into consideration, the Project would be consistent with applicable land use objectives and policies of the General Plan. This land use impact would be less than significant.

## **2. Otay Ranch General Development Plan**

The adopted Otay Ranch GDP establishes goals and objectives for land use; mobility; housing; parks, recreation, and open space; public facilities; safety; phasing; and resource protection, conservation, and management. Chapter 11 of the SPA Plan, *GDP Compliance*, provides a detailed comparison of GDP goals and objectives and evaluates Project compliance. As shown in the SPA Plan, the GDP goals include developing comprehensive and balanced land uses compatible with surrounding land uses, preserving environmentally sensitive areas to protect resources and large open space areas, reducing reliance on automobiles, promoting land uses that offer a sense of place, diversifying the economic base within Otay Ranch, and promoting synergistic uses between the villages and town centers. In general, the SPA Plan is consistent with the goals of the GDP. Some additional discussion of the Project's consistency with the Otay Ranch GDP is provided below.

Chapter 1, includes goals, objectives, and policies to develop comprehensive, well-integrated and balanced land uses compatible with the surroundings by promoting both housing and employment opportunities, while enhancing the unique environmental and visual qualities of the Otay Ranch. Other goals in this section include protecting sensitive environmental resources and large open spaces, and promoting village and town center land uses to promote social interaction. The Project would involve a mix of land uses that are designed to relate to the surrounding villages and would also include the preservation of open space.

Chapter 1 Section D: Land Use Design, Character and Policies includes goals to provide for at least 30 percent of the student housing needs and 20 percent of graduate student and faculty/staff housing needs. Also, this section includes a goal that new research institutions, industries, and businesses should complement the activities of the RTP, and that plazas/quads, pathways, and other community spaces should link the development of the University. While the exact enrollment numbers are not known, nor is the split of student housing and graduate housing, the Project would accommodate up to 20,000 full-time students, and housing for 5,400 students. The Project also includes research uses intended to complement the proposed commercial and office uses. Finally, the uses on site would be linked through a series of pedestrian, bicycle, and automobile connections, consistent with the goals of the GDP.

Chapter 1, Section E: Implementation, requires that the total land use acres for each individual village not exceed 15 percent of the designated acres indicated in the overall Project summary table of the GDP. The overall Project summary table in the GDP would be amended and updated as part of the approval of the UID SPA Plan to include the proposed 383.8 acres associated with the Project. Because the acreage associated with the proposed Project would be included in the overall Project summary table of the GDP, no inconsistencies would exist upon Project approval.

Chapter 2, Mobility, includes goals for the circulation system, such as encouraging other modes of transportation, providing an efficient circulation system, minimizing the amount of ingress/egress, landscaping entry streets, and incorporating regional transit plans. The proposed Project provides for bicycle, pedestrian, and public transit transportation, and would not conflict with the goals, policies, and objectives of this chapter of the Otay Ranch GDP.

Chapter 4, Parks, Recreation, Open Space, includes goals, objectives, and policies to provide diverse recreational opportunities to Otay Ranch residents that meet recreation, conservation, preservation, cultural, and aesthetic needs of Project residents. The proposed Project includes 39.5 acres of common open space, in addition to 41.1 acres of open space which would be non-developable areas maintained as natural habitat, and would not be in conflict with this chapter of the Otay Ranch GDP.

Chapter 5, Capital Facilities, includes goals, objectives, and policies to assure efficient and timely provision of public services concurrent with need. The proposed Project includes a PFFP, which identifies joint siting, planning, development, and operation of complementary public services in the Project area, consistent with the Otay Ranch GDP.

Chapter 6, Air Quality, includes goals, objectives, and policies to minimize impacts of development on air quality through the creation of a safe and efficient multi-modal transportation system. Section D, Implementation, requires Otay Ranch SPA applications to include an Air Quality Improvement Plan (AQIP) that is consistent with the Otay Ranch GDP. In compliance, the proposed Project includes an AQIP intended to implement the GDP. As a result, the proposed Project is consistent with the goals, objectives, and policies of the Air Quality chapter of the GDP.

Chapter 9, Growth Management, requires the preparation of a PFFP to ensure facilities and improvements are installed and financed to meet standards for providing public facilities. The proposed Project includes a PFFP as Appendix A to the proposed SPA Plan, consistent with the GDP.

As noted in the SPA Plan, the following portions of the GDP will be reviewed for approval and revised as part of the Project to reflect planning for the UID:

- LUT Element, Section 10.5.5.2, Regional Technology Park: Vision for Focus Area: The description of an 85-acre master-planned business park will be revised.
- Objectives LUT 92 and 95 will be revised to reflect that the RTP is no longer a stand-alone business park but integrated into the UID.
- Policies LUT 92.4-92.8, 94.2, and 95.5 will also be amended accordingly.
- Economic Development Element, Policy ED 2.1, and Section 3.2.4 will be revised to reflect the concept that the RTP is not a stand-alone business park but integrated into the UID.

Because these changes would be part of Project approvals and; therefore, would occur concurrently with the Project as approved, the SPA Plan would be consistent with applicable land use objectives and policies of the GDP. These land use impacts would therefore be less than significant.

### **3. *EastLake III General Development Plan***

The adopted EastLake III GDP establishes community; residential; commercial; open space, parks, and recreation; public facilities, circulation, and infrastructure; plan administration; and economic goals. The GDP also provides planning objectives for the area, as well as policies and standards

for land use, development, and conservation. The Project would not be incompatible with the goals, objectives, policies, and standards set forth in the EastLake III GDP. In fact, the Project would help meet the community goal to “provide for adequate schools, parks, and recreation facilities, community purpose facilities, and other public/quasi-public uses,” and the public facilities, circulation, and infrastructure goal to “continue to enhance the quality of the EastLake community through excellence in public and private education facilities, which serve all residents.” The SPA Plan would be consistent with applicable land use objectives and policies of the EastLake III GDP. These land use impacts would therefore be less than significant.

#### **4. *City of Chula Vista Zoning Code***

The Project is subject to the existing P-C District zoning regulations, which apply to the Village Development Areas. The P-C zone requires the preparation of an SPA Plan, and the Project would provide for orderly pre-planning and long-term development because it includes a SPA Plan that will guide Project development. It implements an orderly pre-planning for Project development through the implementation of approved site utilization plans and form-based code. The form-based code in the SPA Plan would implement regulations and standards that focus on the physical relationships between buildings, streets, and public spaces. This approaches the development of land by regulating the form, character, and street appearance of a building to focus attention on the public presentation of buildings and creating a public setting that is comfortable for pedestrians. This approach also provides design standards for landscape zones, open space and recreational areas, lighting, parking areas, and signage. Therefore, the Project is consistent with the zoning code and land use impacts associated with zoning code compliance would be less than significant.

#### **5. *City of Chula Vista Growth Management Ordinance***

As described above, the GMO requires the provision of a PFFP, AQIP, and WCP for every SPA Plan to ensure that existing public services and financing for new public facilities would keep pace with new development, adequate water supply would be available to serve new development, and that a project would meet local and state air quality standards. The UID SPA Plan includes a PFFP, AQIP, and a WCP, which will be considered for approval concurrently with the SPA Plan. The Project could not move forward without an approved SPA Plan. Because the Project would not be developed without an approved SPA Plan, and consideration of such a plan will occur during Project consideration by the City Council, the Project would be consistent with these requirements of the GMO.

In addition, the GMO requires that a project meet GMO quality of life threshold standards related to traffic, police and fire services, parks, schools, libraries, sewers, storm drainage, air quality, and water. The Project could potentially be inconsistent with GMO threshold standards with respect to traffic, public services, and utilities without implementation of the mitigation measures identified in other sections of this EIR. Therefore, a potentially significant impact related to land use could occur (Impact 5.1-3).

The City standard for air quality is an annual report from the San Diego Air Pollution Control District (SDACPD) on the impact of growth on air quality. The Project would not interfere with the SDACPD’s ability to prepare its annual report. As discussed in Section 5.4, the Project would reduce its construction and operational air quality emissions to the maximum extent feasible. The

City standard for schools is an annual report to evaluate school districts' ability to accommodate new growth. The Project would not interfere with the City's or the school districts' ability to prepare this report. Project planning has integrated the High Tech K-12 School campus located within the University and RTP land planning acreage. As the Project would be consistent with the standards through implementation of mitigation measures included in this EIR, land use impacts with respect to this ordinance would be less than significant. Therefore, for the reasons listed above, the Project would not interfere or conflict with the Chula Vista GMO.

## **6. *Park Land Dedication Ordinance***

Section 17.10.040 of the Chula Vista Municipal Code, the Park Land Dedication Ordinance, and the GDP require the dedication of three acres of parkland per 1,000 residents. The Ordinance applies a per-unit park demand factor for single-family and multi-family homes to achieve this park standard. Each single-family home is required to dedicate 431 square feet of parkland and each multi-family home is required to dedicate 337 square feet of parkland.

The park requirements for the Project would be different from the typical city park requirements and would not be required to serve student housing because the CVMC (Chapter 17.10) requires parkland to be dedicated with the development of single- and multiple-family residential but not for planned student housing, such as dormitories. As such, this parkland requirement would apply to the 2,000 stand-alone units and would be specifically identified during the future review of single- and multi-family residential projects. Acreage devoted to Sector O-2: Common Open Space and Sector O-3: Pedestrian Walk provides recreational amenities and can be considered parks for the purpose of the GDP and Quimby Act. The Sectors O-2 and O-3 amenities could include gathering places that are flexible and can be used for multiple functions such as farmer's markets, art shows, and other events. They may also include gardens and urban spaces for quiet reflection. As such, appropriate amenities and facilities may include play areas, academic sports facilities, seating areas, flex spaces, public plazas, dog parks, and open areas and focal points (e.g., water features, statues, etc.). Using this innovative and development-responsive series of park and recreation areas, the Project would be consistent with the Park Land Dedication Ordinance and land use impacts would be less than significant.

## **7. *Greenbelt Master Plan***

The segment of the Greenbelt Master Plan applicable to the UID SPA Plan is the Otay Ranch Village Greenway segment. This segment presents opportunities for multi-use trails that would provide mobility for residents between several villages and connectivity between their recreation areas and other future parks along the Greenbelt. The UID SPA Plan establishes greenway and greenbelt linkages between Villages 9 and 10, the Millenia development, and existing Village 11 to surrounding open spaces.

A major regional trail is planned along the northern edges of the Project site along Hunte Parkway. Segments would continue easterly along that roadway, as well as northerly along Eastlake Parkway and westerly into and through Millenia. The Salt Creek Sewer Interceptor/Greenbelt trail trends south of future Villages 9 and 10 and turns northerly through Preserve area to join Hunte Parkway, as well as other points northerly to the east. Chula Vista Greenbelt Trail sections more closely edge

the development boundary of the UID Main Campus on the south and east, and also trend northerly along the western edge of Lower Otay Lake, immediately adjacent to the Lake Property.

Under the Otay Ranch SPA Plans and respective TMs, a multi-purpose recreational regional trail also would traverse Villages 9 and 10 along Otay Valley Road that would connect to a village pathway, dedicated bike lane and bike path along Eastlake Parkway in the Project site that would further disperse travelers along pedestrian pathways and bike lanes located on other Project internal roadways. At its southwestern extent, the trail would also extend southerly to ultimately connect to the Greenbelt Trail and the Otay Valley Regional Park trail system east of SR-125. The trail would be open to bicycles, pedestrians, and other non-motorized modes of transportation.

Pedestrian walks, rural trail segments, jeep trails, and other paths would connect use areas, recreation locations and open space. As depicted in Figure 3-4 in Chapter 3.0, *Project Description*, which show the planned bicycle and pedestrian components of the SPA Plan, the Project would be consistent with the standards of the Greenbelt Master Plan and would provide a greenbelt trail connecting Village 9 to the Greenbelt trail system. Therefore, land use impacts would be less than significant.

#### **8. *Brown Field Airport Land Use Compatibility Plan***

The Project is subject to consistency with the Brown Field ALUCP. The ALUCP designates the airport influence area and contains projected noise contours, flight activity zones, a land use compatibility matrix and plan recommendations for areas surrounding the Brown Field Municipal Airport. A portion of the Project site is within Review Area 2 of the airport influence area. The Project site is not located within the 60 CNEL noise level contour for Brown Field and is compatible with noise levels generated by the airport.

As discussed above and shown on Figure 5.1-1, the Project site is located within the FAA height notification boundary, Part 77 Airspace Surfaces, and Airport Overflight Notification Area for residential development, and Review Area 2 of the Airport Influence Area, where development could potentially obstruct the flight approach paths for Brown Field (refer to SPA Plan Figure 10A: *Brown Field Airport Influence Area*). Height limitations established in the UID SPA Plan regulate most buildings to a maximum of either 50 feet or 92 feet, and it is not anticipated that development of these structures would result in an obstruction to air traffic. While the T-6: Gateway District identifies the future development of a signature tower between 200 and 250 feet in height near the northern-central portion of the Main Campus Property, this area is not within Review Area 2. However, proper disclosure to future residents and notification in compliance with the Brown Field ALUCP is required to ensure land use compatibility. Airport Influence Area compliance is gained by the City through submittal of SPA documents to the Airport Land Use Commission (ALUC). Based on a determination by ALUC, additional requirements may be imposed. The UID SPA Plan requires that subsequent submittals and development comply with Part 77 of Federal Aviation Regulations.

In summary, the Project would include development within the Overflight Notification Area and the Project's inconsistency with the Brown Field ALUCP would be a potentially significant impact (Impact 5.1-2).

## 9. *Otay Valley Regional Park Concept Plan*

The Otay River is the main east-west habitat linkage in the Project vicinity. The Project development area is located generally north of the “Heritage Road (Paseo Ranchero) to Otay Lakes Vicinity” segment and west of the “Otay Lakes Vicinity” segments of the park of the OVRP Concept Plan. The concept plan encourages private development that occurs within or adjacent to the regional park to provide linkages with regional park trails and, as appropriate, to provide open space, recreational facilities, staging and viewing areas in conjunction with the park. Although the Project site is not directly adjacent to the Otay Valley Regional Park, it does propose a series of trails that extend south from the Project development areas and would (especially with development of adjacent villages), eventually connect to the proposed regional trail system. OVRP Concept Plan policies include (continued) creation of the Otay Ranch Preserve and preservation of wildlife corridors into Otay Valley Regional Park. Preserve areas would be dedicated as part of Project approval and implementation of the Project would not interfere with wildlife movement over the long-term. Therefore, implementation of the Project would be compatible with the applicable portions of the OVRP Concept Plan, and land use consistency impacts would be less than significant.

### C. **Threshold 3: Conflict with any applicable habitat conservation plan or natural community habitat conservation plan.**

Overall, Otay Ranch projects would directly and indirectly significantly impact biological resources, and also would result in long-term, potentially significant impacts related to biological resources management unless Otay Ranch regional open space is preserved proportionally and concurrently with development. The Otay Ranch RMP, therefore, established performance standards for achieving 13,000-acre Otay Ranch Preserve. The Chula Vista MSCP Subarea Plan and the Otay Ranch RMP are the habitat conservation and community habitat conservation plans applicable to the Project. For development projects located within Otay Ranch, the MSCP Subarea Plan relies on the preserve design and policies contained in the Otay Ranch RMP as the framework for conservation and management of biological resources within the Preserve. The Preserve Edge provides a buffer between the Project and the MSCP area. Development in and adjacent to the Preserve Edge are controlled by the SPA Plan and the accompanying Preserve Edge Plan (Appendix D to the SPA Plan) to limit potential impacts to sensitive plant and animal species within the MSCP area. Ultimate compliance relies on progressive acquisition, or funding for acquisition, of the designated Preserve areas with each development approval.

The Project site, including both the Main Campus Property and the Lake Property, is situated within the planned development area of the City’s MSCP Subarea Plan. Development on the Main Campus Property is associated with an Otay Ranch Covered Project<sup>1</sup> (i.e., Otay Ranch/University Project) under the City’s MSCP Subarea Plan. Such planned development areas assume that development-related impacts will be sufficiently mitigated by hard-line conserved areas added to the Preserve as part of Project approval. Therefore, impacts to MSCP-covered species and sensitive

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<sup>1</sup> “Covered Projects” are those projects involving land use development within the City of Chula Vista for which hard-line Preserve boundaries have been established pursuant to the approved Chula Vista MSCP Subarea Plan, and where conservation measures consistent with the MSCP Subregional Plan and Chula Vista MSCP Subarea Plan have been or will be specified as binding conditions of approval in such Project’s plans and approvals.

upland habitats on the Main Campus Property do not require compensatory mitigation as specified in the City's Habitat Loss and Incidental Take (HLIT) ordinance, but are subject to specific conditions in the Otay Ranch and University Project approvals. Areas proposed to be preserved (100 percent conservation areas) would be dedicated to the City as a preserve, as part of the development approval process for covered projects. As it pertains to the Project, lands will be conveyed to the Preserve in accordance with the RMP. UID design as proposed for covered projects would be consistent with the Chula Vista MSCP Subarea Plan and the Otay Ranch RMP through specific adherence to conditions of coverage and mitigation/conveyance requirements, as defined in Section 7.6 of the Chula Vista MSCP, and the Otay Ranch RMP.

The Lake Property is not currently part of the Covered Projects. The City's HLIT ordinance is applicable to campus development on the Lake Property and associated off-site areas, as it would occur outside of the Covered Projects category in the Plan, thereby requiring mitigation for impacts to sensitive resources.

In addition, impacts to sensitive resources could occur as a result of the proposed off-site facilities within 100 percent conserved areas of a Covered Project. Land uses within the Preserve (including access roads and infrastructure) would be considered compatible with the Chula Vista MSCP Subarea Plan if they would be compatible with the Facilities Siting Criteria contained in Section 6.3.3.4 of the Chula Vista MSCP Subarea Plan. Compliance with the Facilities Siting Criteria ensures that the facilities located within the Preserve have been located within the least environmentally sensitive areas and that impacts to the Preserve have been minimized to the maximum extent practical. Implementation of the Project would result in potentially significant impacts related to consistency with the Chula Vista MSCP Subarea Plan (Impact 5.1-4). An analysis of these proposed off-site facilities pursuant to Preserve siting criteria is provided in Section 5.6.

Only the RTP portion of the Project (and future final maps) would be required to convey open space in accordance with the RMP at a rate of 1.188 acres for each acre of development area. The anticipated conveyance obligation for the current project is approximately 155.63 acres; however, final conveyance calculations shall be determined by the City Engineer based on final map design. All off-site facilities located within the preserve are designed to minimize impacts to covered habitats and species by following the MSCP Siting Criteria. Additionally, implementation of the Preserve Edge Plan, Agricultural Plan, and Fire Protection Plan would ensure that the Project and associated facilities development would be consistent with the Otay Ranch RMP. Therefore, potential land use plan consistency impacts related to the Otay Ranch RMP would be less than significant.

#### **5.1.4 Level of Significance Prior to Mitigation**

##### **A. Land Use Compatibility**

Impact 5.1-1: Potentially significant land use incompatibilities could occur for the issues of air quality, operational noise, biological resources, hydrology/water quality, and hazards and hazardous materials.

No impacts would occur related to division of an existing community. In addition, Project impacts to community character would be less than significant.

## **B. Conflicts with Land Use Plans, Policies, and Regulations**

Impact 5.1-2: The Project would include development within the Overflight Notification Area and the Project's inconsistency with the Brown Field ALUCP would be potentially significant.

Impact 5.1-3: The Project could potentially be inconsistent with the GMO quality of life threshold standards with respect to traffic, public services, and utilities, which would result in a significant land use impact.

The Project would comply with the applicable objectives, policies, and/or regulations from the Chula Vista General Plan, Otay Ranch GDP, Chula Vista Zoning Code, GMO, Park Land Dedication Ordinance, Greenbelt Master Plan, and OVRP Concept Plan. Conflicts with these plans, codes, and ordinances would be less than significant.

Consistency with the MSCP and RCP is addressed below, under heading C, *Conflicts with HCPs or NCCPs*.

## **C. Conflicts with HCPs or NCCPs**

Impact 5.1-4: Implementation of the Project would result in potentially significant impacts related to consistency with the Chula Vista MSCP Subarea Plan.

### **5.1.5 Mitigation Measures**

#### **A. Land Use Compatibility**

Potentially significant land use incompatibilities could occur for the issues of air quality, operational noise, biological resources, hydrology/water quality, and hazards and hazardous materials (Impact 5.1-1). No additional mitigation measures are required other than 5.4-1a and 5.4-1b (to reduce air quality impacts during construction), 5.5-1a through 5.5-1e (to reduce potential noise impacts), 5.6-8e (implementation of the Preserve Edge Plan), 5.11-1a through 5.11-1f (to protect the Preserve from storm water runoff), and 5.13-2a and 5.13-2b (which requires notification regarding nearby airports) would be required.

#### **B. Conflicts with Land Use Plans, Policies, and Regulations**

The Project's inconsistency with the Brown Field ALUCP would be potentially significant (Impact 5.1-2). No additional mitigation measures are required other than 5.13-2a and 5.13-2b (which requires FAA approval before development of the Overflight Notification Area).

The Project could potentially be inconsistent with the GMO quality of life threshold standards with respect to traffic, public services, and utilities (Impact 5.1-3). No additional mitigation measures are required other than 5.3-24, 5.9.1-1a, 5.9.2-1b, 5.9.3-1, 5.9.4-1, 5.9.5-1, and 5.15.2-1.

### **C. Conflicts with HCPs or NCCPs**

Implementation of the Project would result in potentially significant impacts related to consistency with the Chula Vista MSCP Subarea Plan (Impact 5.1-4). No additional mitigation measures are required other than the mitigation measures in Section 5.6, *Biological Resources* (Mitigation Measures 5.6-1a through 5.6-11), as well as Mitigation Measure 5.11-1a (development and implementation of a SWPPP and monitoring plan), would be required. These measures would implement the conservation strategies of the Chula Vista MSCP Subarea Plan.

#### **5.1.6 Level of Significance After Mitigation**

##### **A. Land Use Compatibility**

Potentially significant land use incompatibilities could occur for the issues of air quality, operational noise, biological resources, hydrology/water quality, and hazards and hazardous materials (Impact 5.1-1). With implementation of Mitigation Measures 5.4-1a and 5.4-1b (to reduce air quality impacts during construction), 5.5-1a through 5.5-1e (to reduce potential noise impacts), 5.6-8e (implementation of the Preserve Edge Plan), 5.11-1a through 5.11-1f (to protect the Preserve from storm water runoff), and 5.13-2a and 5.13-2b (which requires notification regarding nearby airports), impacts would be reduced to less than significant levels; with mitigation, the Project would not be incompatible with adjacent and surrounding uses.

##### **B. Conflicts with Land Use Plans, Policies, and Regulations**

The Project would include development within the Overflight Notification Area and Area 2 of Brown Field, which limits maximum structure heights to 200 feet. The Project's inconsistency with the Brown Field ALUCP would be potentially significant (Impact 5.1-2). With implementation of Mitigation Measures 5.13-2a and 5.13-2b (which requires notification to Project residents of aircraft flight patterns in area), the FAA would review and approve, as required, and impacts would be less than significant.

The Project could potentially be inconsistent with the GMO quality of life threshold standards with respect to traffic, public services, and utilities (Impact 5.1-3). With the implementation of Mitigation Measures 5.3-24, 5.9.1-1a, 5.9.2-1b, 5.9.3-1, 5.9.4-1, 5.9.5-1, and 5.15.2-1, the Project would ensure that the GMO quality of life threshold standards are met, and impacts would be less than significant.

##### **C. Conflicts with HCPs or NCCPs**

Implementation of the Project would result in potentially significant impacts related to consistency with the Chula Vista MSCP Subarea Plan (Impact 5.1-4). Implementation of all mitigation measures in Section 5.6, *Biological Resources* (Mitigation Measures 5.6-1a through 5.6-11), as well as Mitigation Measure 5.11-1a (development and implementation of a SWPPP and monitoring plan), would implement the conservation strategies of the Chula Vista MSCP Subarea Plan and eliminate the Project's conflicts with the Chula Vista MSCP Subarea Plan and impacts would be less than significant.

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