

3.3.13 SPA Elements

The Otay Ranch GDP requires the following elements be included in all SPA Plans.

A. **Air Quality Improvement Plan**

An Air Quality Improvement Plan (AQIP) has been prepared in conjunction with the UID SPA Plan in accordance with the Chula Vista Growth Management Ordinance (GMO), Municipal Code Section 19.09.050B. The AQIP includes several design features into the site design that promote alternative transportation use, reduce traffic congestion, encourage energy efficient, and reduce area source pollutants. Specifically, these include the following:

- **Vehicle Miles Traveled Reduction Features.** The UID would be built in such a way as to include several features that work to minimize vehicle miles traveled (VMT). These include the following measures as described in the California Air Pollution Control Officers Association (CAPCOA) *Quantifying Greenhouse Gas Mitigation Measures*:
 - ***LUT-1 Increase Density*** – The UID results in increased employment density (14,000 jobs on a 383-acre site results in 36.55 jobs per acre). Increased densities affect the distance people travel and provide greater options for the mode of travel they choose. The percent increase in employment is based on a 20 jobs per acre baseline.
 - ***LUT-3 Increase Diversity*** – The UID includes multiple land use types. Having different types of land uses near one another can decrease VMT since trips between land use types are shorter and may be accommodated by non-auto modes of transport.
 - ***LUT-5 Increase Transit Accessibility*** – Locating a project with high density near transit will facilitate the use of transit by people traveling to or from the project. The use of transit results in a mode shift and therefore reduced VMT.
 - ***LUT-9 Improve Walkability Design***– The Project will include improved design elements to enhance walkability and connectivity.
 - ***SDT-1 Improve Pedestrian Network*** – Providing a pedestrian access network to link areas of a project site encourages people to walk instead of drive. This mode shift results in people driving less and thus a reduction in VMT.
- **Energy Efficiencies.** The Project would be constructed as a zero net energy facility, incorporating sustainable design and energy reduction measures (such as photovoltaic panels) to offset the UID’s annual energy use.
- **Water Conservation.** The Project would utilize reclaimed water for outdoor landscaped areas.
- **Area Source Reductions.** The Project would not install any new wood burning fireplaces.

B. Agriculture Plan

Agricultural uses would not be permitted within the Project as a permanent use; however, prior to buildout of the Project, interim uses would be permitted pursuant to the CVMC (specifically Chapter 17.30, *Otay Ranch Grazing Ordinance*, and Chapter 19.20, *Agricultural Zone*) and the Chula Vista MSCP Subarea Plan. An Agricultural Plan has been prepared in conjunction with the UID SPA Plan and is discussed in Section 5.12, *Agricultural Resources*.

C. Non-Renewable Energy Conservation Plan

A Non-Renewable Energy Conservation Plan identifies feasible methods to reduce the consumption of non-renewable energy resources. The goals, objectives, and policies of the GDP require that any new projects identify a plan that assists in a long-range strategy that would increase conservation of and decrease the consumption of non-renewable energy resources. The three main categories identified in the UID SPA Plan where reductions in energy occur are land use and community design, building siting/construction techniques, and transit facilities/alternative transportation modes. The Non-Renewable Energy Conservation Plan is described in detail in Section 5.10, *Global Climate Change*.

D. Preserve Edge Plan

The Preserve Edge Plan identifies allowable uses for areas adjacent to the Otay Ranch Preserve, in accordance with Policy 7.2 of the Otay Ranch Resource Management Plan (RMP). The Preserve is located to the south of the Project site. The Preserve Edge Plan area includes a 100-foot-wide strip of land adjacent to the Preserve. As described in the UID SPA Plan, no structures other than fencing and walls would be constructed within the 100-foot-wide Preserve Edge. Fencing and walls would be designed to minimize visual impacts to the Preserve and Otay Valley Regional Park. The Preserve Edge Plan lists the Chula Vista MSCP Subarea Plan policies related to land use adjacency and describes how the UID SPA Plan would be consistent with each policy.

E. Fire Protection Plan

The purpose of an FPP is to address fire safety and compliance with applicable codes, ordinances, and regulations relative to development adjacent to native vegetation. Topics addressed in the FPP include, but are not limited to, the urban-wildland interface, emergency service access, water supply and fire flow, fire history, risk for wildland fire analysis, fire resistive construction, fuel management, and fire protection planning. The FPP was prepared alongside the Preserve Edge Plan when identifying fire protection measures such as fuel modification zones, architectural controls, and appropriate landscaping within fuel modification zones that are located within 100 feet of a Preserve boundary. The Fuel Modification Plan included in the FPP is shown in Figure 3-11a, *Fuel Modification Plan for the Main Campus Property*, and Figure 3-11b, *Fuel Modification Plan for the Lake Property*.

F. Water Conservation Plan

The UID Water Conservation Plan (WCP) includes water conservation measures that are incorporated into the planning and design of the Project, including the requirements outlined in the Chula Vista Landscape Water Conservation Ordinance. The focus of the WCP is on additional

water conservation measures that are not mandated by state or local regulations. The identified water conservation measures include installation of hot water pipe insulation, pressure reducing valves, and water efficient dishwashers in all single-family and multi-family residential units. Additionally, developers would install dual flush toilets and water efficient landscaping in compliance with the Landscape Water Conservation Ordinance.

G. Parks, Recreation, and Open Space Master Plan

Chapter 5 of the UID SPA Plan serves as the Parks, Recreation, and Open Space Master Plan required by the Otay Ranch GDP. Parks and recreation areas would be provided as residential units are developed and would be located within Sectors O-2 and O-3. Amenities to be included in these areas would consist of play areas, academic sports facilities, seating areas, flex-spaces, public plazas, water features, open areas, and/or dog parks. Open space areas would be located in Sector O-1 and would include non-developable areas that would be maintained as natural habitat within the northeastern corner of the Main Campus Property and within much of the Lake Property.

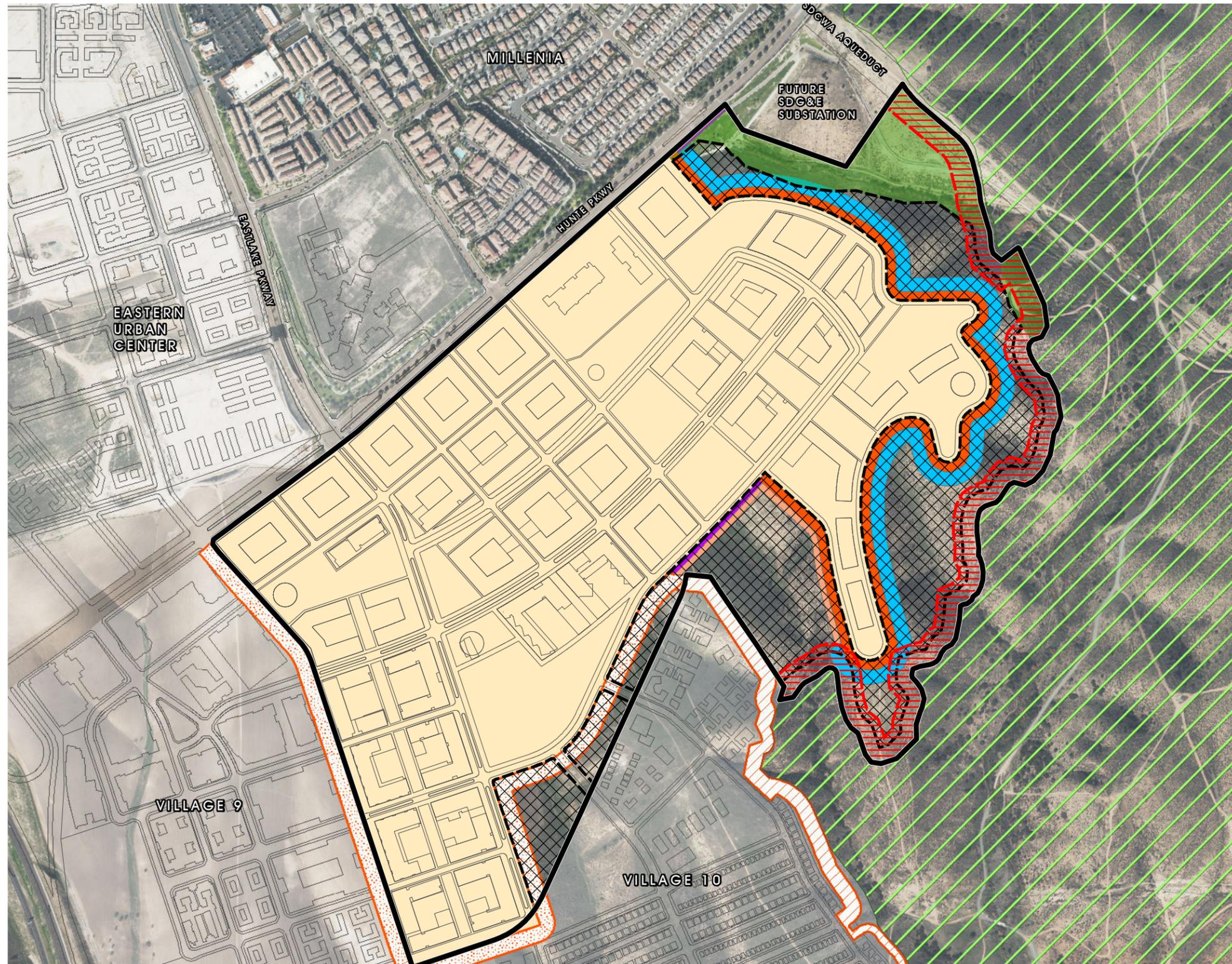
H. Emergency Disaster Plan

The Otay Ranch GDP requires all SPA plans to provide an emergency disaster plan that addresses the various hazards that have the potential for disrupting communities, causing damage, and creating casualties within the area. Possible natural disasters include earthquakes, floods, fires, landslides, and tropical storms. There is also the threat of man-made incidents such as war, nuclear disasters, hazardous materials spills, major transportation accidents, crime, fuel shortages, terrorism, or civil disorder. The UID SPA Plan addresses these disaster situations by implementing the plans already developed for the area. The plans listed below are described in Section 5.13, *Hazards and Hazardous Materials*:

- San Diego County Emergency Plan
- San Diego County Multi-Jurisdiction Hazard Mitigation Plan
- Unified San Diego County Emergency Services Organization
- California Disaster and Civil Defense Master Mutual Aid Agreement
- Community Emergency Response Team (CERT) Program

I. Public Facilities Financing Plan (PFFP)

A PFFP is required as part of the UID SPA Plan by the CVMC Section 19.09.050. The PFFP for the Project, included as Appendix A to the UID SPA Plan, provides detailed explanations of the public facilities and infrastructure required to support new development within the Project site and assign responsibilities for construction and financing. The PFFP would implement the Chula Vista Growth Management Program and Ordinance. The intent of the PFFP is to ensure that the phased development of the Project is consistent with the overall goals and policies of the Chula Vista General Plan, Growth Management Program, and Otay Ranch GDP. The PFFP components include an analysis of infrastructure facilities, such as water and sewer, and the provision of community services and facilities, including fire protection and emergency services, law enforcement, libraries, schools, and parks. The PFFP would require specific facilities to be built in conjunction with development to ensure that improvements adequately serve such development and meet City threshold standards. Except for sewer fees, all university-related land uses, such as



- Project Site
 - Proposed Development
 - Open Space
 - Future Development
 - MSCP Preserve
- Fuel Modification Zones (FMZ)**
- Proposed Village 10 FMZ
 - 150-Ft FMZ Preserve Edge if Future Development Occurs
 - Roadway Zone (30-Ft Main Campus Property)
- Interim FMZ**
- Zone 1 (irrigated 0'-60')
 - Zone 2 not adjacent to Preserve (thinned 61'-100')
 - Zone 2 adjacent to Preserve (thinned 61'-150')
 - FMZ between Project Site and Villages 9 & 10 (cut grasses)

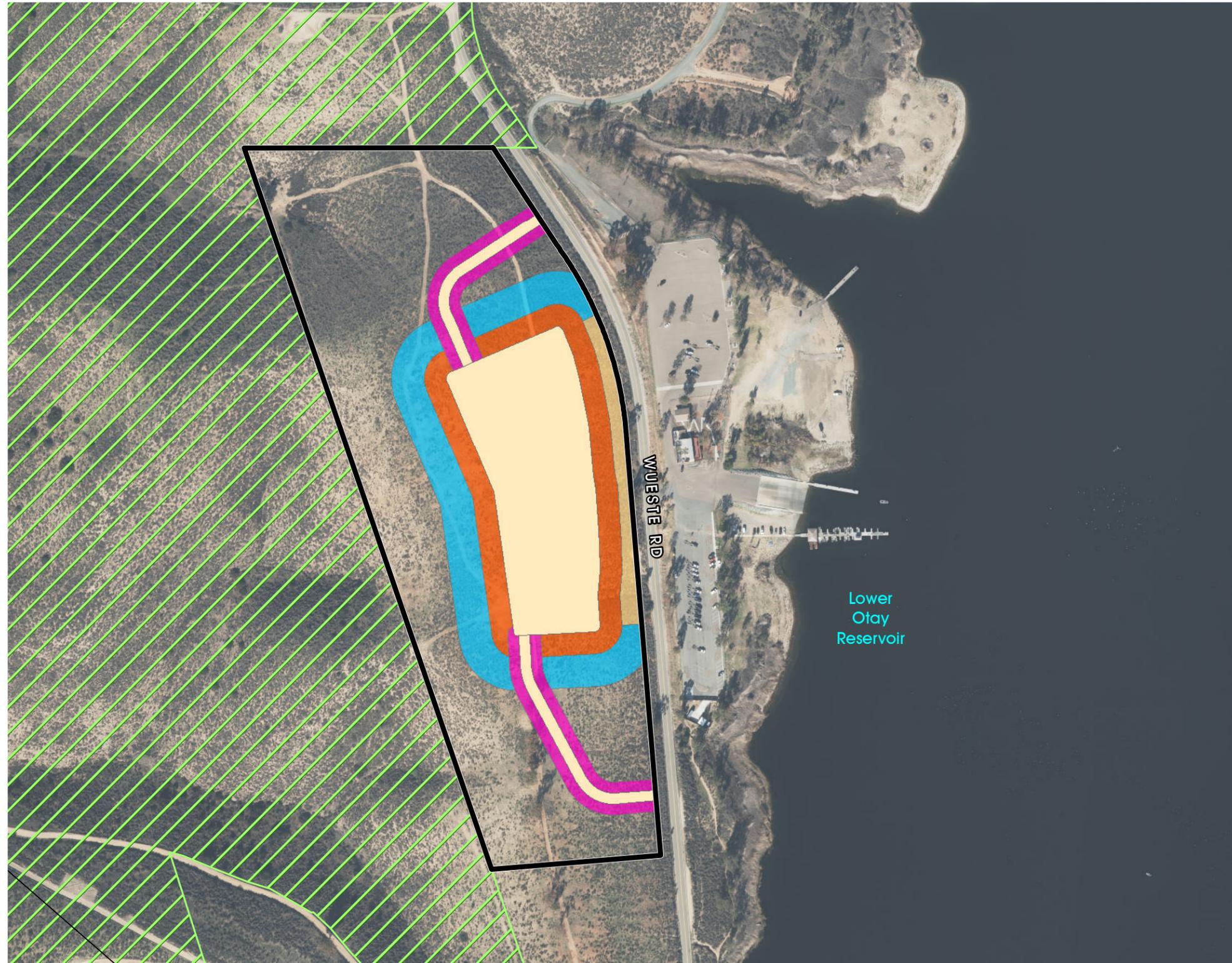


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Source: Dudek 2017

Fuel Modification Plan for the Main Campus Property

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-  Project Site
 -  Proposed Development
 -  MSCP Preserve
- Fuel Modification Zones**
-  Zone 1 (irrigated 0'-60')
 -  Zone 2 not adjacent to Preserve (thinned 61'-100')
 -  Zone 2 adjacent to Preserve (thinned 61'-150')
 -  Roadway Zone (30-Ft Lake Property)



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Source: Dudek 2017

Fuel Modification Plan for the Lake Property

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instructional space, staff offices, research facilities, and on-campus student housing, are exempt from payment of public facility fees. Other land uses, including market-rate housing and commercial and retail space, would be subject to the public facility fees identified in the PFFP.

3.4 CONCEPTUAL GRADING PLAN

Grading for the Project would include primarily on-site improvements and would utilize grading practices consistent with the requirements of the Chula Vista General Plan, Otay Ranch GDP, Otay Ranch Overall Design Plan, and Otay Ranch Phase 2 RMP. Slopes would occur along roadways and adjacent to the perimeter of the development area. Slopes over 25 feet in height would feature contour grading and would not have slope gradients greater than 2:1. All slopes would be landscaped. Approximately 6.8 million cubic yards of soil would be excavated during grading. All the excavated material would be used as fill material on the Project site to create a balanced grading plan. The conceptual grading plan is shown on Figure 3-12, *Conceptual Grading Plan*, and the cut and fill map is shown on Figure 3-13, *Maximum Cut and Fill Plan*. As shown on these figures, a majority of the Project site is assumed to be graded and represents a conservative estimate of the total grading that would occur.

3.5 DEVELOPMENT PHASING

Development of the Project would be completed in multiple phases to ensure construction of necessary infrastructure and amenities for each phase as the Project progresses. Figure 3-14, *Conceptual Project Phasing*, reflects development phasing that is dependent upon the market and the ability to secure academic and business innovation users. The Conceptual Phasing Plan is non-sequential. It is recognized that sequential phasing is frequently inaccurate due to unforeseen market changes or regulatory constraints. Therefore, the Project and the associated PFFP permits non-sequential phasing by imposing specific facilities requirements per the PFFP for each phase to ensure that the Project is adequately serviced and the City threshold standards are met. If necessary, infrastructure within the Project site may be installed in overlapping or consecutive phases to be determined by Project-specific requirements.

3.6 DISCRETIONARY ACTIONS

The proposed Project is a discretionary project, which is defined as “a project that requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular activity.” The following discretionary actions are associated with the Project and would be considered by the Chula Vista Planning Commission and City Council.

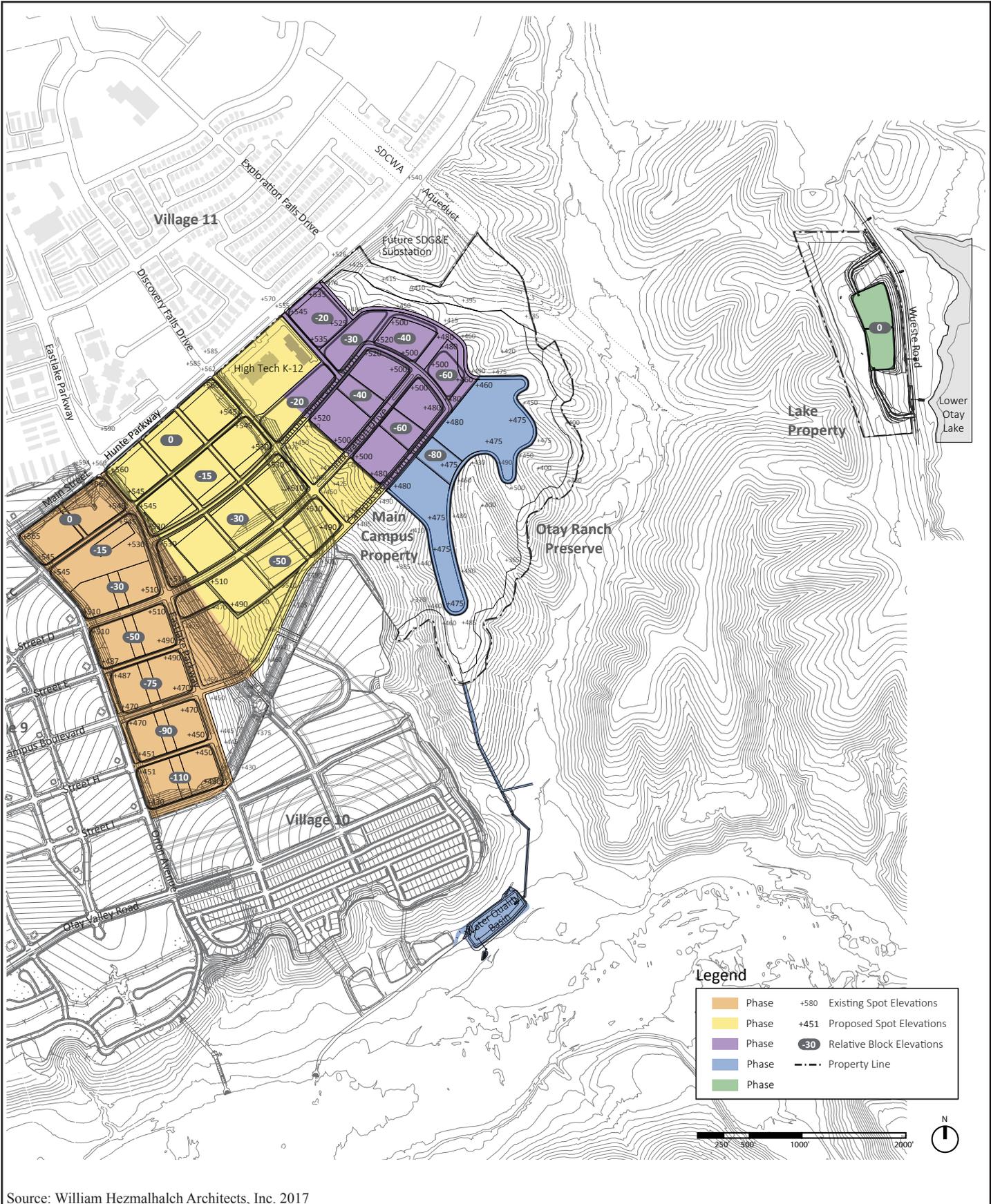
Adoption of the following documents:

- Otay Ranch and EastLake III GDP Amendments
- UID SPA Plan
- Air Quality Improvement Plan
- Agriculture Plan
- Non-Renewable Energy Conservation Plan
- Preserve Edge Plan
- Fire Protection Plan

- Water Conservation Plan
- Parks, Recreation, and Open Space Master Plan
- Emergency Disaster Plan
- Public Facilities Financing Plan
- ~~Federal Aviation Administration (FAA) Determination of No Hazard to Air Navigation~~
- Certification of a Final EIR and adoption of an MMRP

Additionally, future applicants that would be applying for permits to develop on the Project site may be required to obtain approvals, permits, licenses, certification, or other entitlements from various federal, state, and local agencies, including but not limited to the following:

- Individual/Nationwide Section 404 Permit (Clean Water Act [CWA], 22 U.S. Code [USC] Section 1344) from the U.S. Army Corps of Engineers (USACE)
- General Construction Activity Storm Water Permit State Water Resources Control Board (SWRCB) Order No. 2009-0009 DWQ from the RWQCB
- Section 401 Certification (CWA, 33 USC 1342, if the Project requires USACE 404 Permit) from the RWQCB
- Lakebed/Streambed Alteration Agreement (California Fish and Game [CFG] Code Section 1600 et seq.) from the California Department of Fish and Wildlife (CDFW)
- Right-of-way and other permits for roadway improvements outside the jurisdiction of the City of Chula Vista from the City of San Diego or the County of San Diego and future public utility agreements between the cities of Chula Vista and San Diego



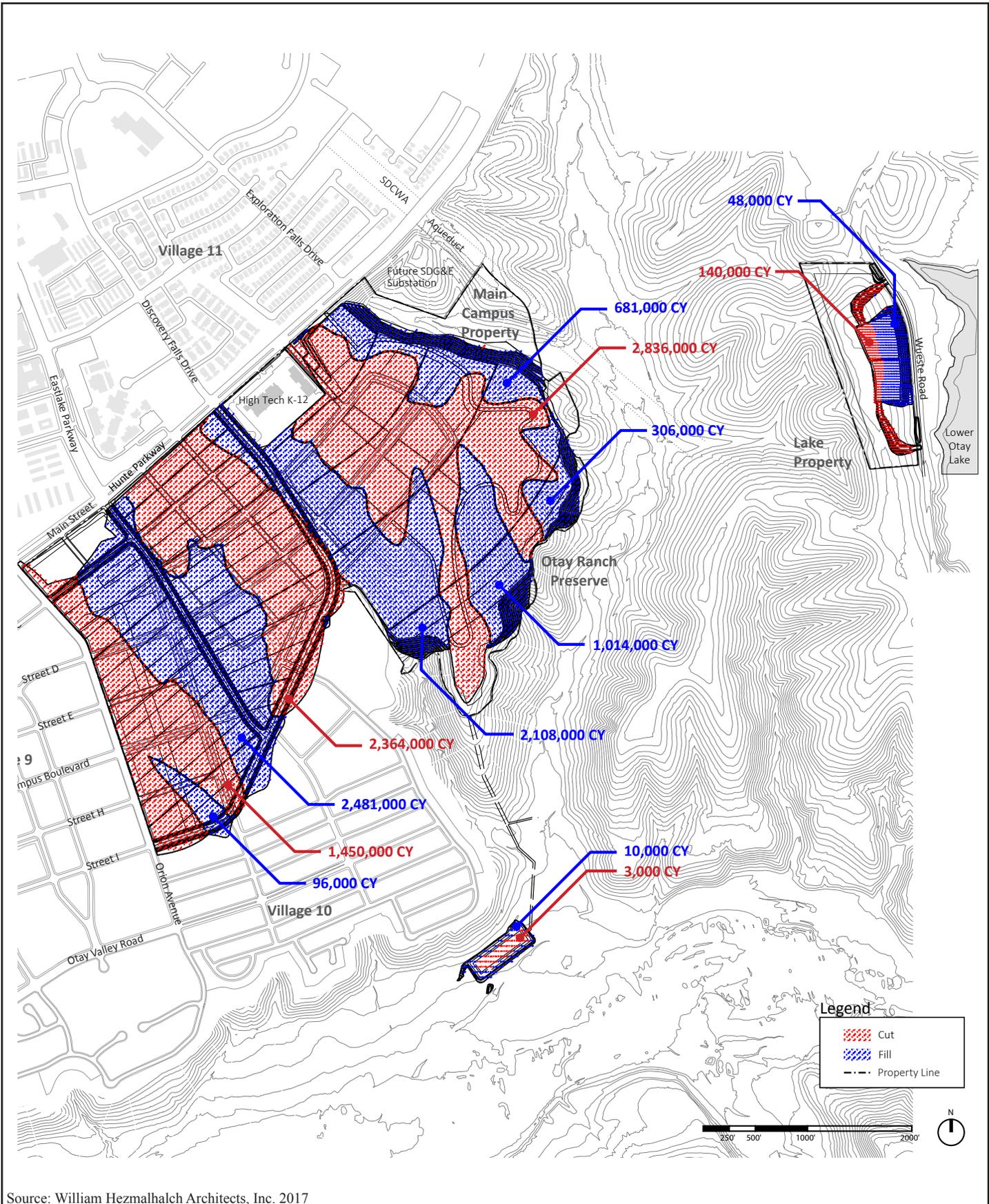
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Source: William Hezmalchal Architects, Inc. 2017

Conceptual Grading Plan

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Figure 3-12

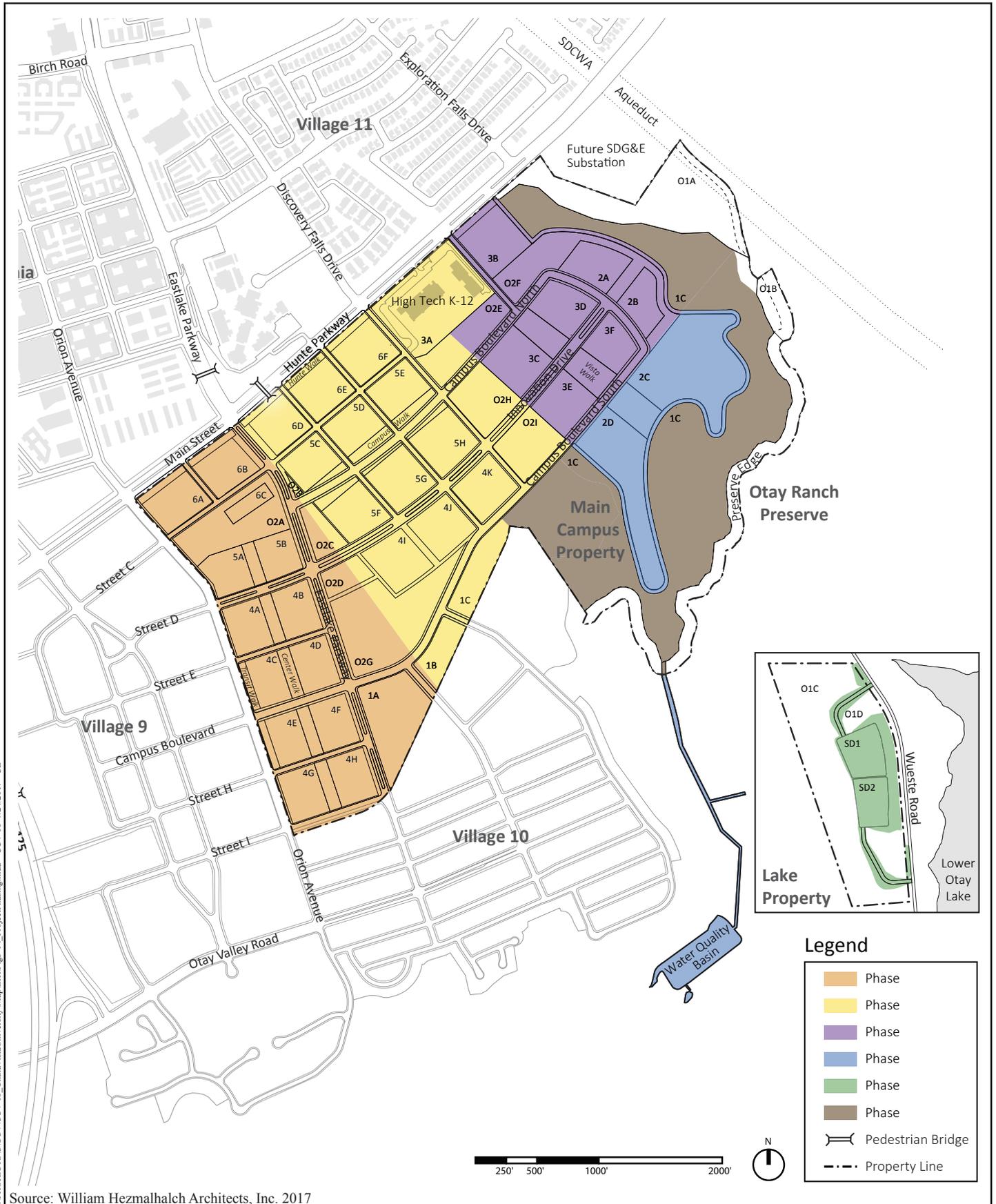


Source: William Hezmalhalch Architects, Inc. 2017

Maximum Cut and Fill Plan

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Figure 3-13



Conceptual Project Phasing

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Figure 3-14