

## 5.9 PUBLIC SERVICES

This section describes the public services that would serve the UID and evaluates the potential for impacts to public services due to implementation of the Project. Fire and emergency medical services are addressed in subsection 5.9.1; police services are addressed in subsection 5.9.2; schools in subsection 5.9.3; libraries in subsection 5.9.4; and parks, recreation, open space, and trails in subsection 5.9.5.

This EIR tiers from the Previous Environmental Review Documents, as described in Chapter 2.0, *Introduction*. Section 5.7, *Public Services*, of the Final SEIR for the GPA/GDPA (EIR 09-01) addressed existing conditions and potential impacts, related to public services that would result from implementation of the land uses proposed in the GPA/GDPA, including the UID. The SEIR concluded that impacts to fire, police, school, library, and parks and recreation services would be less than significant with compliance with General Plan and GDP policies that require public services to be provided concurrent with need. The 2001 SEIR similarly concluded that impacts would be less than significant based on compliance with public facilities requirements. The public services analyses in this section updates the applicable information in the SEIRs, which are incorporated by reference. There were no mitigation measures identified for public services in previous documents and therefore no previous mitigation is incorporated by reference in this section.

### 5.9.1 Fire and Emergency Medical Services

#### 5.9.1.1 Existing Conditions

##### A. Regulatory Framework

##### 1. *Federal Regulations*

There are no federal regulations regarding the provision of fire services.

##### 2. *State Regulations*

##### a. *Uniform Fire Code*

The Uniform Fire Code contains regulations relating to construction, maintenance, and use of buildings. Topics addressed in the code include fire department access, fire hydrants, automatic storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings and the surrounding premises. The code contains specialized technical regulations related to fire and life safety.

##### b. *California Health and Safety Code*

State fire regulations are set forth in Sections 13000 et seq. of the California Health and Safety Code, include regulations for building standards (as also set forth in the California Building Code), and fire protection and notification systems, fire protection devices such as extinguishers and smoke alarms, high-rise building and childcare facility standards, and fire suppression training.

**c. California Occupational Safety and Health Administration**

In accordance with California Code of Regulations, Title 8, Sections 1270, Fire Prevention, and 6773, Fire Protection and Fire Equipment, the California Occupational Safety and Health Administration (Cal/OSHA) has established minimum standards for fire suppression and emergency medical services. The standards include, but are not limited to, guidelines on the handling of highly combustible materials, fire hosing sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance, and use of all firefighting and emergency medical equipment.

**3. Local Regulations**

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

The analysis of existing fire protection and emergency medical services is based on information provided by the Chula Vista General Plan and the City of Chula Vista Fire Department. The potential impacts on fire protection and emergency medical services and facilities as a result of the proposed project were assessed and described below.

The General Plan recognizes that fire protection and emergency services will need to expand as the city's population grows. The Public Facilities and Services Elements includes objectives to maintain sufficient levels of fire protection and emergency medical service to protect public safety and property (Objective PFS 5) and provide adequate fire protection services to newly developing and redeveloping areas of the city (Objective PFS 6). Additionally, Growth Management Objective GM 1 and Policy GM 1.11 encourage withholding discretionary approvals and subsequent building permits from projects demonstrated to be out of compliance with applicable threshold standards for fire and emergency medical services.

The General Plan identifies the current and planned fire station locations in Otay Ranch. Fire Station No. 7 at 1640 Santa Venetia Street and Fire Station No. 8 at 1180 Woods Drive are the closest existing stations to the project site. Fire Station No. 10 is proposed within the Millenia development and would be the closest station upon completion.

**b. Otay Ranch General Development Plan**

The purpose of the fire protection and emergency facility section of the Otay Ranch GDP is to establish goals, objectives, policies, standards, and processing requirements for the timely provision of these facilities. As stated therein, the goal is to provide protection to the Otay Ranch project area and surrounding communities from loss of life and property due to fires and medical emergencies. The GDP also identified several fire stations necessary to serve the Otay Ranch Project Area at build-out. In accordance with ongoing demand, one station (Fire Station No. 7) has been developed to serve Otay Ranch. The Otay Ranch GDP also shows a fire station located within the Millenia development (Fire Station No. 10). Fire Station No. 10 is designated to meet projected growth within the Otay Ranch under the build-out of the Millenia development. The station is not yet built. The following GDP objective and policies pertain to fire service:

- Objective: Provide sufficient fire and emergency services facilities to respond to calls within the Otay Ranch urban communities: within a 7-minute response time in 85 percent of the cases.
- Policies:
  - Otay Ranch SPA plans shall include Emergency Disaster Plans to become operative during periods of major emergency.
  - Otay Ranch shall participate in cooperative agreements with urban and rural emergency services providers.
  - Incorporate the Otay Ranch project area into existing regional disaster preparedness programs.
  - Otay Ranch shall site fire and emergency services facilities consistent with the following factors:
    - Ability to meet travel/response time policies;
    - Proximity to a pool of volunteer firefighters for service within the unincorporated areas, when appropriate;
    - Ability of the site to support the appropriate facility to serve current and future development in the intended service area;
    - Distances from other fire stations, including those operated by neighboring districts;
    - Safe access to roadways in emergency responses;
    - Special needs for fire suppression, and emergency services, including needs created by recreation areas and industrial land uses;
    - Avoid close proximity to fault traces; and
    - Ability to meet any adopted local community facility level standard, if appropriate.
- Consideration shall be given to shared law enforcement and fire service facilities such as public safety “storefronts” within village centers, training rooms, and equipment storage.
- Otay Ranch shall evaluate the provision of fire suppression sprinkler systems for residential development within the project area as part of SPA plans.
- Fire protection and emergency services facilities shall be available or will be available concurrent with need.
- In areas lacking local public structural fire protection and within the sphere of influence of a fire protection agency, approval of Otay Ranch discretionary applications shall be conditioned on the annexation of that agency.

**c. *Fire Facility, Equipment, and Deployment Master Plan***

The Chula Vista Fire Facility, Equipment, and Deployment Master Plan (FFMP) was adopted by the City in January 2014. It sets forth a plan for a Fire/Emergency Medical Services delivery system within Chula Vista that can, upon build-out, meet the expected growth of the City. The FFMP recommends the expansion of one existing fire station and the addition of three new fire stations for a total of 11 fire stations. Two of the new stations are within Otay Ranch, one in Village 8 West, the other in the Millenia development (consistent with the Otay Ranch GDP and EUC SPA Plan [EUC is the former name of the Millenia project]), while the third fire station would serve the Bayfront. Per the FFMP, additional truck companies will be needed within the system and deployment of existing resources would need to take place as they are added. All future growth projected in the City will be properly serviced with the station locations and configuration outlined within the plan.

**d. *Chula Vista Municipal Code Growth Ordinances***

CVMC Section 19.80.030 (Controlled Residential Development) is intended to ensure that new development would not degrade existing public services and facilities below acceptable standards for fire and other public services. The preparation of a Public Facilities Finance Plan (PFFP) is required in conjunction with the preparation of the SPA Plan to ensure that the development of the project is consistent with the overall goals and policies of the General Plan and would not degrade public services. Similarly, Section 19.09 of the CVMC (Growth Management) provides policies and programs that tie the pace of development to the provision of public facilities and improvements. Section 19.09.040B specifically requires that “properly equipped and staffed fire and medical units shall respond to calls throughout the city within 7 minutes in 80 percent of the cases.” Section 19.09 also requires a PFFP and the demonstration that public services, such as fire services, meet the growth management program’s quality of life threshold standards.

**B. *Existing Fire Protection and Emergency Services***

Fire protection and emergency services for the city of Chula Vista are provided by the Chula Vista Fire Department (CVFD). The CVFD employs approximately 120 personnel. There are currently nine fire stations that service a population of approximately 257,989 people (SANDAG 2016) and an area covering over 52 square miles. According to the Chula Vista Growth Management Oversight Committee (GMOC) 2015 Annual Report, in fiscal year 2014, the CVFD received approximately 11,721 calls for service (Chula Vista 2015a). Of these calls, 76.5 percent were responded to within 7 minutes during the 2014 fiscal year. The current Chula Vista Growth Management Ordinance (GMO) threshold standard for emergency fire response is 7 minutes or less in 80 percent of calls. The CVFD did not meet the GMO threshold standard in fiscal year 2014.

Table 5.9-1, *City of Chula Vista Fire Station Facilities*, lists the locations of CVFD stations. Table 5.9-2, *Chula Vista Fire Department Staffing*, summarizes staffing for the department. The Main Campus Property of the UID is currently located within the response district of Fire Station No. 7. Located at 1640 Santa Venetia Street in Otay Ranch Village 2, this station is approximately 1.5 miles from the northwest edge of the UID. Distances to interior locations within the Main Campus Property of the UID increase as much as a mile due to the geographic size of the project site. The Lake Property of the UID is within the response district of Fire Station No. 8, located at

1180 Woods Drive, approximately 5.5 miles from Station No. 7. CVFD Fire Station No. 7 serves the communities of Otay Ranch, Village of Heritage, Heritage Hills, and the Village of Countryside. Fire Station No. 8 serves Eastlake, Rolling Hills Ranch, San Miguel Ranch, Tour De Elegance, and The Woods. During a typical 24-hour shift there are 36 line firefighters and two Battalion Chiefs on constant duty spread among the City's nine fire stations. Each station has a captain, engineer, and one firefighter. Fire Station No. 7 is the current battalion headquarters for the eastern part of the City. The UID would ultimately be served by the future Fire Station No. 10 planned for the Millenia development (Chula Vista 2014).

The CVFD currently has mutual aid agreements with Bonita-Sunnyside, Imperial Beach, National City, San Diego, and San Diego County.

**Table 5.9-1 CITY OF CHULA VISTA FIRE STATION FACILITIES**

<b>Fire Station</b>	<b>Location</b>	<b>Service Area</b>	<b>Apparatus</b>
Station No. 1	447 F Street Chula Vista, CA 91910	Downtown, Bayfront, Northwest City, Interstates 5, 54, and 805/North	Truck 51, Engine 51, Battalion 51
Station No. 2	80 East J Street Chula Vista, CA 91910	Central City, Interstate 805/Central, Hilltop, Country Club	Engine 52
Station No. 3	1410 Brandywine Avenue Chula Vista, CA 91911	Interstate 805, East Main Street, South/East Chula Vista	US&R 53, Tender/Trailer
Station No. 4	850 Paseo Ranchero Chula Vista, CA 91910	Rancho Del Rey, Bonita Long Canyon, Southwestern College	Engine 54
Station No. 5	391 Oxford Street Chula Vista, CA 91911	Montgomery, Harborside, Otay, Interstate 5/South Southwest City, West/Main Street	Engine 55
Station No. 6	605 Mt. Miguel Road Chula Vista, CA 91914	Eastlake, Rolling Hills Ranch, San Miguel Ranch	Engine 56, Brush 56
Station No. 7	1640 Santa Venetia Street Chula Vista, CA 91913	Otay Ranch, Village of Heritage, Heritage Hills, Village of Countryside	Engine 57, Truck 57, Battalion 52
Station No. 8	1180 Woods Drive Chula Vista, CA 91911	Eastlake, Rolling Hills Ranch, San Miguel Ranch, Tour De Elegance, The Woods	Engine 58
Station No. 9	266 East Oneida Chula Vista, CA 91911	Sunbow, Woodlawn Park	Engine 59

Source: Chula Vista Fire Department 2016.

**Table 5.9-2 CHULA VISTA FIRE DEPARTMENT STAFFING**

<b>Position</b>	<b>Number of Employees</b>
Deputy Fire Chief	1
Facility & Supply Specialist	1
Fire Battalion Chief	7
Fire Captain	35
Fire Chief	1
Fire Division Chief	1
Fire Engineer	34
Fire Inspector/Investigator	6
Fire Prevention Engineer/Investigator	1
Fire Prevention Aide	1
Firefighter	34
Firefighter/Paramedic	8
Principal Management Analyst	1
Public Safety Analyst	1
Senior Administrative Secretary	1
Senior Fire Inspector	1
Senior Office Specialist	1
Training Programs Specialist	1
<b>TOTAL</b>	<b>136</b>

Source: Chula Vista Fire Department 2016

### **C. Emergency Medical Services**

Emergency medical services for the city of Chula Vista are contracted to the American Medical Response, the largest medical transportation company in the United States. The American Medical Response ambulance station located closest to the project area is at 861 Otay Lakes Road. There are four American Medical Response units that provide paramedics with emergency medical training to Chula Vista exclusively. Currently two full-time units are stationed within the city limits and are dedicated to Chula Vista, while two other full-time units are shared with other cities (Chula Vista 2009b). The Chula Vista Fire Department is also providing an Advance Life Support (ALS) program to provide residents with the most appropriate emergency medical care in a timely manner.

#### **5.9.1.2 Thresholds of Significance**

According to Appendix G of the CEQA Guidelines and the City of Chula Vista, impacts to fire and emergency medical services would be significant if the proposed project would:

- **Threshold 1:** Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection and emergency services.

- **Threshold 2:** Further reduce the ability of properly equipped and staffed fire and medical units to respond to calls throughout the City within 7 minutes in 80 percent of the calls.

### 5.9.1.3 Impact Analysis

- A. Threshold 1: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection and emergency services.**

The Project would result in an increase in demand for fire services because the land use would change from vacant land to occupied development that would require fire protection and emergency services, as described in more detail under the discussion of Threshold 2. The UID SPA Plan does not identify any new fire protection or emergency medical service facilities within the Main Campus Property or the Lake Property. As such, it is anticipated that fire protection and emergency services would be provided by nearby facilities, including existing Fire Station Nos. 7 and 8 for the Main Campus Property and Lake Property, respectively. Planned fire facilities in nearby areas, including the Millenia development and Village 8 West, would also likely serve the Project site, if constructed.

The environmental impact of construction of the Millenia (formerly EUC) development fire station (Fire Station 10) at the southeastern corner of Streets “A” and “F” on a 1.07-acre site is addressed in the 2009 EUC Final EIR (SCH #2007041074). As discussed in the Final EUC EIR, construction impacts related to air, noise, cultural resources, biological resources, and hydrology and water quality would be less than significant related to development of the fire station.

Similarly, the environmental impacts associated with planned Fire Station 12 in Village 8 West have been analyzed in the Village 8 West EIR, and associated impacts would be less than significant.

The UID SPA Plan does not specify the construction of government facilities and would rely upon fire services from Fire Stations 7 and 8 until a fire station is constructed within proximity, such as within the Millenia development and/or Village 8 West. However, the development of fire stations in the Millenia development and Village 8 West have been analyzed for potential impacts and determined to be less than significant during construction. Impacts related to the provision of new or physically altered fire and emergency facilities are expected to remain less than significant.

**Threshold 2: Further reduce the ability of properly equipped and staffed fire and medical units to respond to calls throughout the City within 7 minutes in 80 percent of the calls.**

Service level requirements could, in the absence of additional fire facilities and resources improvements, cause a decline in the CVFD response times and capabilities for the Project. The Project represents a substantial increase in service demand due to the types of structures and land uses and the number of people living in or using the UID. The on-site population would vary by time of year, week, and day. The Project’s anticipated call volume was evaluated using the

maximum dwelling unit yield and gross square footage permitted by the UID SPA Plan. The proposed maximum development area for the UID is 10,066,200 gross square feet that would support a total of 34,000 people, including a mix of students, faculty, staff, residents, and retail/office workers. Student enrollment at Project buildout would be approximately 20,000 students with an additional 6,000 academic and staff employees. The approximate resident population is 5,400 students and 6,000 non-student residents within 2,000 market-rate units. Innovation uses would support up to 8,000 jobs. The calculated total of 34,000 people is an aggregate total, which combines all phases and all uses together, and assumes they are all on the Project site at one time.

The closest fire station (Station 7) was used for service demand evaluation in the FPP as it provides perspective for the potential impacts from buildout of the Main Campus Property, where the majority of the population would be located. Engine 57 responded to 1,512 calls and Truck 57 responded to 393 calls during 2016, primarily medical emergencies (67.8 percent) (DUDEK 2017). This equates to an average of 4 calls per day for Engine 57 and 1.1 calls per day for Truck 57. It is noted that construction of planned fire stations in the area would shift calls for a better balance among the UID proximal stations.

The estimated incident call volume of the Project is based on a conservatively calculated estimate from the maximum potential number of additional persons that would be expected on site. This analysis indicates the “worst-case” scenario, as calculated call volumes utilize the potential maximum population, even though a large portion of the population would not be on site during evening, night, and early morning hours. As summarized in Table 5.9-3, *Calculated Call Volume Associated with the Project*, using the CVFD estimate of 74 annual calls per 1,000 population, the Project’s estimated 34,000 people would generate a very conservatively calculated 2,516 calls per year (about 6.9 calls per day), roughly 68 percent of which (1,705 call per day) is expected to be medical emergencies, based on past call statistics (DUDEK 2017).

**Table 5.9-3 CALCULATED CALL VOLUME ASSOCIATED WITH THE PROJECT**

Type of Call	Per Capita Call Generation Factor	Number of Estimated Annual Calls
Fire Calls	1.9%	47.8
EMS Calls	67.8%	1,705.8
Rescue Calls	0.33%	8.3
Other Calls	29.97%	754.0
<b>TOTAL</b>	<b>100%</b>	<b>2,516</b>

Source: DUDEK 2017

The addition of nearly seven calls per day to a fire station that currently responds to approximately 5.1 calls per day is significant. Given that the actual call volume is estimated to be lower than 6.9 because 26,600 of the 34,000 persons analyzed would not be on-site during nighttime hours, and the additional fire response resources associated with planned new fire stations, it is anticipated that the Project calls can be absorbed and would not require additional fire station resources beyond existing and planned fire stations and ambulance coverage. With the addition of two planned fire

stations in the Project area,<sup>1</sup> and the currently low call volume at Station 7, the additional calls associated with Project buildout can be absorbed and still result in acceptable emergency response.

Station 7 is currently considered approximately average based on their roughly five or fewer calls per day. For perspective, a typical station averages around five calls per day and a busy station responds to about 10 calls per day.

The CVFD did not meet the Chula Vista Growth Management Program's Fire and Emergency Medical Services GMO threshold standard of responding to 80 percent of calls within 7 minutes in fiscal year 2014. According to the 2015 GMO Annual Report, the CVFD responded to 76.5 percent of calls within 7 minutes in fiscal year 2014. Project build-out would result in a residential population of approximately 11,400 people (comprising 5,400 students and 6,000 non-students within 2,000 market-rate units) and approximately 10 million square feet of development. This increase in residences and university-related facilities would result in an increase in demand for fire and emergency medical services, and an increase in demand for water for fire protection. An increase in demand for fire and emergency medical services could also result in increased response times.

Fire services and implementation of the CVFD's Fire Station Master Plan, including Fire Station #10, are funded through development impact fees collected as part of the Chula Vista Public Facilities Development Impact Fee (PFDIF) Program. Implementation of the Village 9 and Village 10 SPA Plans require the collection of the PFDIF. The PFDIF addresses the Project's proportional impact on capital facilities, such as structures and equipment, associated with the fire protection. It does not address the impact associated with operations and maintenance for those facilities. It is the City's policy to use public funds such as property taxes, sales taxes, and fees generated by the Project to cover the incremental costs associated with providing fire services. Development within Villages 9 and 10 would be required to pay the PFDIF, as well as all future taxes and fees adopted by the City to cover fire protection services.

The Chula Vista City Council, as part of the City's Growth Management Program, adopted quality of life threshold standards for eleven public facility and service topics, including fire and emergency medical services. Adherence to these citywide standards is intended to preserve and enhance both the environment and residents' quality of life as growth occurs. The GMOC was created to provide an independent, annual, review of the effectiveness of the General Plan in regard to development and growth-oriented issues; to make determinations in regard to the impact of development of the "quality of life" in Chula Vista, using adopted threshold criteria as a basis; and to publish findings and make recommendations. Should the GMOC determine that the growth management threshold standard is not being satisfied because of the impacts of growth, the City Council shall consider adopting measures to bring the condition into conformance, prior to issuing further building permits.

The City's Growth Management Program also requires new development to pay its fair share to maintain the quality of life standards for the city. The PFFP for the Village 9 and 10 developments

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<sup>1</sup> Fire Stations 10 and 12 are planned to be constructed in the Millenia development and Village 8 West, respectively. The environmental impacts associated with these planned fire stations have been analyzed in the Millenia (formerly EUC) and Village 8 West EIRs, as described above under Threshold 1.

includes fiscal impact analysis to determine the revenues and costs expected to be generated by new development. Net revenues are used to finance costs associated with operations and maintenance associated with the public services required to serve the Project. Additional fire equipment, staff and facilities required to serve the increased population proposed by the UID is identified in the Village 9 and 10 PFFPs. The PFFPs ensure that Project development will not adversely impact the City's quality of life standards. A combination of PFDIF fees from the Village 9 and 10 applicants, implementation of the PFFPs, and compliance with existing City policies and mechanisms would ensure that the GMO threshold standard is achieved. This impact would be potentially significant if these mechanisms are not enforced. Therefore, mitigation is required.

The Project would create demand for water for fire protection that would result in an adverse impact if adequate water supply would not be available to provide the necessary fire flows for the site. The Project's water demand is addressed in Section 5.15, *Public Utilities*. As discussed in this section, required fire flows and durations are included in the total water demand calculated for the Project (840,688 gpd total). Fire flow requirements for each building within the SPA Plan area would be a function of building design including height and structure type.

The Project would be required to prepare and obtain approval of a Subarea Area Management Plan (SAMP) which, among other things, addresses fire flow requirements (e.g. flow rate, duration, hydrant spacing, etc.). As part of the building permit process, Chula Vista will evaluate the fire flow requirements for each project in accordance with adopted Fire Code and approved SAMP. Approval of the SAMP prior to approval of the first final map will ensure that adequate and appropriate infrastructure is developed to serve the Project's water needs, including fire flows for individual buildings.

In summary, the "worst-case" estimated calls per day generated by the Project could have a significant impact on the response capability of the existing CVFD fire stations; however, with development and operation of the planned fire stations in the Project area would ensure that fire and emergency medical response calls at the Project site can be adequately addressed by the CVFD. Therefore, Project impacts to fire and emergency medical responses would be less than significant if the planned fire stations are operational when needed at the appropriate phases of the Project. However, the Project's increase in demand on fire and emergency medical services would be significant if fully operational and appropriately equipped and staffed fire stations are not provided commensurate with the demand on fire and emergency medical services. Accordingly, if planned fire stations are not operational in a commensurate manner, impacts would be significant (Impact 5.9.1-1).

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

Impact 5.9.1-1: The Project's increase in demand for fire and emergency medical services would be significant, if fully operational and appropriately equipped and staffed fire stations are not provided commensurate with the demand for fire and emergency medical services.

### 5.9.1.5 Mitigation Measures

The Project's increase in demand for fire and emergency medical services would be significant, if fully operational and appropriately equipped and staffed fire stations are not provided commensurate with the demand for fire and emergency medical services (Impact 5.9.1-1). The Project would implement Mitigation Measures 5.9.1-1a through 5.9.1-1d to reduce impacts:

**5.9.1-1a Growth Management Program's Fire and Emergency Medical Service Threshold Standard.** The City shall continue to monitor the Chula Vista Fire Department responses to emergency fire and medical calls and report the results to the Growth Management Oversight Commission on an annual basis.

**5.9.1-1b Public Facilities Development Impact Fees.** Prior to the approval of each building permit, the Project applicant(s) shall pay a PFDIF in accordance with the fees in effect at the time of building permit issuance and phasing approved in the Public Facilities Finance Plan. Subject to approval of the City Council, in lieu of paying the required impact fee, the applicant(s) may satisfy that requirement through a written agreement, by which the applicant(s) agrees to either pay the fee or build the facility in question, pursuant to the terms of the agreement.

**5.9.1-1c Fire Code Compliance.** Prior to the approval of each building permit and to the satisfaction of the Chula Vista Fire Marshal, the Project shall meet the provisions of the current City-adopted California fire code. In meeting said provisions, the Project shall meet the minimum fire flow requirements based upon construction type and square footage.

**5.9.1-1d Fuel Modification Easements.** Prior to approval of a Final Map requiring off-site fuel modification, as determined the City Fire Marshal, the applicant shall secure any required permits and/or access easements necessary to perform the required brush abatement activities contained in the UID Fire Protection Plan, to the satisfaction of the City's Fire Marshal and Development Services Director.

### 5.9.1.6 Level of Significance After Mitigation

Impacts related to demand for fire and emergency medical services (Impact 5.9.1-1) would be reduced to less than significant levels with implementation of Mitigation Measures 5.9.1-1a through 5.9.1-1d because the mitigation would require compliance with the City's Fire Code, the payment of public facility fees, and the satisfaction of fuel modification requirements per the Fire Protection Plan prior to future development approvals, and impacts on fire and emergency medical services would be reduced to less than significant.

## **5.9.2 Police Services**

### **5.9.2.1 Existing Conditions**

#### **A. Regulatory Framework**

##### **1. *Federal Regulations***

There are no federal regulations regarding the provision of police services.

##### **2. *State Regulations***

There are no state regulations regarding the provision of police services.

##### **3. *Local Regulations***

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

The Chula Vista General Plan recognizes that police services will need to expand as the city's population grows. The Public Facilities and Services Element of the General Plan includes objectives to maintain sufficient levels of police service to protect public safety and property (Objective PFS 5) and to provide adequate police protection services to newly developing and redeveloping areas of the city (Objective PFS 6). Additionally, Growth Management Objective GM 1 and Policy GM 1.11 encourage withholding discretionary approvals and subsequent building permits from projects demonstrated to be out of compliance with applicable threshold standards for police services.

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

The purpose of the Law Enforcement Facilities section of the Otay Ranch GDP is to establish goals, objectives, policies, standards, and processing requirements for the timely provision of law enforcement facilities. As stated therein, the goal is to protect life and property and prevent the occurrence of crime. The Otay Ranch GDP also states that one central police station, located in the Millenia development, is necessary to serve the Otay Ranch project area at build-out.

###### **c. Chula Vista Municipal Code Growth Ordinance**

CVMC Section 19.80.030 is intended to ensure that new development would not degrade existing public services and facilities below acceptable standards for police protection. The preparation of a PFFP was prepared for the nearby Village 9 and 10 developments, as required in conjunction with the preparation of those SPA Plans. Those PFFPs ensure that the development of the UID is consistent with the overall goals and policies of the General Plan and would not degrade public services. Similarly, Section 19.09 (Growth Management) of the CVMC provides policies and programs that tie the pace of development to the provision of public facilities and improvements. Section 19.09.040A specifically requires that properly equipped and staffed police units shall respond to 81 percent of Priority One emergency calls within 7 minutes and maintain an average response time to all Priority One emergency calls of 5.5 minutes or less. Section 19.09 also requires that properly equipped and staffed police units shall response to 57 percent of Priority Two urgent

calls within 7 minutes and maintain an average response time of 7 minutes and 30 seconds or less. Finally, Section 19.09 requires a PFFP and the demonstration that public services, such as police services, meet the Growth Management Program's quality of life threshold standards.

## B. Existing Police Services

The Chula Vista Police Department (CVPD) provides police protection services for the Otay Ranch area from its existing police facility at 315 Fourth Avenue in downtown Chula Vista, approximately 7.5 miles from the UID. The CVPD is currently authorized for 329 employees (Chula Vista 2015b), a ratio of approximately one sworn personnel per 1,000 residents. At least one patrol car serves each beat in the city 24 hours a day. As the City continues to grow and the demand for police services increases, the CVPD regularly evaluates beat structure. In addition, the CVPD participates in regional mutual aid agreements (Chula Vista 2009b).

The 2015 GMOC Annual Report indicates that the CVPD responded to 79.3 percent of Priority One emergency calls within 7 minutes and maintained an average response time for Priority One calls of 4 minutes 57 seconds during fiscal year 2014. This did not meet the GMO threshold standard requiring properly equipped and staffed police units to respond to 81 percent of Priority One emergency calls within 7 minutes, but did meet the threshold for average response time of 5 minutes 30 seconds. During the same period addressed in the 2015 GMOC Annual Report, the CVPD responded to 42.7 percent of Priority Two urgent calls within 7 minutes and maintained an average response time for Priority Two calls of 11 minutes 26 seconds. This did not meet the GMO threshold standard that requires properly equipped and staffed police units to respond to 57 percent of Priority Two urgent calls within 7 minutes with an average response time of 7 minutes and 30 seconds.

### 5.9.2.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the project would result in a significant impact to police protection services if it would:

- **Threshold 1:** Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection services.
- **Threshold 2:** Exceed the City's growth management threshold standard to respond to Priority One emergency calls throughout the city (within 7 minutes in 81 percent of the cases and an average response time to all Priority One calls of 5.5 minutes or less); and/or exceed the City's growth management threshold standard to respond to Priority Two urgent calls throughout the city (within 7 minutes in 57 percent of cases and an average response time to all Priority Two calls of 7.5 minutes or less).

### 5.9.2.3 Impact Analysis

- A. Threshold 1: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause**

**significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection services.**

The Project would result in an increase in demand for police services because the land use is changing from vacant land to occupied development that would require police protection. The UID SPA Plan does not identify any new police facilities within the Main Campus Property or the Lake Property. As such, it is anticipated that police protection would be provided by the existing police facility at 315 Fourth Avenue in downtown Chula Vista. Because there would be no new facilities, no impacts related to construction of new facilities would occur.

**B. Threshold 2: Exceed the City's growth management threshold standard to respond to Priority One emergency calls throughout the City (within 7 minutes in 81 percent of the cases and an average response time to all Priority One calls of 5.5 minutes or less); and/or exceed the City's growth management threshold standard to respond to Priority Two urgent calls throughout the City (within 7 minutes in 57 percent of cases and an average response time to all Priority Two calls of 7.5 minutes or less).**

As stated above under Threshold 1, the Project would result in an increase in demand for police services. The CVPD did not meet the growth management response time threshold for Priority One or Priority Two calls in Fiscal Year 2014. Development of the Project would increase the demand for police services as a result of increased population and development density. Demand for police services would increase response times due to a potential increase in the frequency of police calls and contacts. Although population is only one factor of many that generate a demand for police services, it is the best estimate for the project's need for police services given current available information. To estimate the calls for service for different land use types, the CVPD uses local or regional per acre (or per unit) averages for similar properties or areas.

The central police station at Fourth Avenue and F Street is sufficient to meet the law enforcement needs created by the increased demand associated with the Project because patrol officers respond to calls for service from the field rather than a fixed station. Although police substations would be a permitted use in the SPA Plan, construction is not required for several reasons. A substation would not reduce service response times because patrol officers respond to calls for service from the field rather than from a fixed station. Additionally, the cost to build a substation was estimated at over \$15 million (Chula Vista 2009b).

The CVPD does not currently meet the GMO response time thresholds for Priority One or Two calls. The Project would incrementally increase Priority One and Two calls, which could make meeting the priority threshold more difficult. Additional staffing and equipment would be required to bring the CVPD in compliance with the Priority Two call threshold.

Implementation of the Villages 9 and 10 projects required the collection of PFDIFs. The PFDIFs addressed those projects' proportional impact on capital facilities, such as structures and equipment, associated with the police protection. These funds from these PFDIFs would be used to address the UID SPA Plan impacts as well. They do not address the impact associated with operations and maintenance for those facilities. Public funds such as property taxes, sales taxes, and fees generated by the Project would be used to cover the incremental costs associated with providing police services. The PFFPs for Villages 9 and 10 included a fiscal impact analysis to

determine the revenues and costs expected to be generated by the development. Net revenues are used to finance costs associated with operations and maintenance associated with the public services required to serve the Project.

The SPA Plan requires safety features such as clearly defined and readily identifiable pedestrian entrances to parking structures, stairwells, and elevators. These areas would be designed to be safe and user-friendly and to allow effective surveillance. Additionally, the use of construction materials and design approaches that reduce interior noise levels in habitable rooms may reduce calls to the police for activities that generate a high noise level, such as parties, outdoor events, or people conversing in the street.

According to the Growth Management Oversight Commission (GMOC) Annual Report dated May 5, 2016, the response thresholds for Priority One calls were not met during the threshold review period from July 1, 2014 to June 30, 2015. The CVPD fell short of the Priority 1 One calls threshold by 9.8 percent. The threshold for Priority Two calls during the same period was also not met. The Priority Two calls threshold has not been met for 18 consecutive years.

According to the GMOC report, police response time is just one measure of how law enforcement services are keeping pace with growth. The City has implemented measures in an attempt to improve police response times. These measures include better education and communication within the CVPD regarding the GMOC threshold standards, as well as utilization of technological advances. Two measures that relate to the ability of the CVPD to maintain the quality of life and which are growth related are maintaining adequate staffing and reducing false alarms.

Although the CVPD has engaged in several initiatives to extend the reduction in response times, the CVPD reported to the GMOC that the drop below the threshold is due to chronic low staffing in the Patrol Division.

The combination of PFDIF fees from the applicant, implementation of the PFFP, and existing City policies and mechanisms would ensure that implementation of the UID SPA Plan does not incrementally decrease the CVPD's ability to meet the GMOC threshold standard for Priority Two calls, or maintain compliance with the threshold for Priority One calls. Regardless, the Project would result in an increase in service population that may adversely affect the City's police service standard, if additional police officers are not provided commensurate with demand. Therefore, the Project's impact related to the demand for police services would be potentially significant (Impact 5.9.2-1).

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

Impact 5.9.2-1: The Project would result in an increase in service population that may adversely affect the City's police service standard if additional police officers are not provided commensurate with demand.

#### **5.9.2.5 Mitigation Measures**

The Project's impact related to the demand for police services would be potentially significant (Impact 5.9.2-1). The Project would implement Mitigation Measures 5.9.2-1a and 5.9.2-1b to reduce impacts:

**5.9.2-1a Public Facilities Development Impact Fees.** Prior to the issuance of each building permit for any residential dwelling units, the Project applicant(s) shall pay a PFDIF in accordance with the fees in effect at the time of building permit issuance and phasing approved in the Public Facilities Finance Plan, unless stated otherwise in a separate development agreement.

**5.9.2-1b Growth Management Program’s Police Threshold Standard.** The City shall continue to monitor the Chula Vista Police Department responses to emergency calls and report the results to the Growth Management Oversight Commission on an annual basis.

### **5.9.2.6 Level of Significance After Mitigation**

Impacts related to demand for police services (Impact 5.9.2-1) would be reduced to less than significant levels with implementation of Mitigation Measures 5.9.2-1a ~~through and~~ 5.9.2-1b; with mitigation, the Project would contribute its fair share to increasing the staffing levels of the CVPD, as necessary to meet the significance threshold.

## **5.9.3 Schools**

### **5.9.3.1 Existing Conditions**

#### **A. Regulatory Framework**

##### **1. Federal Regulations**

There are no federal regulations regarding the provision of school services.

##### **2. State Regulations**

###### **a. California Education Code**

The California Code of Regulations (CCR), Title 5, Education Code governs all aspects of education within the state. The California Education Code authorizes the California Department of Education (CDE) to develop site selection standards for school districts which require districts to select a site that conforms to certain net acreage requirements established in the CDE’s 2000 School Site Analysis and Development guidebook. The guide includes the assumption that the land purchased for school sites will be in a ratio of approximately 2:1 between the developed grounds and the building area. If the “availability of land is scarce and real estate prices are exorbitant,” the site size may be reduced. CDE policy states that if a school site is less than the recommended acreage required, the district shall demonstrate how the students will be provided an adequate educational program, including physical education, as described in the district’s adopted course of study. Through careful planning, a reduced project area school site could follow the recent trend of school downsizing and meet the CDE’s criteria.

**b. California State Assembly Bill 2926 – School Facilities Act of 1986**

California enacted Assembly Bill (AB) 2926, the School Facilities Act of 1986, authorizing entities to levy statutory fees on new residential and commercial/industrial development in order to pay for school facilities. AB 2926 was expanded and revised in 1987 through the passage of AB 1600, which added Section 66000 et seq. of the California Government Code.

**c. Proposition 1A/California Senate Bill 50**

Proposition 1A/Senate Bill (SB) 50 (Chapter 407, Statutes of 1998) created the School Facility Program to allow eligible school districts to obtain state bond funds. State funding requires matching local funds that generally come from developer fees. The passage of SB 50 eliminated the ability of cities and counties to require full mitigation of school impacts and replaced it with the ability for school districts to assess fees directly to offset the costs associated with increasing school capacity as a result of new development. Although SB 50 states that payment of developer fees are “deemed to be complete and full mitigation” of the impacts of new development, fees and state funding do not necessarily fully fund new school facilities.

Two public school districts provide primary and secondary school facilities and services for the Chula Vista Elementary School District (CVESD) (kindergarten through sixth grade) and the Sweetwater Union High School District (SUHSD) (seventh through twelfth grade). SB 50, enacted in 1998, allows both the CVESD and the SUHSD to levy a fee, charge, dedication, or other requirement against any development project within its boundaries for the purpose of offsetting impacts to school facilities.

**d. Proposition 55**

Proposition 55 is a school construction measure passed in 2004 authorizing the sale of approximately \$12.3 billion in bonds to fund qualified K-12 education facilities to relieve overcrowding and to repair older schools. Funds target areas of the greatest need and must be spent according to strict accountability measures. These bonds would be used only for eligible projects. Approximately \$10 billion would be allocated to K-12 schools, with the remaining \$2.3 billion allocated to higher education facilities. Local Regulations

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

The General Plan recognizes that demand for school facilities will continue to increase as the city’s population grows and states that it is the intent of Chula Vista to facilitate the efforts of the districts to provide school services. The Public Facilities and Services Element includes objectives to efficiently locate and design school facilities (Objective PFS 10).

**b. Otay Ranch General Development Plan**

The purpose of the School Facility Section of the GDP is to establish goals, objectives, policies, and processing requirements to ensure the timely provision of local school facilities. As stated therein, the goals of the GDP with respect to school facilities is to provide high quality educational facilities for Otay Ranch residents by coordinated planning of school facilities with the appropriate school district and to coordinate the planning of adult educational facilities with the appropriate

district. In addition, the GDP states that buildout of the Otay Ranch GDP would generate a demand for 13 elementary schools, two middle schools, and two high schools.

The GDP also includes a list of criteria for siting schools. The siting criteria address site size, location in proximity to residential development and parks and accessibility to all modes of transportation including pedestrian, bicycle and vehicular traffic, topographic and soils considerations, proximity to high-level noise generators, accessibility to utilities and services, and distance to Brown Field. The GDP notes that while it is unlikely that every site can meet all the criteria, each site should meet most of the listed criteria. One GDP objective relates to schools:

- Objective: School facilities shall be provided concurrently with need and integrated with related facility needs, such as childcare, health care, parks, and libraries, where practical.
- Policies:
  - Coordinate the planning and siting of schools, recreational facilities, childcare centers, libraries and other related public facilities.
  - Additional facilities needed to serve children generated by the new development shall be provided concurrent with need, and shall be of the quality and quantity sufficient to meet, at a minimum, California Department of Education standards.

***c. Chula Vista Municipal Code Growth Ordinances***

CVMC Section 19.80.030 (Controlled Residential Development) is intended to ensure that new development would not degrade existing public services and facilities below acceptable standards for schools and other public services. The preparation of PFFPs for Villages 9 and 10 was required in conjunction with the preparation of those SPA Plans to ensure that the development of the projects was consistent with the overall goals and policies of the General Plan and would not degrade public services. Funding of those PFFPs would be used for the provision of services for the UID. Similarly, Section 19.09 (Growth Management) of the CVMC provides policies and programs that tie the pace of development to the provision of public facilities and improvements. Section 19.09.040.C requires that the City annually provide the two local school districts with a 12- to 18-month development growth forecast and requests an evaluation from the districts of their ability to accommodate the forecast and continuing growth. The districts must address the following:

1. Amount of current capacity now used or committed;
2. Ability to absorb forecast growth in affected facilities;
3. Evaluation of funding and site availability for projected new facilities;
4. Other relevant information the district(s) desire(s) to communicate to the City and the GMOC.

The growth forecast and school district response letters are delivered to the GMOC for inclusion in its review. Section 19.09 also requires a PFFP and the demonstration that public services, including schools meet the growth management program's quality of life threshold standards. The

analysis of school services provided in this section, along with the Villages 9 and 10 PFFPs to ensure funding for any needed expansion of services, ensure that schools will be provided commensurate with development and demand.

## B. Existing School Conditions

The CVESD, established in 1892, is the largest kindergarten through sixth grade school district in California, and serves approximately 29,300 students in 45 elementary schools with approximately 2,642 employees (both certified and classified) district wide. Kindergarten through third-grade classrooms have an average of 23 students (CVESD 2016). Camarena Elementary School in Village 11 opened in 2013. A planned elementary school in Village 2 is yet to be built.

Founded in 1920, the SUHSD serves more than 42,000 students in middle and high school (grades 7-12) and more than 32,000 adult learners at 32 campuses. Olympian High School was opened in 2006 within Village 7, and has a capacity of 2,600 students. A middle school in Village 8 West and a high school just north of the UID boundary in Village 11 are planned. There are five elementary schools in the CVESD that now serve students residing within the Otay Ranch GDP area. These include Heritage Elementary, McMillin Elementary, Hedenkamp Elementary, Veterans Elementary, and Wolf Canyon Elementary. Secondary schools include Otay Ranch and Olympian High Schools. Enrollment and capacity in these schools are shown in Table 5.9-4, *Project Area Schools*.

**Table 5.9-4 PROJECT AREA SCHOOLS**

School	Enrollment	Capacity
Heritage Elementary <sup>1</sup>	866	900
McMillin Elementary <sup>1</sup>	841	825
Hedenkamp Elementary <sup>1</sup>	1,080	1,000
Veterans Elementary <sup>1</sup>	921	925
Wolf Canyon Elementary <sup>1</sup>	879	950
Otay Ranch High <sup>2</sup> School	2,482	2,721
Olympian High <sup>2</sup> School	2,470	2,463

Sources:

<sup>1</sup> Pers. comm. Carolyn Scholl, Chula Vista Elementary School District, 2016.

<sup>2</sup> Pers. comm. Allie Serrano, Sweetwater Union High School District, 2016.

### 5.9.3.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines and the Otay Ranch GDP, the project would result in a significant impact to schools if it would:

- **Threshold 1:** Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for educational facilities services.
- **Threshold 2:** Locate schools in areas where disturbing factors such as traffic hazards, airports, or other incompatible land uses are present; in areas where they are not integrated

into the system of alternative transportation corridors, such as bike lanes, riding and hiking trails, and mass transit; where private elementary and secondary schools are not spaced far enough from public schools and each other to prevent a concentration of school impacts; with at least 10 usable acres for an elementary school; without a central location to residential development; adjacent to a street or road which cannot safely accommodate bike, foot, and vehicular traffic; in areas not adjacent to parks, thereby discouraging joint field and recreation facility uses; at an unsafe distance from contaminants or toxins in the soil or groundwater from landfills, fuel tanks, agricultural areas, power lines, utility easements, and so on; or inside of floodplains; on unstable soils; or near fault lines.

### 5.9.3.3 Impact Analysis

**A. Threshold 1: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for educational facilities services.**

The UID SPA proposes 2,000 market-rate dwelling units at buildout. The following student generation factors were used to determine the number of students generated by the Project:

Elementary School (K-6):	0.4114 students per dwelling unit of attached, cluster, and detached single-family
Middle School (7-8):	0.1188 students per dwelling unit of attached, cluster, and detached single-family
High School (9-12):	0.2132 students per dwelling unit of attached, cluster, and detached single-family

Accordingly, the Project is expected to generate 823 elementary school students, 238 middle school students, and 426 high school students, for a total of 1,487 students.

#### *Chula Vista Elementary School District*

The Project would generate an estimated 823 elementary school students. Two elementary school sites have been reserved in the adjacent Village 9 development, which is projected to generate 890 elementary school students. To fulfill the elementary school space needs of both Village 9 and the Project, both Village 9 school sites may be developed at the discretion of the CVESD. Each site is large enough to accommodate approximately 750 students. The decision on which site, if either, to acquire and commence construction is solely the decision of the CVESD. Until such time that the schools are completed, any students residing in the UID may attend schools in Eastlake Village 11 and/or the planned elementary school in Millenia.

The CVESD relies heavily on local funding to finance the construction of school facilities. In the last several years, the district has been deemed ineligible to receive any monies from the State to construct new schools. Based on the projected development set forth in the GMOC forecast and current eligibility determinations by the Office of Public School Construction, the CVESD does

not anticipate that additional state funding will be forthcoming for at least the next 3 to 5 years. With state funding in doubt, in addition to the increased costs associated with school construction and land acquisition, the future will be difficult insofar as new school construction projects are concerned. Therefore, impacts to the CVESD may be potentially significant (Impact 5.9.3-1a).

### ***Sweetwater Union High School District***

The maximum capacity of a middle school is approximately 1,200 students. It is anticipated that the approximately 238 middle school students generated by the UID would likely attend either the planned middle schools located in Eastlake Village 11 or in Otay Ranch Village 8 West, scheduled to open in July 2019.

The UID would generate an estimated 426 high school students. These students would likely attend Olympian High School, located in Village 7 less than 0.5 mile from the Project site. The district is beginning construction of high school No. 14 at the northeast corner of Eastlake Parkway and Hunte Parkway, which when completed, would be the high school for the UID. Also located within the Project site is the High Tech High ~~Charter~~ K-12 School, which represents potential capacity for high school students. Overall, the district has identified the need to acquire a 25- to 50-acre site to accommodate all projected future growth. Accordingly, impacts to the SUHSD may be potentially significant (Impact 5.9.3-1b).

### **B. Threshold 2: Locate schools on sites that are not appropriate for school facilities, including areas where:**

- Disturbing factors such as traffic hazards, airports, or other incompatible land uses are present;
- They are not integrated into the system of alternative transportation corridors, such as bike lanes, riding and hiking trails, and mass transit;
- Private elementary and secondary schools are not spaced far enough from public schools and each other to prevent a concentration of school impacts;
- Less than 10 usable acres are available for an elementary school;
- A central location to residential development is not provided;
- An adjacent street or road is not available which can safely accommodate bike, foot, and vehicular traffic;
- Parks are not located adjacent to the site, thereby discouraging joint field and recreation facility uses;
- The school would be within an unsafe distance from contaminants or toxins in the soil or groundwater from landfills, fuel tanks, agricultural areas, power lines, utility easements, etc.;
- Risks from floodplains, unstable soils, and nearby fault lines exist;
- Private elementary and secondary schools are not spaced far enough from public schools and each other to prevent a concentration of school impacts;

- Less than 10 usable acres are available for an elementary school;
- A central location to residential development is not provided;
- An adjacent street or road is not available which can safely accommodate bike, foot, and vehicular traffic;
- Parks are not located adjacent to the site, thereby discouraging joint field and recreation facility uses;
- The school would be within an unsafe distance from contaminants or toxins in the soil or groundwater from landfills, fuel tanks, agricultural areas, power lines, utility easements, and so on; or
- Risks from floodplains, unstable soils, and nearby fault lines exist.

The Project would not require development of any school facilities beyond the university that is included in the project description, and this EIR analyzes the environmental effects associated with developing the Project site. All potential environmental hazards associated with the Project site and impacts associated with Project development are disclosed in Chapter 5.0 of this EIR. No additional impacts would occur.

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

##### **A. School Facilities**

Impact 5.9.3-1a: The Project's increase in elementary school students to the CVESD may be potentially significant.

Impact 5.9.3-1b: The Project's increase in middle and high school students to the SUHSD may be potentially significant.

##### **B. Schools Siting**

All potential environmental hazards associated with the Project site and impacts associated with Project development are disclosed in Chapter 5.0 of this EIR. No additional impacts would occur.

#### **5.9.3.5 Mitigation Measures**

##### **A. School Facilities**

The Project's increase in students to the CVESD and SUHSD may be potentially significant (Impacts 5.9.3-1a and 5.9.3-1b, respectively). The Project would implement Mitigation Measure 5.9.3-1 to reduce impacts:

**5.9.3-1 School Service Fees.** Prior to the issuance of any residential dwelling units, the Project applicant(s) shall provide evidence or certification by the CVESD and SUHSD that any fees, charges, dedications, or other requirements levied by the school districts have been complied with or that the districts have determined the fees, charges, dedications or other

requirements do not apply to the construction or that the Project applicant(s) has entered into a school mitigation agreement.

**B. Schools Siting**

No mitigation would be required.

**5.9.3.6 Level of Significance After Mitigation**

**A. School Facilities**

Impacts related to demand for school facilities (Impacts 5.9.3-1a and 5.9.3-1b) would be reduced to less than significant levels with implementation of Mitigation Measure 5.9.3-1 because the mitigation would compensate the Project's impact on CVESD and SUHSD school facilities through the payment of school service fees. Therefore, the Project's impact on the CVESD and SUHSD would be reduced to less than significant.

**B. Schools Siting**

All potential environmental hazards associated with the Project site and impacts associated with Project development are disclosed in Chapter 5.0 of this EIR. No additional impacts would occur and no additional mitigation would be required.

**5.9.4 Libraries**

**5.9.4.1 Existing Conditions**

**A. Regulatory Framework**

**1. Federal Regulations**

There are no federal regulations regarding the provision of library services.

**2. State Regulations**

There are no state regulations regarding the provision of library services.

**3. Local Regulations**

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

The 2005 Chula Vista General Plan recognizes that demand for library facilities will continue to increase as the City's population grows in the eastern areas of the City through new development, and that location is the most important reason residents choose to utilize a particular public library. The General Plan's Public Facilities and Services Element includes objectives for the City to provide a library system of facilities and programs that meets the needs of Chula Vista residents of all ages (Objective PFS 11) and to efficiently locate and design library facilities (Objective PFS 12). Additionally, Growth Management Objective GM 1 and Policy GM 1.11 encourage

withholding discretionary approvals and subsequent building permits from projects demonstrated to be out of compliance with applicable threshold standards for library services.

***b. Otay Ranch General Development Plan***

The purpose of the Library Facility section of the GDP is to establish goals, objectives, policies, standards, and processing requirements for the timely provision of library facilities. As stated therein, the goal is to provide sufficient libraries to meet the information and education needs of Otay Ranch residents. In addition, the GDP states that a library facility in the Millenia development is necessary to serve the Otay Ranch at build-out, and would serve as a main library for all residents of Otay Ranch. The GDP also states that expansion of other libraries may be necessary.

***c. Chula Vista Public Library Strategic Facilities Plan***

The purpose of the Chula Vista Public Library Strategic Facilities Plan, currently in draft form, is to identify ways to improve the library service delivery to the community, particularly to residents of eastern Chula Vista. The plan determined that the additional needed library square footage can be developed as multiple smaller branches, or as one large library. Because the library's operating budget has been significantly reduced and capital funding is not currently available, the facilities plan does not decide which option would be implemented. The options will be evaluated when capital and operating funds become available. Additional measures such as mall outlets, book vending machines, a bookmobile, and service partnerships are identified as possible interim measures. An additional interim measure is the mall branch at Otay Ranch Town Center, which opened in April 2012.

***d. Chula Vista Municipal Code Ordinances***

CVMC Section 19.80.030 (Controlled Residential Growth) is intended to ensure that new development would not degrade existing public services and facilities below acceptable standards for libraries and other public services. The preparation of a PFFP is required in conjunction with the preparation of the SPA Plan for the project to ensure that the development of the project is consistent with the overall goals and policies of the General Plan and would not degrade public services. Similarly, Section 19.09 (Growth Management) of the CVMC provides policies and programs that tie the pace of development to the provision of public facilities and improvements. Section 19.09.040D specifically requires "500 square feet (gross) of adequately equipped and staffed library facility per 1,000 residents. The City shall construct 60,000 gross square feet of additional library space, over the June 30, 2000, gross square feet total, in the area east of I-805 by buildout." The analysis of library services provided in this section, along with the PFFP are intended to ensure funding for any needed expansion of services, while also ensuring that library services will be provided commensurate with development and demand.

**A. Existing Library Facilities**

The City operates three library facilities: the South Chula Vista Branch Library, the Civic Center Branch Library, and the Otay Ranch Branch Library (Chula Vista 2016). The South Chula Vista Branch Library is located at 389 Orange Avenue, approximately seven miles from the project site, and consists of approximately 37,000 square feet. This branch has two conference rooms seating approximately 25 and 50 each, three small study rooms for groups of two or more that may be

reserved on-site, and the Rosemary Lane Galleria which acts as an exhibition space for local artists (Chula Vista 2014). The Civic Center Branch Library is located at 365 F Street, approximately eight miles from the project site, and is the largest library facility, within the City, consisting of a two-story, 55,000 square foot building. It also has a 152-seat auditorium, a 26-seat conference room, and serves as a multi-use facility including storage for the Heritage Museum and limited exhibition space (Chula Vista 2009b). The Otay Ranch Branch Library is located at 2015 Birch Road in the Otay Ranch Town Center, approximately one mile from the UID, and consists of approximately 3,500 square feet with one small study room.

In addition to the existing libraries described above, the current Library Facilities Master Plan calls for construction of the Rancho del Rey Library, which would be approximately 30,000 square feet in size, at the intersection of East H Street and Paseo Ranchero, approximately four miles from the project site. However, the Rancho del Rey Library has been delayed indefinitely due to budget constraints (Chula Vista 2014).

The GMO threshold standard for libraries is 500 square feet of library space per 1,000 residents. According to the 2015 GMOC Annual Report, the service ratio for Fiscal Year 2014 was 364 square feet to every 1,000 residents (Chula Vista 2015). Therefore, the City currently does not meet the GMO threshold standard for libraries.

#### 5.9.4.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the project would result in a significant impact to library services if it would:

- **Threshold 1:** Result in substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for library services.
- **Threshold 2:** Fail to meet the City's growth management threshold standard of 500 gross square feet of library space, adequately equipped and staffed, per 1,000 residents.

#### 5.9.4.3 Impact Analysis

**A. Threshold 1: Result in substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for library services.**

The Project would result in an increase in demand for library services because the land use would change from vacant land to occupied development that would require library services, as described in more detail under the discussion of Threshold 2. The UID SPA Plan does not identify any new library facilities within the Main Campus Property or the Lake Property; however, they would be permitted within Transects T-2 through T-6, pursuant to the City's Library Master Plan. In the absence of additional libraries within the Project site, it is anticipated that library services would be provided by the three existing libraries operated in the City. Planned library facilities in nearby

areas, including the Millenia development and the Rancho del Rey Library, would also likely serve the Project site, if constructed.

The environmental impact of construction of the Millenia (formerly EUC) development library within a three-acre site is addressed in the 2009 EUC Final EIR (SCH #2007041074). As discussed in the Final EUC EIR, construction impacts related to development of the library within the Millenia development would be less than significant. Because the environmental impacts of the proposed Project are addressed throughout this EIR, the Project would not result in the development of a library off-site, and future development of a library in the Millenia development has been analyzed and considered in a previous EIR, impacts related to the provision of new or physically altered library facilities are expected to remain less than significant.

**B. Threshold 2: Fail to meet the City’s threshold standard of 500 gross square feet of library space, adequately equipped and staffed, per 1,000 population.**

As stated in the PFFP for the Project and discussed above, the City’s current library facilities (approximately 95,412 square feet) are currently approximately 37,188 square feet below the threshold standard. The Chula Vista Library Master Plan establishes a standard of 500 square feet of adequately equipped and staffed library facilities per 1,000 residents. Based on the projected non-student population of 6,000 people within 2,000 market-rate units, the UID SPA Plan would generate a demand for approximately 3,000 square feet of additional library facilities within the City. The SPA Plan would allow for the development of academic and higher learning uses that would be shared by the proposed university and the surrounding residential community.

As discussed above, a future library is proposed in the Millenia development that would serve the UID and would result in a total of 30,000 gross square feet of library space. This amount would accommodate the increase in population as a result of the development proposed in the UID, and maintain acceptable service ratios. In addition, as noted earlier, library facilities would also be permitted throughout the UID and would be available to residents in the area. Nonetheless, impacts to library facilities may be potentially significant because the timing of the Millenia library as it relates to the development of the UID is not certain (Impact 5.9.4-1).

**5.9.4.4 Level of Significance Prior to Mitigation**

Impact 5.9.4-1a: The Project’s increase in demand to library facilities may be potentially significant.

**5.9.4.5 Mitigation Measures**

The Project’s increase in demand to library facilities may be potentially significant (Impact 5.9.4-1). The Project would implement Mitigation Measure 5.9.4-1 to reduce impacts:

**5.9.4-1 Public Facility Development Impact Fees.** Prior to the issuance of each building permit for any residential dwelling units, the Project applicant(s) shall pay a required PFDIF in accordance with the fees in effect at the time of building permit issuance and phasing approved in the Public Facilities Finance Plan.

#### 5.9.4.6 Level of Significance After Mitigation

Impacts related to demand for library facilities (Impact 5.9.4-1) would be reduced to less than significant levels with implementation of Mitigation Measure 5.9.4-1 because the mitigation would compensate the Project's impact on library facilities through the payment of the PFDIF. Therefore, the Project's impact on library facilities would be reduced less than significant.

### 5.9.5 Parks, Recreation, Open Space, and Trails

#### 5.9.5.1 Existing Conditions

##### A. Regulatory Framework

##### 1. *Federal Regulations*

There are no federal regulations regarding the provision of park services.

##### 2. *State Regulations*

##### a. *Quimby Act*

California Government Code Section 66477, Subdivision Map Act, referred to as the Quimby Act, permits local jurisdictions to require the dedication of land and/or the payment of in-lieu fees solely for park and recreation purposes. The required dedication and/or fees are based upon the residential density, parkland cost, and other factors. Land dedication and fees collected pursuant to the Quimby Act may be used for acquisition, improvement, and expansion of park, playground, and recreational facilities.

##### 3. *Local Regulations*

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

The goals of the General Plan to provide and maintain infrastructure and public services and to improve sustainability of the city's natural resources are established in the Public Facilities and Services and Environmental Elements of the General Plan. The Public Facilities and Services Element contains objectives to provide new facilities for residents of new development (Objective PFS 15). The Environmental Element of the General Plan establishes the policy framework for improving sustainability through the responsible stewardship of the city's natural and cultural resources (Policy E.1.1), including the preservation of open space and development of connecting trails. Additionally, Growth Management Objective GM 1 and Policy GM 1.11 encourage withholding discretionary approvals and subsequent building permits from projects demonstrated to be out of compliance with applicable threshold standards for fire and emergency medical services.

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

The parks and open space goal of the Otay Ranch GDP is to provide diverse park and recreational opportunities within Otay Ranch which meet the recreational, conservation, preservation, cultural,

and aesthetic needs of project residents of all ages and physical abilities. The Otay Ranch GDP also establishes the following policies:

- Provide 15 acres of regional park and open space per 1,000 Otay Ranch residents.
- Provide a minimum of three acres of neighborhood and community park land (as governed by the Quimby Act) and 12 acres per 1,000 Otay Ranch residents of other active or passive recreation and open space areas.

In order to achieve these goals and policies, the GDP establishes a four-tier system of parks to be provided throughout the community, including:

- Park amenities in town square parks;
- Active play facilities in neighborhood parks;
- Community-level playing fields in community parks, and
- Region-wide active and passive recreational areas in designated regional parks.

The GDP Parks and Open Space policies also state that parks will be established at the SPA Plan level.

***c. Chula Vista Municipal Code and Growth Ordinance***

The Chula Vista park dedication policies are contained in CVMC Chapter 17.10, Park Lands Dedication Ordinance (PLDO). The PLDO 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); area to be dedicated (Section 17.10.040); specifications for park improvements (Section 7.10.050); 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. The PLDO, which has a coefficient factor of 2.61 persons per multi-family household, requires the dedication of three acres of parkland per 1,000 people or a combination of land dedication, in-lieu fees, or park development improvements to be offered at the time of final map or in the case of a residential development that is not required to submit a final map, at the time of the first building permit application.

CVMC Section 19.80.030 (Controlled Residential Development) is intended to ensure that new development would not degrade existing public services and facilities below acceptable standards for parkland and other public services. The preparation of a PFFP is required in conjunction with the preparation of the SPA Plan for the project to ensure that the development of the project is consistent with the overall goals and policies of the General Plan and wouldn't degrade public services. Similarly, Section 19.09 (Growth Management) provides policies and programs that tie the pace of development to the provision of public facilities and improvements. Section 19.09.040E specifically requires a population coefficient of "three acres of neighborhood and community park land with appropriate facilities per 1,000 residents east of I-805." Section 19.09 also requires a PFFP and the demonstration that public services, such as parks, meet the growth management program's quality of life threshold standard for parks and recreation.

**d. *Greenbelt Master Plan***

The Chula Vista Greenbelt Master Plan provides guidance and continuity for planning open space and constructing and maintaining the Greenway Trail. For the purpose of the Greenbelt, 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, etc. Minimum standards for trails are set forth in the City landscape manual and in the Greenbelt Master Plan. 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. A concrete multi-use trail would be 10 feet with two-feet of 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.

The segment of the Greenway Trail applicable to the SPA Plan is the Otay Ranch Village greenway segment. The Village Greenway segment has been added to the Greenbelt Master Plan as a major trail linkage identified in the GDP. This trail presents an opportunity as a multi-use trail that would provide mobility for residents between several villages and connectivity between recreation areas in the UID and other future parks along the greenway. The Village Greenway is intended to connect active and passive users, provide users with the opportunity to stop and enjoy an enhanced open space area, and ensure connectivity to the Greenbelt Trail system. Additionally, the Greenbelt Master Plan identifies a connection through Otay Ranch that would ultimately provide a link from the UID to the Greenbelt trail system in the Otay Valley.

**e. *Chula Vista Parks and Recreation Master Plan***

The Chula Vista Parks and Recreation Master Plan, adopted by City Council in 2002, describes a comprehensive parks and recreation system that services the community at large through the delivery of a variety of park sites containing a variety of recreational experiences. As stated in the document, each park within the system is viewed in the context of the whole park system to ensure that it functions properly in providing a balance of recreational opportunities. The document describes existing and future park sites and as such identifies parks within the Otay Ranch area. The plan does not include a community or neighborhood park acreage requirement for the UID.

The City is currently in the process of updating the 2002 Parks and Recreation Master Plan in response to the 2005 update of the General Plan. A draft Park and Recreation Master Plan Update was released in December 2010. The 2010 Parks and Recreation Master Plan Update identifies a range of passive and active park elements to serve the residents of the UID, including 12.5 acres of neighborhood parks, 5 acres of town squares, and 6.2 acres of pedestrian parks for the UID. The plan also contains several policies that address the design and delivery of park sites.

**B. *Existing Parks and Recreation Facilities***

The Chula Vista park system contains 59 public parks and recreation facility sites, including nine community parks totaling 226 acres, 282 acres of neighborhood parks, 12 acres of urban and mini parks, one 3.4-acre special purpose park, four community centers, one senior center, four

gymnasiums, and two swimming pools totaling approximately 530 acres (Chula Vista 2014). The City currently meets the Growth Management Program's threshold standard of three acres of neighborhood and community parkland per 1,000 residents in east Chula Vista. The GMOC's 2015 Annual Report indicated a parkland ratio of 2.96 acres per 1,000 residents in eastern Chula Vista and is listed as compliant (Chula Vista 2015).

There are 10 existing parks located within two miles of the project site. These parks are Otay Lakes County Park, Sunset View Park, Chula Vista Community Park, Salt Creek Community Park, All Seasons Park, Santa Venetia Park, Cottonwood Park, Santa Cora Park, Mountain Hawk Park, and Windingwalk Park. Public parks in the city are open to all of the area's citizens. Neighborhood parks generally serve a local adjacent or nearby residential neighborhood, while community parks serve the broader community and provide a greater range of services. Regional and County parks and the Otay Ranch Preserve are also located in eastern Chula Vista and adjacent San Diego County. As of 2004, Chula Vista had over 9,433 undeveloped acres of regional parks, including significant portions of the Sweetwater and Otay River Valleys and the Otay Reservoirs (Chula Vista 2005a). These facilities are described below.

### 1. *Neighborhood Parks*

**Sunset View Park, 1390 South Greenview Drive:** This park encompasses 10 acres and is located approximately 1.25 miles north of the UID. Facilities include multi-purpose fields, barbeque facilities, restrooms, a picnic area, a playground, a lawn games area, basketball courts, and a roller hockey court.

**Windingwalk Park, 1675 Exploration Street:** This park encompasses 7.1 acres and is located approximately 0.5 mile northeast of the UID. Facilities include picnicking and barbeque facilities, an open green space, a park shelter/gazebo, play equipment, restrooms, a ball field, a basketball court, and a tennis court.

### 2. *Community Parks*

**Chula Vista Community Park, 1060 Eastlake Parkway:** This park is located approximately 2 miles north of the UID. Facilities include barbeque facilities, ballfields, tennis courts, green space, shelters/gazebos, play equipment, restrooms, and a multi-purpose field.

**Salt Creek Community Park, 2710 Otay Lakes Road:** This park is located approximately 2 miles northeast of the UID. Facilities include barbeque facilities, tennis courts, basketball courts, gymnasium, green space, shelters/gazebos, play equipment, recreation center, restrooms, a multi-purpose field, and a skateboard park.

### 3. *Regional and County Parks and Preserve*

**Otay Valley Regional Park:** This park is located coincident with the southern border of the UID. The Otay Valley Regional Park will ultimately comprise 8,000 acres passing through the jurisdictions of the County of San Diego and cities of San Diego and Chula Vista. The regional park is located in the Multiple Habitat Planning Area of the City of San Diego and the preserve management area of the city of Chula Vista under each MSCP Subarea Plan and represents one of the major open spaces within southern San Diego County.

**Otay Lakes County Park:** This park is operated by the County of San Diego Department of Parks and Recreation, located approximately 0.5 miles south of the Lake Property of the UID. The approximately 78-acre park, which provides picnicking, playground, hiking trails, and a native plant/demonstration garden, will ultimately be the eastern gateway/staging area for the Otay Valley Regional Park.

**Otay Ranch Preserve:** This preserve will contain approximately 11,375-acres, all of which will be included in the MSCP Subregional Preserve. To date, approximately 3,000 acres of the Otay Ranch Preserve has been dedicated to Chula Vista and the County of San Diego. For every acre approved for development in Otay Ranch, 1.188 acres is dedicated to the Otay Ranch Preserve. The land developers contributing to this preserve have established a financing program to ensure funds are available to pay for the active management of the entire preserve system in perpetuity. The Preserve's dedicated conservation lands will connect large areas of open space through a series of wildlife corridors, including connections between large, regional open spaces, such as Otay Reservoir and San Miguel Mountain.

### 5.9.5.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the project would result in a significant impact to parks, recreation, open space, and trails if it would:

- **Threshold 1:** Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- **Threshold 2:** Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- **Threshold 3:** Fail to meet the City's growth management threshold standard for parks and recreation of three acres of neighborhood and community parkland per 1,000 residents east of I-805.

### 5.9.5.3 Impact Analysis

**A. Threshold 1: Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.**

The Project would increase the use of existing and proposed regional and community parks in the vicinity of the Project, which include community parks in Villages Two and Four and regional parks such as the OVR and Otay Lakes County Park. As identified in the Chula Vista Parks and Recreation Master Plan document, the inventory of parks and recreational facilities represents a comprehensive and interrelated system of park and residents typically utilize parks through the City, in addition to park sites located immediately adjacent to their homes. The Project site would include parks and other recreational facilities to serve the population of the UID, and the payment of in-lieu park fees may be required concurrent with future phasing of development (see the discussion under Threshold 3, below). As the proposed Project would provide on-site parks and

recreational facilities, or may contribute to in-lieu fees for the purpose of meeting a portion of the proposed Project's recreational needs off-site, it would not cause the deterioration of existing facilities, including existing and planned regional and county parks in the area. Therefore, the Project would have a less-than-significant impact associated with the deterioration of existing park and recreational facilities.

**B. Threshold 2: Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.**

The development of recreational facilities is a component of the proposed Project. Construction of the proposed parks and open space areas would occur within the Project site and would not directly impact off-site areas, including adjacent villages or regional open space or habitat areas. A portion of the proposed Project's park obligation would be met with the payment of in-lieu fees, which would contribute to the construction and/or expansion of off-site recreational facilities. These off-site facilities would be constructed within areas identified in the City's General Plan for recreational use, and additional physical adverse effects associated with these facilities is not anticipated. As a result, the construction and expansion of recreational facilities associated with the proposed Project would be less than significant.

**C. Threshold 3: Fail to meet City's growth management threshold standard for parks and recreation of three acres of neighborhood and community parkland per 1,000 residents east of I-805.**

The Project would potentially increase use of existing and proposed regional and community parks, and the addition of 2,000 market-rate units would be subject to the City's growth management threshold standard of three acres of neighborhood and community parkland per 1,000 residents. Assuming three persons per household, up to 6,000 residents would reside within the proposed 2,000 market-rate housing units, and a total of 18 acres of parkland would be required.

The UID SPA Plan does not propose formal active parks that are fully equipped with all the usual amenities of a neighborhood park in the Otay Ranch area; However, the UID SPA Plan identifies 95.1 acres in Sectors O-1, O-2, and O-3, which would provide flexible areas that may contain play areas, seating areas, public plazas, academic sports facilities, dog parks, open areas, and water features. The common space areas are composed of social space and sloped areas. Typically, only relatively flat space qualifies for park credit; therefore, the 39.5-acre O-2 area is given 50 percent credit (Michael Baker International 2017). The pedestrian walks (O-3, 14.5 acres) are described as providing more traditional park amenities suitable for permanent (non-student) residents, and the habitat conservation areas (O-1, 41.4 acres) also provide recreational amenities. Based on these criteria, of the 95.1 acres of parks, about 44.7 acres are considered eligible for credit, which would exceed the 18 acres of require parkland per the standard of three acres per 1,000 residents. However, as the timing and phasing of the proposed Project is not known, construction of parkland areas within Sectors O-1, O-2, and O-3 would need to be commensurate with occupancy of market-rate housing and a significant environmental impact could occur (Impact 5.9.5-1).

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

Impact 5.9.5-1: The Project would result in a significant impact to parks if parkland is not developed concurrent with market-rate housing.

#### **5.9.5.5 Mitigation Measures**

The Project's impact related to parkland could be potentially significant (Impact 5.9.5-1). The Project would implement Mitigation Measure 5.9.5-1 to reduce impacts less than significant levels:

**5.9.5-1** Prior to the issuance of occupancy permits for any of the proposed 2,000 market-rate residential units, the project applicant shall demonstrate that sufficient parkland areas are constructed within the UID SPA Plan to the satisfaction of the City's Parks Division. If the amount of constructed parkland areas does not equal or exceed the ratio of three acres per 1,000 residents, the City of Chula Vista, and its successor in interest, shall develop a plan specifying how the deficit will be eliminated. The method by which the Project's parkland obligation is met must consider, in addition to the dedication of acreage, the development of additional usable park acres, whether by payment of fees, construction of park facilities, or a combination of both, in order to meet the total UID obligation.

#### **5.9.5.6 Level of Significance After Mitigation**

Potential impacts related to parkland (Impact 5.9.5-1) would be reduced to less than significant levels with implementation of Mitigation Measure 5.9.5-1; with mitigation, the provision of adequate park acreage would be demonstrated, or the Project would contribute its fair share to increasing parklands in the City, as necessary to meet the significance threshold. The City uses the collected fees to make improvements to existing park facilities and build new facilities as needed.

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