

5.2 AESTHETICS/LANDFORM MODIFICATION

This section describes the visual setting of the Project site, pertinent regulations related to aesthetics and visual resources, and evaluates the potential for impacts to aesthetic resources due to implementation of the SPA Plan. The analysis includes the consideration of scenic resources, visual character and quality, light and glare, and sensitive landforms as they relate to Project implementation. Additional discussion regarding indirect impacts of lighting on biological resources is discussed in Section 5.6, *Biological Resources*.

This EIR tiers from the Previous Environmental Review Documents, as described in Chapter 2.0, *Introduction*. Section 5.2, *Landform Alteration/Visual Quality*, of the 2013 SEIR analyzed the existing conditions, potential impacts, and mitigation measures related to the proposed land uses for the GPA/GDPA area, including the Main Campus Property. The SEIR identified a significant and unavoidable impact related to visual character because the existing characteristic rolling hills would be altered. The SEIR concluded that the impact would remain significant until SPA plans are adopted to apply design specifications to promote protection of the visual character of the area. Section 4.5, *Landform Alteration/Visual Quality*, of the 2001 SEIR evaluated potential impacts resulting from development of the Lake Property and concluded that impacts would be less than significant with additional visual quality impact assessment and incorporation of landscape and grading considerations. The analysis and discussion of aesthetics and landform alteration contained in the SEIRs are incorporated by reference, including Mitigation Measure 5.2.5-1 from the 2005 GPU EIR and 2013 SEIR.

5.2.1 Existing Conditions

A. Regulatory Framework

1. State

a. California Scenic Highway Law

The California Scenic Highway Law of 1963 created the California Scenic Highways Program to preserve and protect scenic highway corridors from change that would diminish the aesthetic value of adjacent lands. The State Scenic Highway System includes a list of highways that are officially designated or eligible for designation as scenic highways by the California Department of Transportation (Caltrans). Scenic highway nominations are evaluated using the following criteria:

- The proposed scenic highway is principally within an unspoiled native habitat and showcases the unique aspects of the landscape, agriculture, or human-made water features;
- Existing visual intrusions do not significantly impact the scenic corridor;
- Strong local support for the proposed scenic highway designation is demonstrated; and
- The length of the proposed scenic highway is not short or segmented.

Once a scenic highway is designated, the responsibility lies with the local jurisdiction to regulate development within the scenic highway corridor. The Caltrans Scenic Highway Mapping System lists 15 designated and eligible highways within San Diego County, including six officially

designated and nine eligible highways. Portions of State Routes (SR-) 52, 75, 78, 125, and 163 are designated as scenic highways and portions of Interstates (I-) 5, 8, and 15, and SR-75, 76, 78, 79, and 94 are eligible. Designated and eligible routes nearest to the Project site are at the junction of the SR-125 and SR-94, which is about 10 miles north of the Project site. A portion of SR-125 beginning at SR-94 is officially designated as a state scenic highway and a portion of SR-94 at the SR-125 is listed as eligible. Southern-facing views toward the Project from the junction of SR-125/SR-94 include the San Miguel Mountains and Otay Mountain; views onto the Project site are not available from any officially designated or eligible scenic highways.

2. Regional

a. County of San Diego Code of Regulatory Ordinances Sections 59.101-59.115, Light Pollution Code

The Light Pollution Code (LPC), or the Dark Sky Ordinance (Sections 59.101-59.115), was adopted “to minimize light pollution for the enjoyment and use of property and the night environment by the citizens of San Diego County and to protect the Palomar and Mount Laguna observatories from the effects of light pollution that have a detrimental effect on astronomical research by restricting the permitted use of outdoor light fixtures on private property.” The LPC regulates outdoor light fixtures. The LPC designates all areas within a 15-mile radius of each observatory as Zone A, with all other areas designated as Zone B. Zone A has more stringent lighting restrictions due to its proximity to the observatories, including limits on decorative lighting. The Project site is not located within either zone A or B and is outside the jurisdiction of the County of San Diego; however, the GDP requires compliance with the County’s LPC, which applies to the Project.

3. Local

a. City of Chula Vista General Plan

The Chula Vista General Plan Land Use and Transportation Element addresses the preservation, promotion, and enhancement of aesthetic resources and designates scenic open space resources, gateway areas, and Scenic Roadways throughout Chula Vista. A description of these resources and where they occur in relation to the Project is included below.

Scenic open space resources in the Project vicinity include Lower Otay Lake and the Otay River Valley, which is part of the Chula Vista Greenbelt. The Chula Vista Greenbelt is a 28-mile open space system encircling the city and is the backbone of the City’s open space and park system (see General Plan Figure 5-5, which depicts the City’s open space network). These resources are valued in Chula Vista as they provide visual relief from urban development and provide connections to the City’s existing and future public parks. The Otay River Valley is located directly south of both the Main Campus Property and Lake Property, and stretches in an east-west direction from Lower Otay Lake to San Diego Bay. Lower Otay Lake is located adjacent and directly east of the Lake Property.

The Chula Vista General Plan designates gateway areas throughout the City, which include Primary and Secondary Gateways, Gateway Streets, and Overall Entryways (see Figure 5-6 of the General Plan, Entryways and Greenways, for the locations of these designated areas). The

designation of gateway areas is intended to guide the future design of public areas throughout the City. LUT Policy 9.2 states that gateway areas are designated to ensure certain areas are well-designed, attractive, and exhibit a special character to enhance the City's image and pride. Gateway areas include special consideration related to the design of sidewalks, landscaping, signage, and building design standards. Of the Primary and Secondary Gateways, Gateway Streets, and Overall Entryways designations, only Gateway Streets are designated within or near the Project site. There are no Primary Gateways, Secondary Gateways, or Overall Entryways on or adjacent to the Project site.

Main Street/Hunte Parkway is designated as a Gateway Street and includes most of Main Street east of I-805. Main Street becomes Hunte Parkway east of Eastlake Parkway, and Hunte Parkway is designated as a Gateway Street along the northern boundary of the Main Campus Property. Unnamed Gateway Streets internal to the Project site are also shown on General Plan Figure 5-6. Development within the SPA Plan would be required to incorporate the City's intended design features associated with Gateway Streets along Hunte Parkway and unnamed Gateway Streets internal to the Project site.

The nearest designated Primary Gateway to the Project site is the Main Street Gateway at the intersection of SR-125 and the planned extension of Main Street (about 0.5 mile west of the Main Campus Property near Village 9). The nearest Secondary Gateway to the Project site occurs along Third Avenue in southwestern Chula Vista, more than six miles southwest of the Project site. The nearest Overall Entryway occurs about 1.5 miles south of the Main Campus Property at the City limit along SR-125. None of the requirements related to the implementation of Primary Gateways, Secondary Gateways, or Overall Entryways would apply to the Project site.

Scenic roadways, where views of unique natural features and roadway characteristics, including enhanced landscaping, adjoining natural slopes, or special design features make traveling a pleasant visual experience, are also designated in the General Plan (see General Plan Figure 5-4, *Designated Scenic Roadways*). Hunte Parkway is designated as a Scenic Roadway, including the portion that occurs along the northern Project boundary of the Main Campus Property. Wueste Road is also designated as a Scenic Roadway that occurs along the eastern Project boundary of the Lake Property and the Lower Otay Reservoir. General Plan Policy LUT 13.4 provides guidance for projects located adjacent to scenic routes and requires that any discretionary projects adjacent to scenic routes, with the exception of single-family dwellings, shall be subject to design review to ensure that the design of the development would enhance the scenic quality of the route.

b. Otay Ranch General Development Plan

According to the Otay Ranch GDP, the major Otay Ranch visual elements include the Otay Lakes, which are human-made reservoirs, canyons, and steep mountain peaks. Otay Mountain, Jamul Mountain, and San Miguel Mountain are prominent peaks located on and off site that are visible from the Otay Ranch Area. Otay Mountain and San Miguel Mountain are located outside of the Otay Ranch area. GDP policies mirror the aesthetic policies of the General Plan and require that activities should flow out from buildings onto public spaces to create vitality and excitement along the street front. In addition, GDP policies encourage the incorporation of public art into individual buildings or building clusters.

The GDP includes objectives to retain the natural character of landforms in Otay Ranch and the Otay Valley Regional Park, preserve steep slopes, relate development to topography and natural features, and preserve views of major physical features. The GDP includes design standards addressing architectural massing, grading, landscaping, and retaining walls to minimize adverse visual effects. The Otay Ranch GDP also includes a goal to preserve dark skies to allow for continued astronomical research and exploration to be carried out at the County's two observatories. Policies supporting this goal require compliance with the City lighting standards and outdoor lighting fixtures to be shaded on top so that all light will shine downward.

c. Otay Ranch Phase II Resource Management Plan

The GDP and RMP established a community-wide standard that requires preservation of at least 83 percent of the steep slopes (slopes with gradients of 25 percent or greater) within Otay Ranch, including the Otay Valley Parcel (City of Chula Vista) and the Proctor Valley/San Ysidro Parcels (County of San Diego).

The Phase 2 RMP requires that the community-wide preservation standard be reviewed and monitored as additional Otay Ranch villages are processed to ensure that the 83 percent community-wide goal of steep slopes preservation is maintained. While maintaining consistency with the Otay Ranch GDP standard for steep slopes, flexibility regarding the acreages cited in the RMP is allowed provided that each SPA Plan demonstrate that the Project's actual impacts to steep slopes will not preclude subsequent entitlements from achieving the Ranch-wide preservation standard. As stated in RMP 2, deviations from the acreages cited in the RMP are permissible provided that "...the SPA demonstrates that the excess encroachment will not jeopardize the ability of all subsequent entitlements to achieve the Ranch-wide 83 percent preservation standard." (p. 160, Otay Ranch Phase 2 RMP, Ranch-wide Studies, Plans, and Programs). A Ranch-wide analysis performed in 2012 to verify current conditions and the accuracy of the steep slope assumptions contained in the in the Otay Ranch GDP PEIR identified 9,821 acres of land with gradients of 25 percent or greater. To date, development entitlements approved within Otay Ranch have impacted approximately 255 acres of steep slopes (approximately 3 percent) within the Otay Valley Parcel; approximately 97 percent (9,566 acres) of steep slopes remain in Otay Ranch. No impacts to steep slopes have occurred within the Proctor Valley/San Ysidro Parcels.

d. City of Chula Vista Municipal Code Chapter 17.28, Unnecessary Lights

The Chula Vista Unnecessary Lights Ordinance outlines restrictions and limitations on the use of lighting in or near the residential zones to prevent lighting from creating a nuisance to residents. The ordinance recognizes that lighting is widely used in commercial or industrial zones for the purpose of advertising and security and that such lighting is essential to the conduct of many commercial or industrial enterprises. The ordinance requires light shielding on commercial and industrial lighting near residences; prohibits residential lighting that spills over to adjacent properties during nighttime hours; and requires multi-family residential, commercial, and industrial developments to submit lighting plans to the City. Lighting from any use which is unshielded or so directed as to focus the beams directly upon adjacent residential property is prohibited at all times.

e. City of Chula Vista Municipal Code Section 19.66.100, Glare

The City performance standard for glare prohibits direct and sky-reflected glare, whether from floodlights or from high-temperature processes (such as combustion or welding), that is visible at the lot line of the use producing the glare.

B. Existing Aesthetic Character

1. Landform and Drainages

The landform within the Project site is characterized by open rolling hills on the Main Campus Property and Lake Property with several canyons and drainages generally in the southern and eastern portions of the Main Campus Property. The elevation of the Main Campus Property ranges from about 340 to 620 feet AMSL and generally slopes southward from Hunte Parkway towards the Otay River Valley. Typical elevations in the southern portion of the site are around 340 feet AMSL; however, the Main Campus Property includes three unnamed drainage features, two of which are tributaries to Salt Creek and one is a tributary to the Otay River. The Lake Property is generally flat with steep slopes along the western edge of the site and elevations range from north to south between 500 – 560 feet AMSL.

Views of key landform features, such as the Otay River Valley to the south, and the Otay, Jamul, and San Miguel mountains to the north and east, are available from both properties that comprise the proposed Project. The Otay River is located approximately one mile south of the site and also is visible from within the Project area. Areas to the east and west consist of similar rolling hills and drainages; however, areas immediately west of the Project site have been modified and partially graded for development associated with the Village 9 SPA Plan. A steep canyon is located to the west of the site, and bluffs abutting the Otay River Valley are located to the south. Elevations immediately south of the Main Campus Property reach their lowest point in the river valley at around 250 feet AMSL, and then slope back up across the valley toward the Project site. The Otay Valley Regional Park (OVRP) is oriented in an east-west direction that links south San Diego Bay with the Otay, San Miguel, and Jamul Mountains, and is located south of the proposed Project. A park and recreational area is planned just east of SR-125, approximately 0.6 mile south of the Main Campus Property and approximately 1.9 miles southwest of the Lake Property. Topography at the Project site is between 120 and 400 feet higher than the elevations at the planned park and recreational area at the OVRP (220 to 240 feet AMSL). Under existing conditions, views onto the Project site are unavailable due to intervening topography between the proposed Project and the planned park and recreational area at the OVRP. The peak of the San Miguel Mountains is located about 5.25 miles north of the Project site, the peak of the Jamul Mountains is located about 4.5 miles northeast of the Project site, and the peak of the Otay Mountains is located about 5.5 miles southeast of the Project site.

2. Vegetation

Non-native grassland, chaparral, coastal sage scrub, and maritime succulent scrub vegetation is found on the Project site and in the surrounding areas. Along the river alignment, vegetation consists of larger shrubs and is more riparian in nature. Areas are developed north of

Hunte Parkway and north of the Project site. Vegetation in these developed areas consists of landscaping, such as trees along roadways and lawns.

3. *Steep Slopes*

The GDP considers steep slopes to be visual resources. Steep slopes within the Main Campus Property and Lake Property consist of about 82.5 acres and 3.5 acres of natural slopes with gradients greater than 25 percent, respectively. The Main Campus Property slopes to the south; however, the steepest slopes are located in the southeastern portions of the site along drainages.

4. *Development*

Partially developed areas are located to the northwest and northeast. Areas to the north are generally developed as part of Village 11 with the exception of a graded and undeveloped area abutting Hunte Parkway between Eastlake Parkway and Discovery Falls Drive. In accordance with the General Plan and Otay Ranch GDP, future development is planned in the west, north, and southwest. Plans include mixed-use and residential development in Villages 9 and 10 and mixed-use development in the Millenia property. The area south of the Project site and east of Village 10 will be preserved as open space.

5. *Lighting and Glare*

Two astronomical observatories are located within 50 miles of the Project site: Mount Laguna Observatory, located approximately 20 miles from the Project site and Palomar Mountain Observatory, located approximately 37 miles north. Both of these observatories use large telescopes and conduct astronomical and other related research. These observatories are located in the unincorporated County of San Diego. Light pollution within a 15-mile radius of these observatories is strictly controlled through implementation of the County of San Diego's Light Pollution Code (Title 5, Division 9), which includes less restrictive measures for areas outside of the 15-mile radius. The Project site is outside the jurisdiction of the County of San Diego; however, the Chula Vista Unnecessary Lights Ordinance outlines restrictions and limitations on the use of lighting in or near the residential zones to prevent lighting from creating a nuisance to residents. These lighting restrictions also benefit the observatories.

Currently, the Project site and the areas adjacent to the Project site are within partially developed areas that are lit at night related to residential and commercial development. Additionally, these areas contain expanses of material that would result in glare. The City of Chula Vista, including the Otay Ranch area, is urbanized and currently generates night lighting. The buildings in the surrounding area include windows and other glass or metal expanses that can result in localized glare.

C. Viewers

Viewer exposure is typically assessed by measuring the number of views exposed to the resource, type of viewer activity, duration of their view, the speed at which the viewer moves, and the position of the viewer. Viewers that are exposed to the visual resources on and around the Project site include pedestrians, cyclists, and motorists.

The main group of off-site viewers includes residents of the Otay Ranch community. The UID is visible from the residences to the north in Village 11 in areas east of the existing High Tech K-12 School because areas to the west include steep slopes that preclude further views onto the site. The Lake Property is not visible from surrounding areas due to intervening topography and landscaping. Views from SR-125, which runs parallel and about 0.75-mile west of the Main Campus Property, are limited somewhat due to intervening topography; however, fleeting views are available from portions of the SR-125 that occur north of the Main Campus Property. Motorists along Eastlake Parkway and Hunte Parkway are able to partially view the site. Distant views of the Project site are available looking north from Otay Mesa.

D. Key Views

Because it is not feasible to analyze all the locations from which the Project would be seen, it is necessary to select a number of key public view points (KVP) that would most clearly display the visual effects of the Project. The consideration of KVP locations also considers areas where residents and visitors are likely to view the proposed changes to the existing environment. Figure 5.2-1, *Key View Point Locations*, illustrates the locations of six representative views of the Project. KVPs 1 through 4 are from within the Project site and illustrate existing on-site conditions. KVPs 5 and 6 are from nearby off-site locations that depict views of the site from surrounding public areas.

5.2.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines and the 1993 Program EIR for the GDP (EIR 90-01), impacts regarding aesthetics and landform alteration would be significant if the Project would:

- **Threshold 1:** Have a substantial adverse effect on a scenic vista.
- **Threshold 2:** Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic highway.
- **Threshold 3:** Substantially degrade the existing visual character or quality of the site and its surroundings.
- **Threshold 4:** Create a new source of substantial light, glare, or shadow which would adversely affect day or nighttime views in the area.
- **Threshold 5:** Alter areas of sensitive landforms and grade steep slopes that may be visible from future development and roadways that negatively detract from the prevailing aesthetic character of the site or surrounding area.

5.2.3 Impact Analysis

A. Threshold 1: Have a substantial adverse effect on a scenic vista.

The analysis of the Project's potential impacts on views considers the changes in key views to and from the Project site, as further discussed below. The analysis focuses on anticipated changes to

key views along with a determination of whether those changes would result in a significant impact and also includes an evaluation of changes anticipated from along Hunte Parkway and Wueste Road, both of which are designated locally as Scenic Roadways. Due to distance and intervening topography, views of the Project from SR-125 are generally unavailable and are not specifically analyzed below.

I. On-site Views

a. Key View Point 1

KVP 1 depicts southern views near the intersection of Hunte Parkway and Eastlake Parkway, into the northwestern portion of the Main Campus Property. Views from KVP 1 are shown in Figure 5.2-2, *Key View 1*. As shown, existing views from KVP 1 include the rolling hills of the Main Campus Property that continue off-site to the south towards the Otay River Valley and west into Village 9. Foreground views are characterized by low-lying vegetation and rolling terrain on the Main Campus Property as it slopes southward toward the Otay River. Middleground views include mowed grasses on the Project site and partially graded areas in the adjacent Village 9 area to the west. Middleground views also include a drainage that runs southward toward the Otay River Valley between the Main Campus Property and Village 9. In the background are distant southern views towards Mexico, which include a portion of the foothills of Otay Mountain.

This view was selected for analysis because it provides expansive southern-sloped views of mostly undeveloped and rolling hillsides and is located near Hunte Parkway, a designated Scenic Roadway. Typical viewers from KVP 1 include pedestrians, visitors, residents, bicyclists, and motorists in the area. For pedestrians, visitors, and residents, views are experienced while walking along the sidewalk on the south side of Hunte Parkway until it ends at Eastlake Parkway. Views are characterized as brief as there are no public gathering areas, parks, or other public amenities such as benches near KVP 1 that provide prolonged southern views for these viewers. While motorists and bicyclists travelling south on Eastlake Parkway experience southern views of the undeveloped Main Campus Property, once eastbound onto Hunte Parkway, southern views are unavailable due to the roadway orientation to the east and existing topography along the northern Main Campus Property boundary. Hunte Parkway currently terminates at Eastlake Parkway, and as such, there are no existing views from this designated Scenic Roadway west of Eastlake Parkway.

Implementation of the Project would result in the development of most of the Project's frontage along Hunte Parkway as part of the District Gateway Transect T-6, which is the densest transect included as part of the UID SPA Plan. Once constructed, KVP 1 would occur at proposed Block 6B and would include buildings between 42 and 92 feet in height. The existing hillside that occurs along Hunte Parkway near KVP 1 along the northern Project boundary would be graded to street level and would include a 20-foot-wide pedestrian walk with formal street tree landscaping and other streetscape features to create a formal arrival statement. Eastlake Parkway would be extended south through the Project site and onto Village 10, south of the Project site. As such, existing foreground views from KVP 1 of undeveloped rolling hills and grasses would be replaced with a mix of ornamental landscaping, pedestrian amenities, an extended Eastlake Parkway, and multi-story buildings between 42 and 92 feet in height. Existing middleground views of mowed grasses and portions of graded areas at Village 9 would be similarly replaced by development associated



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Key View Point Locations

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Key View 1: View south from the northwestern portion of the Main Campus Property, near the intersection of Eastlake Parkway and Hunte Parkway.

Source: HELIX 2016

Key View 1

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Figure 5.2-2

with the proposed Project and visual changes would be noticeable within KVP 1. Background views that include portions of the Otay Mountain foothills would be precluded by the proposed development; however, the focus of the view from KVP 1 includes the drainage that runs southward toward the Otay River Valley between the Main Campus Property and Village 9, which would be replaced by development.

Views of the Otay River Valley/Chula Vista Greenbelt are not available from KVP 1 under existing conditions due to intervening topography and would not be affected by the proposed Project. Southern views from KVP 1 as they relate to pedestrians, visitors, residents, bicyclists, and motorists would change from mostly undeveloped rolling hills to a developed and urbanized area; however, due to the brevity of views under existing conditions as a result of a lack of public viewing areas for pedestrian, visitors, and residents, and the orientation of Hunte Parkway (a designated Scenic Roadway) in an east-west direction, prolonged views are not currently experienced by viewers. As a result, while views from KVP 1 would change from mostly undeveloped to developed as a result of the Project, impacts as they relate to scenic vistas would be less than significant.

b. Key View Point 2

KVP 2 provides views across the Main Campus Property northeastward from the southern boundary. Views include internal northeastern-facing views of low-lying grasses in the foreground and middleground. Background views include portions of the Otay Mountain foothills, Jamul Mountain, and San Miguel Mountain, which appear as strong visual elements due to their size combined with a lack of other visual element between the mountain features and the Project site. Background views to areas north of the Project are precluded by a northern-sloping hillside that limits views to open sky. The existing view from KVP 2 towards the northeast is depicted on Figure 5.2-3, *Key View 2*.

KVP 2 is not located along a public trail or sidewalk and as such, does not represent views that residents or visitors would experience under current conditions; however, this KVP was included in order to document existing views across the Main Campus Property and describe the anticipated changes with Project approval.

Project approval would permit the Project site to be developed with a variety of uses as part of the UID, with buildings up to 92 feet in height. The location of KVP 2 would be within the T-1 transect, which allows for limited development that would serve as a transitional area between the urban and natural environment. Per the development standards in the UID SPA Plan, development in the vicinity of KVP 2 would be stepped down towards the southern Project boundary and would consider slope, access, and view considerations in the final design of the area. Post-Project views from KVP-2 would consist of limited development in the foreground, followed by more intense development in terms of size and scale in the middleground of the view. The KVP 2 views to the northeast would be modified from foreground and middleground views of open rolling hills with low-lying grasses to views of urbanized development, streets, and recreational areas. Background views onto the Otay Mountain foothills and the Jamul mountains would be mostly obscured by the proposed built development associated with the UID SPA Plan. Northeastern views are oriented away from the Otay River Valley and no changes would be experienced from KVP 2.

While existing scenic views of the Otay Mountain foothills and the Jamul mountains would be altered in a noticeable way as a result of Project development from KVP 2, there are no public trails or opportunities for residents or visitors to experience existing views and as such, the public would not notice any changes to existing views from KVP 2. Impacts would be less than significant.

c. Key View Point 3

KVP 3 is located at the southwestern corner of the existing High Tech K-12 School, located near the center of the Main Campus Property along Hunte Parkway. The view southeastward from KVP 3, as shown on Figure 5.2-4, *Key View 3*, includes a view across the Project site; including foreground views of the rolling hills that are characteristic of the site and surrounding areas. Shrubs and grasses fill the majority of the foreground views. A wire fence is visible and there are narrow trails extending from the foreground to the middleground. Southeastern views include portions of Otay Mountain and associated valleys and hillsides that extend across the background to the west that led into the Otay River Valley. Views into the Otay River Valley itself are not directly available from KVP 3 due to the rolling terrain on the Main Campus Property and distance from KVP 3 to the Otay River Valley, which is located about one mile away.

This view was included in the analysis because KVP 3 includes expansive views of mostly undeveloped and rolling hillsides, similar to the views experienced at KVP 1; however, this view is much more frequently experienced because it is from an existing school site (i.e., High Tech K-12 School). KVP 3 also includes direct views onto Otay Mountain, which is identified in the Otay Ranch GDP as a prominent peak in the area and the GDP aims to preserve views of major physical features. Typical viewers from KVP 3 include students, employees, parents, and other visitors to the High Tech K-12 School. While there are no public gathering areas, parks, or other public amenities such as benches or picnic tables at or near KVP 3 that would attract viewers or provide prolonged public views, KVP 3 is visited often and unobstructed views of Otay Mountain from KVP 3 are experienced frequently.

Following Project construction, KVP 3 would be located near the intersection of Discovery Falls Drive and proposed Street C, within Transect 3: Campus Commons. Development in this area would consist of a mixture of development, roadways, common space, and conservation areas and the proposed development would mostly restrict views of rolling hills and Otay Mountain. Buildings that would be visible from KVP 3 would not exceed 50 feet in height as seen from KVP 3 and some of the existing habitat would be conserved within the Project site. Due to the length of existing views from KVP 3, foreground, middleground, and background views would be noticeably different with the Project. Project implementation would replace an undeveloped and unmodified terrain and direct and unobstructed views onto Otay Mountain would be replaced with urban development and multi-story buildings. A pavilion feature would be located directly east of KVP 3 and would be up to 50 feet in height and include up to 5,000 square feet of developed area and would likely further preclude views.

Due to the availability of views from KVP 3 to the public as they access and leave the existing school, the frequency of these viewers' visits to the school, and the extensive background views of portions of Otay Mountain, which is identified in the Otay Ranch GDP as a major visual element



Key View 2: View northeast from the southern-central portion of the Main Campus Property.

Source: HELIX 2016

Key View 2

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Figure 5.2-3



Key View 3: View southeast from the northern-central portion of the Main Campus Property, near the existing High Tech Middle and High School at the end of Discovery Falls Drive.

Source: HELIX 2016

Key View 3

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Figure 5.2-4

in the area, the Project would obstruct these existing views and impacts on scenic resources would be considered significant (Impact 5.2-1).

d. Key View Point 4

KVP 4 includes southern views and is located along a pedestrian path adjacent to Hunte Parkway near the northeastern portion of the Main Campus Property, as shown on Figure 5.2-5, *Key View 4*. The foreground view from KVP 4 includes a steep downward-facing slope that is vegetated with non-native iceplant (*Aptenia cordifolia*). Middleground views include the sloping Main Campus Property and the High Tech K-12 School is visible to the west of KVP 4. Middleground views onto the Project site also include an access road along a low point between two mild slopes. The access road is lined on the western edge with medium-sized vegetation about six feet in height. There is limited vegetation elsewhere within middleground views from KVP 4. Partial background views are also available of Otay Mountain.

This view was selected for analysis because it provides expansive southern views of undeveloped hillsides and is located along Hunte Parkway, a designated Scenic Roadway. This view was also selected to show a large portion of the Main Campus Property and to depict its relationship to the High Tech K-12 School. While existing viewer groups from KVP 4 are similar to those described above for KVP 1 and also include pedestrians, visitors, residents, bicyclists, and motorists, more existing viewers are expected to be affected at KVP 4 compared to KVP 1 due to the proximity to more residences in Village 11 and the proximity to the High Tech K-12 School. However, similar to the discussion for KVP 1, the duration of views from KVP 4 is brief as there are no public areas available for extended views by any viewer groups. Also, Hunte Parkway is oriented in an east-west direction and southern views would also be brief or unavailable to motorists and bicyclists.

Project implementation per the proposed UID SPA Plan would develop a majority of the Main Campus Property with multi-story urban development and foreground, middleground, and background views would be replaced by urban development associated with Transects 1C, 2A, and 3B. Development within these transects would be up to 50 feet in height. Sectors O-1A, which would include habitat conservation, would also be visible and would remain undeveloped, and would include the existing access road and adjacent areas, similar to existing conditions. As a result, some foreground views of vegetation would be similar to existing conditions; however, middleground and background views would be replaced by development associated with the Project.

Views of the Otay River Valley/Chula Vista Greenbelt are not available from KVP 4 under existing conditions due to intervening topography and would not be impacted by the proposed Project. Southern views from KVP 4 as they relate to pedestrians, visitors, residents, bicyclists, and motorists would change from mostly undeveloped rolling hills to a developed and urbanized area; however, prolonged views do not occur under existing conditions because of a lack of public viewing areas for pedestrian, visitors, and residents, and the orientation of Hunte Parkway (a designated Scenic Roadway) in an east-west direction. While views would be noticeably altered by the proposed Project, impacts as they relate to scenic vistas would be less than significant from KVP 4.

2. *Off-site Views*

a. **Key View Point 5**

KVP 5 includes western-facing views from Wueste Road, directly east of and adjacent to the Lake Property, at the entrance to the Otay Reservoir parking area and dock. As shown on Figure 5.2-6 (*Key View 5*), KVP 5 is located at a lower elevation than the Lake Property. The foreground view includes Wueste Road and a low natural earth bank that separates the Lake Property from the road. The middle ground view of the Lake Property includes a short bank along the western side of Wueste Road, followed by a barbed wire fence and short to medium height vegetation, including several eucalyptus trees. No background views of areas further west of the Lake Property are available from KVP 5 due to the topography of the Lake Property.

This view was selected for analysis to document existing views of the Lake Property in order to analyze potential visual impacts associated with this portion of the Project. The specific location of KVP 5 was selected at the entrance to the Otay Reservoir parking area and dock because views of the Lake Property from Wueste Road are generally unavailable and are focused to the east onto Lower Otay Lake. As such, this location represents the most likely location for the public to have views onto the Lake Property and to notice any future visual changes. Based on a desktop analysis evaluating existing views onto the Lake Property from Wueste Road, views are available southbound near the southern edge of the existing Olympic Training Center for an estimated 700 feet. Views headed northbound on Wueste Road do not include views of the Lake Property due to topography and vegetation. While Wueste Road is designated as a Scenic Roadway, its designation is due to eastern views of Lower Otay Lake. Views of the Lake Property are also unavailable from Otay Lake Park, located about 0.5 mile to the southeast. Typical viewers from KVP 5 would include visitors to Lower Otay Lake, specifically, people who are presumably fishing or boating. Views from KVP 5 would be experienced when leaving Lower Otay Lake as they turn onto Wueste Road. The duration of views from KVP 5 would be brief as they would be viewed from a vehicle in motion.

Adoption of the proposed UID SPA Plan would permit up to 150,000 square feet of development with a maximum building height of 50 feet on the Lake Property, near the center of the site. Most of the Lake Property would not be developed. A preserve edge would be maintained along the northern and western edges of the Lake Property, neither of which is visible from KVP 5. Some development at the Lake Property would be visible from KVP 5; however, areas between the Lake Property and Wueste Road would be conserved as part of the habitat conservation area around the Lake Property and existing foreground views are not expected to change. Middleground views would change from undeveloped hillside to development up to 50 feet in height; however, views of this visual change from KVP 5 would be brief and would be a less than significant environmental impact.

b. **Key View Point 6**

KVP 6 is taken from about 0.25 mile north of the Main Campus Property along Crossroads Street between Discovery Falls Drive and Eastlake Parkway. As shown on Figure 5.2-7, *Key View 6*, most of the area between KVP 6 and the Project site consists of undeveloped but disturbed and graded areas, which dominate the foreground and middleground. Middleground views onto the



Key View 4: View south from the northeastern portion of the Main Campus Property along Hunte Parkway.

Source: HELIX 2016

Key View 4

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Figure 5.2-5



Key View 5: View west from Wueste Road, adjacent to the Lake Property.

Source: HELIX 2016

Key View 5

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Figure 5.2-6



Key View 6: View southeast from adjacent Village 11 along Crossroads Street, north of the Main Campus Property.

Source: HELIX 2016

Key View 6

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Figure 5.2-7

Project site are mostly limited to the hillside along Hunte Parkway, due to the drop in elevation to the south on the Project site. Background views include parts of Otay Mountain, south of the Project site and faint views into Mexico to the southwest.

This view was selected to depict views of the site from an existing neighboring residential area and to provide a representative view from a surrounding area that is not internal or directly adjacent to the Project site. Viewers from KVP 6 are pedestrians and bicyclists that live near the Main Campus Property as the area is currently mostly residential. There is some existing commercial development north of KVP 6; however, it is not expected that commercial users generally travel to KVP 6 unless they are residents and therefore, most viewers from KVP 6 are residents of the area. There are no public gathering areas, parks, or other public amenities such as benches near KVP 6 that currently provide prolonged or focused views of the Project site or attract other visitors to the area.

Buildout of the Project per the UID SPA Plan would not be highly visible from KVP 6 due to a change in elevation and distance from the Project site. The most noticeable change would be the regrading of the site, which would result in the removal of the slope that is visible in the middle of the view from KVP 6 and the addition of buildings up to 92 feet in height along Hunte Parkway. The estimated elevation from KVP 6 is about 600 feet and the estimated elevation at the Project site at Hunte Parkway is about 550 feet (Google Earth 2016). As such, up to about 42 feet of the proposed buildings along Hunte Parkway would be visible from KVP 6 when compared to the existing conditions illustrated in Figure 5.2-7. Southeastern and eastern views of Otay Mountain are not expected to be obscured by the Project as a result of the anticipated development south of the existing high school as elevation differences are estimated at about 65 feet (Google Earth 2016). Buildings south of the existing high school would not exceed 50 feet and; therefore, views onto these buildings would not be available from KVP 6. Impacts would remain less than significant and views onto portions of Otay Mountain would remain similar to the existing condition.

c. Hunte Parkway (Scenic Roadway)

Hunte Parkway is an east-west roadway identified as a designated Scenic Roadway in the City's General Plan between Eastlake Parkway and Proctor Valley Road due to eastern and southern views of the surrounding mountains (e.g., the Jamul and Otay mountains). These scenic views are experienced while driving eastbound. Development associated with the UID SPA Plan would occur south of Hunte Parkway, and while future Project-related development would be visible to motorists traveling along Hunte Parkway, eastern views toward the Jamul Mountains would not be interrupted and would continue to be available. Views of Otay Mountain by motorists traveling eastbound along Hunte Parkway would be somewhat interrupted by development associated with the Project; however, most existing southern views of Otay Mountain are currently blocked under existing conditions. An existing hillside occurs between Eastlake Parkway and the High Tech K-12 School and prohibits any existing views of Otay Mountain. Further east along Hunte Parkway, the existing High Tech K-12 School further blocks southern views of Otay Mountain. Adoption of the UID SPA Plan would result in development up to 50 feet in height along Hunte Parkway within Block 3B where there is no existing development, and would block some views of Otay Mountain, otherwise, no other existing views of Otay Mountain as seen from Hunte Parkway headed east

would be affected. As a result, views along Hunte Parkway of scenic resources would be similarly unavailable under existing and proposed conditions and impacts would be less than significant.

d. Wueste Road (Scenic Roadway)

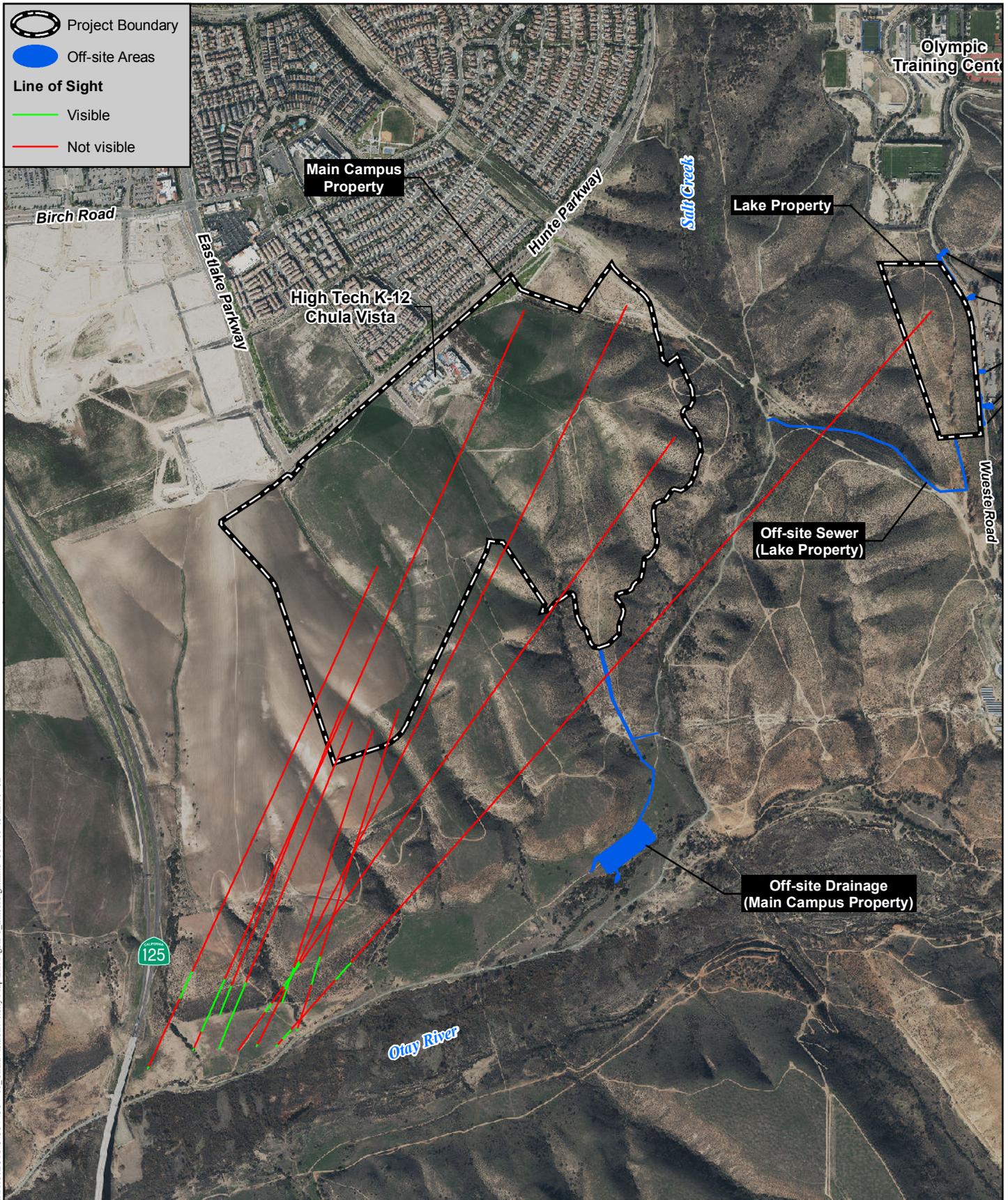
Wueste Road generally is a winding north-south roadway identified as a designated Scenic Roadway in the City's General Plan due to the views of Lower Otay Lake. These scenic eastern-facing views are experienced by motorists travelling northbound and southbound. Both the Main Campus Property and the Lake Property are located west of Wueste Road, and do not occur between Wueste Road and Lower Otay Lake. Further, none of the Main Campus Property is visible from Wueste Road due to distance and intervening topography. As such, none of the proposed improvements or proposed development associated with the Project could impede existing scenic views from Wueste Road. Impacts on scenic views from Wueste Road would not occur.

e. Otay Valley Regional Park

As described above under existing conditions and shown on Figure 5.2-8, *Line of Sight from Otay Valley Regional Park*, views of the Project site from the planned park and recreational area in the OVRP are unavailable, mostly due to intervening topography between the planned park and recreational area and the Project site. As shown on Figure 3-13, *Maximum Cut and Fill Plan*, grading and site preparation associated with the proposed Project would involve areas of cut and fill that would alter the elevation and topography of the Project site, and grading would generally make the site level to facilitate future development. While elevations on the Project site would be altered, there would be no changes to the intervening topography between the site and the OVRP. As a result, northern-facing views from the planned park and recreational area in the OVRP would not extend onto the Project site. Therefore, impacts on views from the planned park and recreational area in the OVRP would not occur.

B. Threshold 2: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

Scenic resources within the vicinity of the Project site include the Otay River Valley, the San Miguel, Jamul, and Otay mountains, and two designated Scenic Roadways: Hunte Parkway and Wueste Road. There are no rock outcroppings or historic buildings in or near the Project site, and there are no significant or visually prominent trees on the site. As stated above in Section 5.2.1.A, there are no state scenic highways within the vicinity of the Project site that would have altered views from the Project due to distance and intervening topography. The Otay River Valley occurs south of the Project site, and due to the rolling hills and change in elevation from the Project site to the valley, views of the river valley are generally not available to motorists traveling east or west along designated Scenic Roadways Hunte Parkway or Wueste Road. The Project would result in off-site visual changes in the valley associated with drainage infrastructure south of the Project site. Disturbances would be limited as the alignment would be within existing disturbed dirt roads. Views of the proposed drainage infrastructure would include a detention basin and associated underground pipes would not be visible. No other changes to the Otay River Valley are proposed and the majority of the valley would remain undisturbed by the Project. While some visual changes to the Otay River Valley could occur with the development of the proposed drainage infrastructure



Line of Sight from Otay Valley Regional Park

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south of the Project site, impacts would not significantly impact views of the valley as a whole and are considered to be less than significant.

C. Threshold 3: Substantially degrade the existing visual character or quality of the site and its surroundings.

In the short-term, the presence of heavy machinery (e.g., large trucks, cranes, bulldozers, etc.) during construction activities would be visible from surrounding areas and would involve earthmoving activities and construction of structures. As visual impacts during construction are temporary by their nature, short-term construction impacts are deemed to be less than significant. The focus of this analysis is on the long-term physical changes that are permanent in nature. The following discussion includes an analysis of the extent of the proposed development prescribed in the UID SPA Plan in relation to the surrounding areas and consistency with applicable regulatory policies.

As discussed under Threshold 1, KVPs 1 through 4 show on-site views of the Project site and KVPs 5 and 6 include two off-site views from nearby areas towards the Lake Property and the Main Campus Property, respectively. Overall, Project implementation would result in the development of a mostly vacant Project site that consists of rolling hills and natural open space. Most of the undeveloped areas of the Main Campus Property would be developed with a mix of academic and retail/office/residential uses that would make up an academic-institutional mixed-use district with common open space and habitat conservation areas. The Lake Property, which is vacant and undeveloped under existing conditions, would include limited development towards the center of the property, and the remaining areas would be undisturbed and set aside for habitat conservation and a preserve edge that transitions to the open space beyond the Lake Property.

The proposed SPA Plan includes form-based codes to allow for a variety of architectural styles while maintaining strong urban form. The form-based code would encourage coherent and harmonious massing, street walls, and public spaces without dictating specific styles or limiting the choices of colors or materials. All buildings would reinforce street edges, squares, and public spaces and would be associated with a variety of academic and non-academic uses. Building façades would be architecturally interesting, and a series of plazas and connected spaces would be implemented. Uses would include a mix of academic, corporate, and residential buildings. Buildings would be arranged within a series of transects intended to provide connectivity between buildings and with adjacent planned Villages 9, 10, 11, and the Millenia development.

The 2005 GPU EIR and the 2013 SEIR for the GPA/GDPA concluded that impacts to existing visual quality and character of the Project site would be significant and unmitigable due to the lack of specific design standards for development in the GDP/GDPA area. In both EIRs, impacts were characterized as significant until subsequent SPA plans are developed to dictate specific design specifications to ensure that significant changes to the existing visual character or quality of the site and its surroundings would be less than significant. Because future SPA plans were not developed at the time the 2013 SEIR was prepared, the same mitigation measures were provided as in the 2005 GPU EIR. The 2013 SEIR carried over Mitigation Measure 5.2.5-1 from the 2005 GPU EIR to reduce impacts related to visual character, which requires building and grading plans to protect visual character to the extent feasible (refer to Section 5.2.5.A of this EIR for the

mitigation language). The UID SPA Plan implements these requirements, including a grading plan that conforms to the City grading ordinance; grading standards that ensure manufactured slopes are contoured, blend with, and mimic adjacent natural slopes; and landscape performance standards and landscape plans that maintain views, are consistent with open space areas, and addresses streetscapes, provide landscape intensity zones, greenbelt edge treatments, and slope treatment for erosion control.

Development Codes in Chapter 3 of the UID SPA Plan specify development standards for the entire Project area, specific transect zones, as well as individual development types. Chapter 7 of the SPA Plan, *Design Guidelines*, establishes design guidelines for the Project area. The Design Guidelines would create a unique identity that would balance a unified scale and character with a variety of architectural styles and expressions with well-defined open spaces and iconic placemaking. Campus entries and signage would be designed to avoid separating areas from the rest of the site. Streetscapes would include pedestrian and bike zones with unique lighting and street furniture, along with landscaping, trees, storm water swales, and public art. Also, in response to the dramatic slopes that exist on the site, the design of the site would utilize these slopes to create unique places, and grading would mostly follow the natural contours and maintain three existing canyons to maximize available southern views. In order to ensure that the design intent of the UID SPA Plan would be met as individual projects are developed, all building and landscape development proposals would be required to submit an architectural and site review application to the City of Chula Vista Planning Department. Architectural and site plan review would also include City review of future development along the southern edge of Hunte Parkway and to internal streets within the SPA Plan boundary because they are designated as Gateway Streets on the City's General Plan Figure 5-6. Future improvements along the southern edge of Hunte Parkway along the Main Campus Property would need to be consistent with LUT Policy 9.2, which requires the design of sidewalks, landscaping, signage, and building design standards to be consistent with any prepared or required gateway master plans. While careful planning and design review would ensure that applicable design requirements are implemented and that future development is consistent with the UID SPA Plan, the change from existing undeveloped open space and rolling hills to an urban academic-institutional mixed-use district with common open space and habitat conservation areas as a result of the project would represent a substantial change to the existing visual character and quality of the Project site, and this would be a potentially significant impact (Impact 5.2-2).

D. Threshold 4: Create a new source of substantial light, glare, or shadow which would adversely affect day or nighttime views in the area.

1. Lighting

Most of the Project site is undeveloped, with the exception of the existing High Tech K-12 School site along Hunte Parkway on the Main Campus Property, which includes the only existing source of light on the Project site. Existing lighting sources in the Project vicinity include lighting improvements associated with the Otay Ranch Town Center and Village 11 developments, as well as surrounding roadways including Hunte Parkway, Eastlake Parkway, Discovery Falls Drive, Exploration Falls Drive, and Wueste Road. Artificial light sources associated with surrounding development are provided for security, parking, architectural highlighting, landscape lighting, and signage. Planned uses in the Project vicinity as part of the Otay Ranch GDP include Village 9 to

the west and Village 10 to the south. The Millenia development, north and west of the site, is currently under construction. Development of these nearby areas would further increase urban lighting conditions.

The Project would similarly include additional interior and exterior lighting as existing and planned uses in the vicinity. The UID SPA Plan addresses lighting improvements throughout the site to minimize impacts to surrounding open space areas while providing some lighting for security and safety purposes. Lighting guidelines are included in the UID SPA Plan in Chapter 5, *Parks, Recreation, and Open Space*, Chapter 7, *Design Guidelines*, as part of the Non-Renewable Energy Conservation Plan (Appendix C of the SPA Plan) and as part of the Preserve Edge Plan (Appendix D of the SPA Plan). Lighting associated with the Project would include energy-efficient LED lighting for streets, parks, and other public spaces. All street lighting needs would be required to meet or exceed the City standards and shall be approved by the City Engineer. Lighting for community facilities and recreation areas would be considered as an element of the site plan review. Lighting would also be subject to the MSCP, which suggests that lighting be directed away from the preserve and shielding, and low-pressure sodium lighting be considered when installing exterior lighting adjacent to the preserve. These requirements would apply to future permit reviews within the proposed Preserve Edge and lighting plans, along with a photometric analysis would be required to illustrate the location of proposed lighting standards and the type of shielding measures. The Lighting Plan must demonstrate that light spillage into the preserve would be avoided to the extent possible.

In addition, compliance with City and state energy conservation measures, and the City Unnecessary Light Ordinance currently in place would limit the amount of unnecessary exterior illumination during evening and nighttime hours. Based on adherence to the lighting requirements in the SPA Plan, it is anticipated that lighting would be prevented from casting illumination onto light-sensitive properties in adjacent developments (i.e., residences in Village 9 and 10).

The UID SPA Plan includes some lower intensity development near the Preserve within T-1 Future Development transects along the southern boundary of Project site and these areas could include minimal nighttime lighting for security. The UID SPA Plan includes a Preserve Edge Plan that restricts active uses and lighting within 100 feet of the Preserve. As discussed in Section 5.6, implementation of the Preserve Edge Plan would reduce indirect impacts to the Preserve to a less than significant level, including lighting.

The Project would include additional lighting associated with common spaces, mixed-use areas, and academic-related uses and would require development-specific photometric analyses for lighting proposed in developed areas to ensure that future projects comply with all applicable regulations and are compatible with surrounding land uses. Impacts related to nighttime lighting would be potentially significant (Impact 5.2-3).

2. Glare

The UID SPA Plan does not include any requirements that would limit glare; however, future development would be required to incorporate variety into building facades, which would break up expanses of reflective materials and reduce glare. Any glare experienced by nearby commercial or residential uses or the occupants of vehicles on nearby streets within the Project would be

temporary, changing with the movement of the sun throughout the course of the day and the seasons of the year. Additionally, the City performance standard for glare prohibits glare beyond the lot line of the source. Therefore, the Project would not create a substantial new source of glare that would adversely affect day or nighttime views in the area and as such, glare impacts would be less than significant.

3. *Shade and Shadow*

Shade and shadow impacts are associated with the placement of buildings and other development that may block direct sunlight and affect areas where sunlight is desired, such as residences, parks, outdoor areas, and schools. Shade is influenced by seasons, time of day, weather, building height, bulk, and scale, spacing between buildings, and tree cover.

Development within the UID SPA Plan would occur over multiple years and specific building footprints and sizes are not known. Per the SPA Plan, maximum building heights would not exceed 92 feet, with the exception a single pavilion feature up to 250 feet in height in the T-6 transect. Because the exact placement of these buildings is not known, it is possible that streets, structures, and other outdoor public places within the UID SPA Plan area could be shaded or shadowed by adjacent buildings. Specifically, due to the proposed build-to line along Hunte Parkway within the T-6 transect and the proposed sculpted building edges along various transects, shade, and shadow impacts could occur and are potentially significant (Impact 5.2-4).

E. *Threshold 5: Alter areas of sensitive landforms and grade steep slopes that may be visible from future development and roadways.*

A total of about 86 acres of steep slopes occur within the Project site and an additional 1.3 acres occurs in the off-site improvement areas, for a total of 87.3 areas of steep slopes. The Project would result in impacts to 74.5 acres of steep slopes (including 73.2 acres in the Project site and 1.3 acres in the off-site improvement areas), resulting in impacts to 85.3 percent of the steep slopes in the Project site and off-site improvement areas. Therefore, the Project would include the preservation of 12.8 acres of steep slopes.

As previously stated, the Otay Ranch GDP and RMP establish a ranch-wide standard for landform modification that 83 percent of steep slopes shall be preserved within Otay Ranch. Based on current data collection and updated modeling results, Otay Ranch contains 9,821 acres of steep slopes. Therefore, a total of 1,670 acres of steep slopes can be impacted in Otay Ranch.

Future buildout projections for remaining SPA Plan areas in the Otay Valley, Proctor Valley, and San Ysidro Parcels estimate that 1,160.4 acres of steep slopes will be impacted Ranch-wide, including the 74.5 acres on- and off-site of the UID. Combined with existing steep slope impacts (approximately 445.0 acres from approved plans), Ranch-wide impacts are estimated at 1,605.4 acres, which equates to the preservation of approximately 84 percent of steep slopes in Otay Ranch, which is above the 83 percent preservation standard in the RMP. Therefore, impacts to steep slopes would be less than significant.

5.2.4 Level of Significance Prior to Mitigation

A. Scenic Vistas

Impact 5.2-1: The Project would permanently alter views from KVP 3 near the High Tech K-12 School from open, rolling topography and views of Otay Mountain to urban development.

B. Scenic Resources

No significant impacts to scenic resources were identified, and impacts would remain less than significant.

C. Visual Character or Quality

Impact 5.2-2: The Project would permanently alter the character of the Project site from open, rolling topography to urban development.

D. Lighting, Glare, and Shadow

Impact 5.2-3: New sources of nighttime lighting may be incompatible with surrounding development and inconsistent with applicable regulations.

Impact 5.2-4: Potential impacts associated with light and shadow cannot be determined until the location, size, and orientation of future buildings are established.

E. Landform Alteration

Project impacts to steep slopes would be less than significant.

5.2.5 Mitigation Measures

Development of the Project site would occur as future applicants apply for various permits. The measures below identify that a future applicant would be responsible for the implementation of the mitigation measures.

A. Scenic Vistas

To reduce impacts to the undeveloped character of the site or views of Otay Mountain from KVP 3 (Impact 5.2-1), the Project would implement Mitigation Measure 5.2.5-1 from the 2005 GPU EIR and 2013 SEIR:

5.2.5-1 Within the East Planning Area, prior to approval of grading plans, the applicant shall prepare grading and building plans that conform to the landform grading guidelines contained in the grading ordinance, Otay Ranch GDP, and General Plan. The plans shall be prepared to the satisfaction of the Director of Development Services and the City Engineer. These plans and guidelines shall provide the following that serve to reduce the aesthetic impacts:

- A landscape design that addresses streetscapes, provides landscape intensity zones, greenbelt edge treatments, and slope treatment for erosion control.
- Grading concepts that ensure manufactured slopes that are contoured and blend and mimic with adjacent natural slopes.
- Landscaping concepts that provide for a transition from the manicured appearance of developed areas to the natural landscape in open space areas.
- Landscaping concepts that include plantings selected to frame and maintain views.

B. Scenic Resources

No mitigation measures are required.

C. Visual Character or Quality

To reduce impacts related to visual character (Impact 5.2-2), the Project would implement Mitigation Measure 5.2.5-1 identified in the 2005 GPU EIR and 2013 SEIR (also see above under Section 5.2.5.A, *Scenic Vistas*, for the mitigation language).

D. Lighting, Glare, and Shadow

To reduce impacts related to nighttime lighting (Impact 5.2-3), the Project would implement Mitigation Measures 5.2-3a and 5.2-3b:

5.2-3a Lighting Plan and Photometric Analysis - Parks. Concurrent with the preparation of site-specific plan(s) for outdoor public areas within the O-2 and O-3 sectors and prior to issuance of a building permit for any park, the applicant shall prepare, or in the case of the City being the lead on the preparation of the site-specific plan, the applicant shall fund the preparation of a lighting plan and photometric analysis. The plan shall be prepared to the satisfaction of the Development Services Director and evaluate the proposed height, location, and intensity of all exterior lighting for compliance with the City's performance standards for light, and glare (Chula Vista Municipal Code 19.66.100).

5.2-3b Lighting Plan and Photometric Analysis – New Structures. Concurrent with design review and prior to the issuance of building permits for any structures, the applicant shall prepare a lighting plan and photometric analysis. The plan shall be prepared to the satisfaction of the Development Services Director (or their designee) and evaluate the proposed height, location, and intensity of all exterior lighting for compliance with the City's performance standards for light, and glare (Chula Vista Municipal Code 9.66.100).

To reduce shade and shadow impacts (Impact 5.2-4), the Project would implement Mitigation Measure 5.2-4:

5.2-4 Shadow Analysis. Prior to design review approval for any structure three stories and above, the applicant shall prepare to the satisfaction of the Development Services

Director (or their designee), a shadow analysis demonstrating that adjacent shadow-sensitive uses are not permanently shadowed.

E. Landform Alteration

No mitigation measures are required.

5.2.6 Level of Significance After Mitigation

A. Scenic Vistas

No mitigation is available to maintain the undeveloped character of the site or views of Otay Mountain from KVP 3 (Impact 5.2-1), other than ~~Mitigation Measure 5.2-1~~ (Mitigation Measure 5.2.5-1 from the 2005 GPU EIR and 2013 SEIR). Because the Project would result in development on the site, it would permanently alter the character of the existing site from open, rolling hills to urban development. Impacts would remain significant and unavoidable.

B. Scenic Resources

Impacts to scenic resources would be less than significant without mitigation.

C. Visual Character or Quality

No mitigation is available to maintain the undeveloped character of the Project site (Impact 5.2-2), other than Mitigation Measure 5.2.5-1 from the 2005 GPU EIR and 2013 SEIR. Consistent with the conclusion of the 2005 GPU EIR and 2013 SEIR, because the Project would result in development on the site, it would permanently alter the character of the existing site from open, rolling hills to urban development and impacts would remain significant and unavoidable.

D. Lighting, Glare, and Shadow

Impacts related to lighting (Impact 5.2-3) would be reduced to less than significant levels with implementation of Mitigation Measures 5.2-3a and 5.2-3b because the mitigation would require lighting plans to be prepared to demonstrate compliance with applicable municipal code requirements related to lighting.

Impacts related to shadows (Impact 5.2-4) would be reduced to less than significant levels with implementation of Mitigation Measure 5.2-4, which requires a shadow analysis for buildings three stories and above to avoid creating permanent shadowing on adjacent shadow-sensitive uses.

E. Landform Alteration

Impacts to landform alteration would be less than significant without mitigation.

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