

**NOTICE OF PREPARATION – December 19, 2014**

**To:** Distribution List  
**Subject:** NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT EIR #14-01

**Lead Agency**

Agency Name: City of Chula Vista  
Street Address: 276 Fourth Avenue  
City/State/Zip: Chula Vista, CA 91910  
Fax: (619) 409-5859  
Contact: Glen Laube, Senior Planner

The City of Chula Vista publicly announces its intent to initiate the preparation of an Environmental Impact Report (EIR) for the following “project” as defined by the California Environmental Quality Act (CEQA) and as set forth in Public Resources Code 21065.


The City of Chula Vista is the Lead Agency and will prepare an EIR for the project identified below. A description of the proposed project, as well as an explanation of potential environmental effects, is provided in this Notice of Preparation (NOP). The NOP may be accessed on the City’s website at [www.chulavistaca.gov](http://www.chulavistaca.gov). Please provide your written comments including specific statutory responsibilities of your agency, as applicable. Written comments must be received at the earliest possible date, but no later than 30 days after receipt of this notice. Please send your response and the name of the contact person to: Glen Laube, Senior Planner, at the address shown above. A public scoping meeting will be held on January 7, 2015, from 3 p.m. to 5 p.m., at 276 Fourth Avenue (Building C, Room B129), Chula Vista, California 91910.

**Project Title:** Second-Tier Environmental Impact Report for the University and Innovation District Sectional Planning Area (SPA) Plan and Tentative Map

**Project Location:** City of Chula Vista within San Diego County

**Project Description:** The project proposes to develop a 4-year University campus, campus support uses and Innovation District on approximately 380 acres of land located within the City’s Eastern University District, specifically the University Focus Area. The proposed University and Innovation District (UID) project is comprised of the following University and campus support uses to be implemented over its phased buildout: academic space and supporting uses, physical education/recreation/athletics uses, student support space, campus housing, research-based industrial park/commercial uses, parking lots/structures and open space. The campus would be designed to ultimately serve a population of 20,000 full-time equivalent (FTE) students supported by approximately 6,000 faculty and staff. Potential amendments to the Chula Vista General Plan and/or General Development Plans for Otay Ranch and Eastlake III may be required to implement the proposed project, including but not limited to the Circulation Element of the General Plan and policy language pertaining to the University Focus Area in the Otay Ranch GDP and Eastlake III GDP. A Tentative Map will also be processed.

Date: 12/19/2014

Signature: 

Title: Glen Laube, Senior Planner

Telephone: (619) 476-2329

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE PROPOSED UNIVERSITY AND INNOVATION DISTRICT  
SECTIONAL PLANNING AREA (SPA) PLAN**

**PROJECT LOCATION:**

The proposed project consists of approximately 380 acres of land located entirely within the City of Chula Vista, California near the southeasterly edge of the City's limits. Chula Vista is located in San Diego County approximately 2 miles south of the City of San Diego and approximately 2 miles north of the US-Mexico International Border. The University project area consists of two geographically distinct and non-contiguous properties the Main Campus Property and the Lake Property. Figure 1, *Regional Location Map*, and Figure 2, *Project Vicinity Map (Aerial Photograph)*, illustrates the proposed project's location and surrounding uses.

The Main Campus Property is located within the Otay Ranch GDP boundary and includes approximately 350 acres of undeveloped land located southeast of the existing Hunte Parkway/Eastlake Parkway intersection. Surrounding land uses include Otay Ranch Village 11 to the north, open space preserve to the east and southeast, future Otay Ranch Village 10 to the south, and future Village 9 to the west. High Tech K-12, a public charter school, occupies 10-acres of the project site at the southeast corner of Discovery Falls and Hunte Parkway. Access to the Main Campus Property is via State Route 125 (SR 125), Olympic Parkway, Eastlake Parkway, Hunte Parkway, Discovery Falls Drive, and future extensions of Otay Valley Road and Street B in Otay Ranch Village 9.

The Lake Property is located within the Eastlake III GDP boundary and includes 30 acres of undeveloped land located along Wueste Road. Surrounding land uses include the Olympic Training Center (OTC) to the north, Lower Otay Reservoir to the east and open space preserve to the south and west. Immediately to the south is undeveloped land and the City of San Diego's Otay Water Filtration Plant is located southeast of the Lake Property. Access to the Lake Property is from Olympic Parkway and Wueste Road.

**PROJECT SETTING:**

Main Campus Property

The Main Campus Property consists of vacant, ranch and dry-farmed lands. The property features rolling hillsides that range in elevation from approximately 580 feet above mean sea level (AMSL) in the northern portion to 350 feet AMSL in the southern portion of the Main Campus Property. Steep slopes greater than 25 percent gradient occur on site. Salt Creek and its associated open space are located east of the Main Campus Property. Bluffs abutting the Otay River Valley are located in the southern portion of the Main Campus Property. An SDG&E parcel is situated off-site along Hunte Parkway near the northern property boundary of the Main Campus Property adjacent to a 120-foot wide power line easement containing overhead transmission lines and towers. The proposed project area is situated adjacent to land designated as a 100 percent Conservation Area under the Chula Vista Multiple Species Conservation Plan (MSCP) Subarea Plan.

### Lake Property

The undeveloped Lake Property features a north-south trending central ridgeline and ranges in elevation from a high of approximately 570 feet AMSL in the central portion to 350 feet AMSL in the eastern portion near Wueste Road. Steep slopes greater than 25 percent gradient occur on site. The property is undeveloped and features coastal sage scrub habitat, eucalyptus woodland and disturbed habitats. The Salt Creek open space is located west of the Lake Property. The property is situated across Wueste Road from City of San Diego Multiple Habitat Planning Area (MHPA) lands.

### **PROJECT BACKGROUND:**

The approximately 23,000-acre Otay Ranch is a master-planned community that includes a broad range of residential, commercial, retail, and industrial development interwoven with civic and community uses, such as libraries, parks, and schools, together with an open space preserve system consisting of approximately 11,375 acres. The Otay Ranch General Development Plan (GDP) was adopted by the Chula Vista City Council and the San Diego County Board of Supervisors on October 28, 1993, which was accompanied by a Program Environmental Impact Report (EIR-90-01).

The Otay Ranch GDP area consists of 14 villages and 5 Planning Areas. Villages typically consist of residential development arranged around a village core or town center. Village cores include a mix of high-density residential housing and commercial uses to serve the Village. Town centers consist of a mix of high-density residential, office, and retail commercial uses to serve larger or multiple villages. Planning areas are study areas designated for special development that does not fit the village model. These include the Eastern Urban Center (EUC), the planned University, Regional Technology Park (RTP), and rural estate residential areas.

In 2005, the City completed a comprehensive update of its General Plan (2005 GPU) and associated GPU EIR (EIR 05-01), which included amendments to the Otay Ranch GDP. Although the 2005 GPU included land use designations for the entire City, the City Council did not take action on the proposed land use designations and polices in the “Deferral Area,” which included several village sites, including the University project area. A subsequent General Plan Amendment (GPA)/General Development Plan Amendment (GDPA) was approved in 2013 that established land use designations for the Deferral Area, and re-designated land uses in the surrounding area. The GPA/GDPA land use change area includes Village 8 West, Village 9, the University project area, and what was then referred to as the Regional Technology Park (RTP). The GPA/GDPA included policy revisions to the 2005 GPU/GDPA, revisions to the General Plan Circulation Plan, reconfiguration of village boundaries, and land use designation amendments. A Supplemental EIR (SEIR 09-01) was certified for the GPA/GDPA in accordance with CEQA and the guidelines of the City of Chula Vista. The 2013 SEIR (SEIR 09-01) was a supplemental analysis that updated the 2005 GPU EIR (EIR 05-01). The SEIR only included environmental analysis of those uses, issues that were affected by the updated policies and land use designations in the 2013 GPA/GDPA.

In 2014, second-tier EIRs were certified for the GDPA in accordance with CEQA and the guidelines of the City of Chula Vista for two projects located adjacent to the UID project site: Otay Ranch Village 9 SPA Plan located to the west; and, Otay Ranch Village 10 SPA Plan located to the south. It is anticipated that the environmental analysis for any UID related offsite facilities traversing through these adjoining villages will tier from the Village 9 SPA Plan EIR (EIR 10-04) and the University Villages EIR (EIR 13-01) to the extent practicable.

The Eastlake Planned Community was established in 1982 and has two GDP areas: Eastlake II and Eastlake III. The Eastlake GDP I was subsumed into the Eastlake II GDP. Similar to Otay Ranch, the City of Chula Vista adopted a GDP for the 1,030-acre Eastlake III area to create a planning framework for the third and final element of the Eastlake Planned Community. The Eastlake III GDP addresses four neighborhoods, including Eastlake Woods, Eastlake Vistas, the OTC and the Lake Property which was referred to then as the “panhandle parcel.” The Eastlake Woods, Eastlake Vistas, and OTC currently have adopted Sectional Planning Area (SPA) Plans; no SPA Plan has been processed for the Lake Property which encompasses the easternmost 30 acres of the University project area. The Eastlake III GDP identified the panhandle parcel for future public/quasi public use with an underlying low density residential alternative land use designation. The Eastlake III GDP was adopted by the Chula Vista City Council in 1990 and subsequently amended in 2001, both approvals were accompanied by CEQA analyses: Final EIR for Eastlake III, Olympic Training Center EIR (EIR 89-09) and Final Subsequent EIR for the Eastlake III Woods and Vistas Replanning Program (FSEIR 01-01). Due to the size and complexity of Otay Ranch and Eastlake III, both the planning and environmental documentation for the specific planning areas or villages within the Otay Ranch and Eastlake have been tiered from GDP programmatic EIRs. An advantage to a Program EIR prepared on the GDPs is that it allows for the consideration of effects, alternatives, and cumulative impacts that would be impractical in a project-level EIR. As specific villages and planning areas are proposed for development, second-tier documentation is required for more precise or project-level planning and project-specific environmental documentation. Under the implementation program for GDPs, SPA plans are required to be approved before final development entitlements can be considered.

The proposed project is a SPA plan and Tentative Map that will detail the development standards and implement the land plans, goals, objectives and policies of the GDPs as they relate to the proposed project. As such, the proposed UID SPA Plan and associated EIR will be second-tier documents, tiering from 1993 Otay Ranch GPA/GDP Program EIR (PEIR 90-01), 2005 General Plan Update (GPU) Program EIR (PEIR 05-01), GPA/GDPA Supplemental EIR (SEIR 09-01), 1989 Eastlake III EIR 89-09 and 2001 Eastlake III Subsequent Program EIR (EIR 01-01), 2014 Otay Ranch Village 9 EIR (EIR 10-04), 2014 University Villages EIR (EIR 13-01) and associated Mitigation Monitoring and Reporting Programs.

**PROJECT DESCRIPTION:**

The proposed project consists of the UID SPA Plan, which will become the long-term master plan for configuring and guiding the physical development of the UID campus until buildout. It is anticipated that the EIR will evaluate the entire SPA Plan at a programmatic level and will include project level analysis of specific near-term SPA Plan projects for which site-level detail will be available. At this time, it is expected that the EIR will provide a project-level impact analysis for Phase I of the UID SPA Plan which will consist of up to 2.27 million square feet of University and Innovation District uses on approximately 31 acres.

The remainder of the SPA Plan will be evaluated at the program level. The City does not anticipate proceeding with development of all proposed SPA Plan projects/uses in the immediate future, nor does it anticipate having sufficient project detail to enable analysis of project-specific impacts at this time. Because of the long-term nature of the SPA Plan, the precise nature, size, and location of all the programs and facilities proposed under the SPA Plan cannot be accurately projected at this time. Additional environmental review of SPA Plan project will be undertaken as needed during subsequent Master Plan implementation.

The University program will allow for the establishment of academic space (classrooms, laboratories, academic offices and other department space); academic support space (administrative offices, conference center, library, assembly/exhibit area, physical plant, and physical education/athletics); auxiliary space (student union, central food and healthcare facilities); campus housing; and parking facilities. The Innovation District program would allow for research and technology park uses and supporting commercial, as well as parking. The proposed SPA Plan will identify institutional and development objectives and guidelines, delineate campus land uses, and estimate the building capacity to support campus implementation through buildout. Through that build-out, campus population would increase up to 20,000 full-time equivalent (FTE) students supported by approximately 6,000 faculty and staff. The actual sequencing of specific campus buildings and student enrollment would be determined by funding, programs and/or market conditions. No changes to the existing High Tech High K-12 campus are included as part of this proposal.

The western portion of the Main Campus Property would connect to stormwater and wastewater conveyance infrastructure proposed as part of the future Otay Ranch Villages 9 and 10, which reside adjacent to the project area. Off-site improvements needed to serve the eastern portion of the Main Campus Property include a storm drain conveyance and water quality treatment facility (i.e., detention basin) and a sewer connection to Salt Creek trunk line. The Lake Property would require off-site sewer infrastructure to connect into Salt Creek Trunk Sewer Line located within Salt Creek Canyon. Additional off-site infrastructure related to the Lake Property may include storm water conveyance (culverts and/or pipelines) and discharge (outfall with riprap dissipater) east of Wueste Road on lands owned and managed by the City of San Diego. All off-site infrastructure and public trail improvements proposed within the City's MSCP Subarea Plan Preserve will be subject to the facilities siting criteria contained in the City's MSCP Subarea Plan, Habitat Loss and Incidental Take (HLIT) Ordinance, and Otay Ranch Resources Management Plan (RMP).

The SPA Plan circulation system would provide a multi-modal network of roadway and trail corridors to support both vehicular and non-vehicular modes of transportation. This system will include the extension of existing and planned roads (i.e., Eastlake Parkway and Discovery Falls Road), trails (i.e., Chula Vista Greenbelt Trail and/or trail connections thereto), transit to adjacent villages, and internal systems to support the project.

Grading for the proposed project would include primarily on-site improvements with grading practices consistent with the requirements of the City of Chula Vista General Plan, Otay Ranch GDP, the Otay Ranch Overall Design Plan, and the Otay Ranch Phase 2 RMP. Slopes would occur along proposed roadways. Slopes over 25 feet in height would feature contour grading. All slopes would be landscaped. Grading for the proposed project could occur in series of grading phases over buildout of the proposed project, generally trending west to east, and would result in approximately 6.7 million cubic yards of balanced cut and fill material on the Main Campus Property and approximately 50,000 cubic yards of cut and 1.4 million cubic yards of fill on the Lake Property. Each of the grading phases on the Main campus property would balance and no export would be needed, although temporary stockpiling may be required. Import would be required to grade the Lake Property as proposed.

The following discretionary actions would be required as part of the proposed project:

**A. Adoption of Sectional Planning Area Plan and Associated Documents, including potential amendments to the General Plan and General Development Plans**

1. SPA Plan, excluding the Development Code Chapter (adopted by resolution)
2. Development Code Chapter (must be adopted separately by ordinance)
3. Public Facilities Financing Plan/Fiscal Impact Analysis
4. Air Quality Improvement Plan
5. Water Conservation Plan
6. Non-renewable Energy Conservation Plan
7. Affordable Housing Plan
8. Community Purpose Facility Master Plan
9. Preserve Edge Plan
10. Park, Recreation, Open Space, and Trails Plan
11. Agricultural Plan
12. Fire Protection Plan
13. Tentative Map

**B. Certification of the Final EIR and adoption of a Mitigation Monitoring and Reporting Program pursuant to CEQA**

**POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT:**

The City of Chula Vista has determined that the proposed project may cause significant, adverse environmental effects and potentially significant indirect, direct, and cumulative environmental effects. An EIR is, therefore, required in order to comply with State CEQA Guidelines Sections 15060 and 15081. It is anticipated that the EIR will analyze the UID SPA Plan Phase I components (uses proposed to be constructed within the first 5 years) at a project-specific level, with all other components analyzed at a programmatic level.

In accordance with CEQA requirements, the environmental impact analysis will outline the environmental setting of the project, and identify potential environmental impacts, significance of the potential impacts, and mitigation measures for potentially significant and adverse environmental issues. In accordance with Section 15150 of the CEQA Guidelines, the EIR will avoid duplicative analysis of basic policy considerations, and provide a means to incorporate by reference, where appropriate, portions of previously certified and related environmental documents, including the 1993 Otay Ranch GPA/GDP Program EIR (PEIR 90-01), Chula Vista Sphere of Influence Update EIR, 2005 General Plan Update (GPU) Program EIR (PEIR 05-01), 2013 GPA/GDPA Supplemental EIR (SEIR 09-01, 1989 Eastlake III EIR (EIR 89-09), 2001 Eastlake III Subsequent EIR (EIR 01-01), 2014 Otay Ranch Village 9 EIR (EIR 10-04), 2014 University Villages EIR (EIR 13-01) and associated Mitigation Monitoring and Reporting Programs.

The EIR will address cumulative impacts, growth-inducing impacts, effects found not to be significant, irreversible environmental effects, and an alternatives analysis. With respect to alternatives, the EIR will consider a reasonable range of project alternatives that may eliminate or reduce significant adverse environmental effects.

The City of Chula Vista has determined that the following issues must be discussed in the EIR for their relevance to development of the project area and in particular the UID project site. These include:

**Agricultural Lands:** This section of the EIR will analyze impacts to agricultural resources resulting from the proposed project. This will include a review of the City of Chula Vista General Plan and other documents to identify the significance of these on-site resources. The agricultural analysis will characterize the existing project setting as it pertains to agricultural resources, including any historical farming practices on the property and the project site's farmland suitability based on the categories established by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP). The analysis would be focused on consistency with the goals established in the Chula Vista General Plan, the Otay Ranch General Development Plan, and Eastlake III General Development Plan, as applicable. This section will discuss the SPA's Agricultural Plan.

**Air Quality:** The EIR will address regional and localized air quality conditions in the San Diego Air Basin (SDAB) in the vicinity of the project site. The EIR will identify potential air quality impacts associated with consistency with the State Implementation Plan, Regional Air Quality Strategy, and City and local air quality policies; violations of any air quality standard or contribution to an existing or projected air quality violation; exposure of sensitive receptors to substantial pollutant emissions; or creation of objectionable odors that would affect a substantial number of people. Temporary emissions attributable to construction activities will be analyzed. The main source of long-term operational pollutant emissions associated with the proposed project would be vehicular emissions. Area sources of air pollutant emissions associated with the proposed project include: fuel combustion emissions from space and water heating, fuel combustion emissions from landscape maintenance equipment, volatile organic compound (VOC) emissions from periodic repainting of interior and exterior surfaces, and energy usage. An Air Quality and Greenhouse Gas Technical Report will be prepared and appended to the EIR.

**Biological Resources:** This section of the EIR will address the potential direct and indirect impacts of the project on sensitive biological resources. The evaluation will be based on project-specific biological resources investigations as well as regional documentation of biological resources. Recent biological resource surveys have been conducted for the site. In addition, project vicinity and regional biological resources information (i.e., MSCP) will be reviewed for the study area. The analysis will also include an analysis of the project's compliance with the City's MSCP Subarea Plan, HLIT Ordinance, and Otay Ranch Resource Management Plan (RMP). A Biological Resources Technical Report will be prepared for all areas of potential effect of the proposed project and will be included as an appendix to the EIR.

**Cultural and Paleontological Resources:** This section of the EIR will address the project's potential impacts to cultural and paleontological resources. Proposed site grading and other construction activities have the potential to impact unknown resources. This will be discussed in detail in the EIR. A Cultural Resources Technical Report will be prepared for all areas of potential effect of the proposed project and will be included as an appendix to the EIR. The paleontological analysis will be based on existing information on the geologic formations in the project area and their sensitivity for containing fossil resources.

**Energy:** The project will require an increase in energy usage as part of project construction and operation. New demands for energy will be outlined, including electrical energy, vehicular energy, and energy from water treatment. The analysis will summarize energy usage based on input from the SPA Plan, as well as the Air Quality and Greenhouse Gas Technical Report that will be prepared as an EIR appendix. Specific energy conservation policy, guidelines, standards and other sustainability measures outlined in the Non-renewable Energy Conservation Plan in the SPA Plan will be referenced.

**Geology/Soils:** The project site contains areas of steep slopes (slopes greater than 25%) that may be susceptible to geologic risks such as slope instability, landslides, erosion, and slope creep. In addition, the project site is situated in a seismically-active area of southern California that could expose proposed development to seismic hazards, such as ground rupture, ground acceleration, liquefaction and settlement. The EIR will review existing studies in the City of San Diego, County of San Diego, and the Alquist-Priolo Special Studies Zone maps to determine the location of faults, seismic hazard areas, or issues of ground stability. A Geotechnical Reconnaissance will be prepared for the site and appended to the EIR.



**Global Climate Change:** The EIR will address the sources of greenhouse gas (GHG) emissions and the potential impacts of global climate change, and hazards associated with climate change. A technical analysis that estimates GHG emissions from construction and operational sources will be included in the Air Quality and GHG Technical Report and included in an appendix to the EIR. The analysis will determine the potential GHG emissions associated with the proposed project based on the City's procedures and will evaluate the potential for hazards associated with global climate change, such as flood hazards, sea-level rise, wildfire hazard and water supply/snowpack loss. Any GHG reducing features that would be incorporated into the SPA Plan and/or proposed project design will be discussed. Project consistency with the City's policies, including the Climate Action Plan, will be prepared, as well as a review of the Air Quality Improvement Plan (AQIP) and conservation measures from the SPA Plan.

**Hazards/Risk of Upset:** A Phase I Environmental Site Assessment will be prepared for the project site and incorporated into the EIR. The EIR will address the risk of upset, past use of pesticides and fertilizers on site, unauthorized releases of hazardous materials or wastes to the soil or groundwater, potential for underground storage tanks and pipelines, potential for unexploded ordnance from previous military use in the vicinity of Otay River Valley area (i.e., Brown Field Formerly Used Defense Site [FUDS]), toxic air emissions (as noted in the Air Quality section of the EIR), proximity to airport safety zones, potential for wildland fires, and the potential to interfere with emergency response plans. A review of the Fire Protection Plan from the SPA Plan will be provided. Additionally, the potential for the proposed project to result in the increased transportation, use, and disposal of hazardous materials will be addressed.

**Housing/Population:** The EIR will address whether the University project would induce substantial population growth in the area; displace substantial numbers or existing homes or people; or be inconsistent with the growth projections included in the City of Chula Vista General Plan Update or Otay Ranch and Eastlake III GDPs (as amended). As part of the analysis, the EIR will evaluate the project's consistency with the City of Chula Vista General Plan Housing Element with respect to affordable housing and information pertaining to the City's Regional Housing Needs Allocation (RHNA). Consideration will be given to on-campus student housing needs relative to the off-site housing availability. The Affordable Housing Plan in the SPA Plan will be referenced.

**Hydrology/Water Quality:** A Drainage and Water Quality Study will be prepared for the analysis of hydrology and water quality in the EIR. The hydrology analysis will describe drainage and detention facilities proposed or altered by the project; evaluate changes in hydrology and drainage resulting from increases in impervious surfaces, proposed site activities, and intensification of land use; evaluate potential impacts related to drainage, flooding, and construction of new or expanded drainage facilities. Potential water quality impacts resulting from erosion/sedimentation, urban pollutants, and other related issues would be characterized. In addition, the EIR will contain a discussion of the project's relationship with the San Diego Region's SUSMP and the City's JURMP. The Drainage and Water Quality Study will be included as an appendix to the EIR.

**Land Use/Planning/Zoning:** The EIR will describe the existing adopted plans and policies that pertain to the project, including SANDAG's Regional Comprehensive Plan, City of Chula Vista's General Plan Update (2005), Chula Vista GPA/GDPA (GPA 09-01), Eastlake III GDP, City of Chula Vista Zoning Code, City of Chula Vista MSCP Subarea Plan, Growth Management Ordinance, Park Land Dedication Ordinance, Parks and Recreation Master Plan and Greenbelt Master Plan. The EIR will describe the existing land use conditions and the compatibility of the proposed UID SPA with these conditions, including High Tech High, Olympic Training Center and City of San Diego Wastewater Filtration Plan at Lower Otay Reservoir. The EIR will determine whether implementation of the proposed SPA Plan would divide an established community, conflict with an applicable plan, policy or regulation; or conflict with a habitat conservation plan. Also, this section will address compliance with land use policies and standards identified in the City's General Plan, Otay Ranch GDP and Eastlake III GDP.

**Noise:** The dominant future noise sources affecting the project site are expected to result from traffic. Noise impacts from existing and future roadways will be evaluated. Existing noise levels within the project area will be measured and evaluated with regard to the existing Noise Element of the General Plan and City Noise Ordinance standards. A Noise Technical Report will be prepared to support the EIR.

**Public Services/Utilities:** An analysis of both capacity and infrastructure requirements for school, fire, police, park, solid waste, water, sewer, electrical, and library services will be provided for the requested actions. The analysis will address proposed on-site infrastructure; emergency services; library services; civic facilities; schools; parks; the Potable Water Master Plan; the Recycled Water Master Plan; electric, gas, telephone and cable television utilities; and solid waste services. A Water Supply Assessment and Verification Report (WSA) prepared by the Otay Water District for the proposed project will address available water supply and sources and will be summarized in the water supply analysis. A discussion of the phasing of services and infrastructure to accommodate the proposed project in accordance with the Public Facilities and Financing Plan (PFFP) in the SPA Plan will be included in this section.

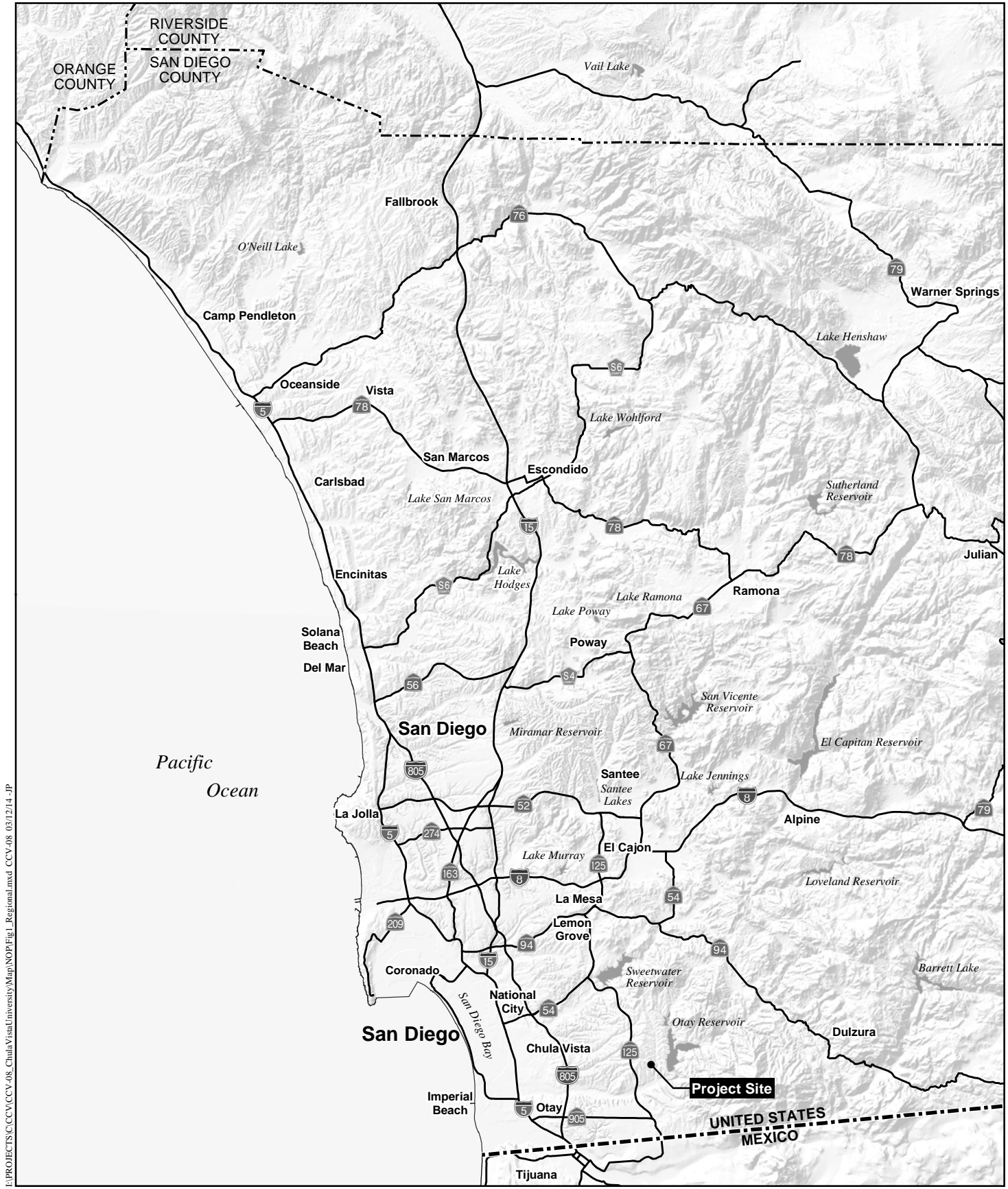
**Traffic/Circulation:** A comprehensive traffic analysis will be prepared for the EIR and used as a basis for evaluating potential traffic and circulation issues anticipated by the proposed project, including increased vehicle trips and traffic congestion. The Traffic Impact Analysis will utilize SANDAG Series 11 forecast model and will be included as an appendix to the EIR. Consideration was given to using the SANDAG Series 12 traffic forecast model but the concept was disregarded by the City because the Series 11 forecast model has been calibrated and the land uses coded specifically for the eastern territories of the City of Chula Vista. In contrast, the Series 12 Model has been calibrated for the San Diego region as a whole but not specifically for the eastern portion of Chula Vista. Therefore, the Series 11 traffic forecast model is expected to produce a more accurate portrayal of future traffic volumes in the Traffic Impact Analysis study area. In addition, the Series 11 traffic forecast model has been used as the basis for several traffic studies in close vicinity to the subject project including Otay Ranch Villages 8 East, 3 North, 9 and 10. As a result, use of Series 11 traffic forecast model will ensure a greater degree of consistency among the recent traffic studies conducted in eastern Chula Vista.

The traffic analysis will include AM/PM peak hour traffic counts and will focus on project trip distribution, the need for on- and off-site access and circulation improvements, and cumulative impacts. The traffic analysis will include a number of development scenarios, including Existing, 2020, 2025 and 2030. The proposed project includes a strong emphasis on non-vehicle modes of transportation, including public transit and pedestrian and bicycle facilities. The EIR will address the proposed project's compliance with transportation plans that include alternative transportation, including the SANDAG Regional Transportation Plan. A discussion of the phasing of on- and off-site access and circulation improvements to accommodate the proposed project in accordance with the PFFP will also be included in this section of the EIR.

**Visual Quality/Aesthetics/Landform Alteration:** Analysis will include a discussion of the existing visual environment and views available from the adjacent public roadways and public properties with regard to scenic quality. A viewshed analysis will be prepared that identifies significant viewsheds within and adjacent to the study area, including Otay River Valley and Lower Otay Reservoir, and the extent to which these viewsheds will be impacted. Consideration for bulk and scale will be taken into account when reviewing the development guidelines in the SPA Plan. Potential landform alteration impacts associated with implementing the SPA Plan will be addressed, including an analysis of steep slope impacts relative to the Otay Ranch RMP limitations.

#### **LIST OF ATTACHMENTS**

- Attachment A: Figure 1, *Regional Location Map*
- Attachment B: Figure 2, *Project Vicinity Map (Aerial Photograph)*
- Attachment C: List of Agencies, Organizations, and Individuals to Receive This Notice of Preparation



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## Regional Location Map

UNIVERSITY PARK AND INNOVATION DISTRICT



## Project Vicinity Map (Aerial Photograph)

UNIVERSITY PARK AND INNOVATION DISTRICT

## **ATTACHMENT C**

### **LIST OF AGENCIES, ORGANIZATIONS, AND INDIVIDUALS TO RECEIVE THIS NOTICE OF PREPARATION**

#### **Federal**

U.S. Army Corps of Engineers  
U.S. Citizenship and Immigration Services  
Bureau of Land Management  
Federal Aviation Administration  
U.S. Fish & Wildlife Service

#### **State**

Cal Fire  
California Air Resources Board  
California Department of Conservation  
California Department of Fish & Wildlife  
California Department of Water Resources  
California Energy Commission  
California Environmental Protection Agency  
California State Lands Commission  
California Waste Management  
Caltrans District 11  
Governor's Office of Planning and Research (State Clearinghouse)  
Office of Historic Preservation  
Regional Water Quality Control Board – San Diego Region 9

#### **County**

County of San Diego Department of Agriculture  
County of San Diego Department of Environmental Health  
County of San Diego Air Pollution Control District  
County of San Diego Department of Parks & Recreation  
County of San Diego Department of Planning & Development Services  
County of San Diego Department of Public Works  
County of San Diego – Clerks Office

#### **Local Agencies**

Chula Vista Elementary School District  
City of Imperial Beach  
City of San Diego Development Services Department  
City of San Diego Environmental Services Department  
City of San Diego Metropolitan Wastewater Department  
City of San Diego Parks & Recreation Department  
City of San Diego Public Utilities Department  
City of San Diego Real Estate Assets  
City of San Diego Transportation Engineering

### **NOP Recipients (Continued)**

Local Agency Formation Commission  
Metropolitan Transit Development Board  
Otay Water District  
San Diego Association of Governments  
San Diego County Water Authority  
San Diego Housing Commission  
San Diego Unified Port District  
Sweetwater Authority  
Sweetwater Union High School District

#### **Other**

Adams Broadwell Joseph & Cardozo  
Baldwin and Sons  
Brown Field Operations Office  
California Native Plant Society  
Chula Vista Star-News  
Chula Vista Coordinating Council  
Crossroads II  
Endangered Habitats League  
Environmental Health Coalition  
Helix  
McMillin Companies  
Mr. Thomas Davis  
Natural History Museum  
Norton, Moore & Adams  
Otay Mesa Planning Committee  
Otay Mesa Chamber of Commerce  
Otay Ranch LLC/JPB Development LLC  
Pacific Bell  
Property Owners/Residences within 500' of project site  
PSB  
PSBS  
San Diego Audubon Society  
San Diego County Archaeological Society  
Sierra Club  
Southbay Expressway  
Southbay Irrigation District  
Sweetwater Valley Civic Association

Sweetwater Community Planning Group  
Sempra Energy  
Southwestern College  
The EastLake Company  
Theresa Acerro  
Tina Thomas, Thomas Law Group  
Valley de Oro Community Planning Group



# Comments to the NOP

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## THE CITY OF SAN DIEGO

December 31, 2014

Mr. Glen Laube, Senior Planner  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910

Dear Mr. Laube:

Subject: Notice of Preparation of a Draft Environmental Impact Report, EIR #14-01, for the University and Innovation District Sectional Planning Area (SPA) Plan and Tentative Map

Brown Field Airport is a busy general aviation airport open to the public 24 hours a day, 365 days a year. It is designated by the Federal Aviation Administration (FAA) as a reliever to San Diego International Airport – Lindbergh Field. The types of aircraft that use the airport vary from small single-engine pistons to large corporate jets and military aircraft, including helicopters. There were 89,707 operations at Brown Field in 2013.

The Project is located east of the POGGI VORTAC, a navigational aid for aircraft. Currently, there is an instrument approach procedure, the VOR or GPS-A, which directs aircraft to Brown Field from the north and terminates at POGGI. Once at POGGI, pilots must be able to see the airport visually, and then circle to land. Aircraft fly the approach in any weather condition, day or night, 24 hours a day. As a result, the Project area will be impacted by aircraft overflights at altitudes less than 1,000 feet. Aircraft altitude restrictions do not apply to aircraft in the act of taking off or landing.

The aircraft traffic pattern is generally to the south of the Project area; however, aircraft entering and departing the pattern routinely transition to and from the north – directly over the Project area – at altitudes at or below 1,000 feet. In addition, a federal law enforcement facility is located immediately north of the airport. Helicopters operate from this facility at all hours, day and night, at low altitudes.

Brown Field is heavily-utilized by the military. Large helicopters routinely conduct pattern work during the day and at night, and utilize the Otay River Valley as a transition route to and from local practice areas. Transports, such as the C-130, operate from the airport regularly, as do tactical jets, such as the F/A-18. Military aircraft are not required to meet noise standards, and the airport cannot place restrictions on military operations.



### Airports

Montgomery Field Airport • 3750 John J. Montgomery Drive • San Diego, CA 92123-1769  
Tel (858) 573-1425 Fax (858) 279-0536



Page 2  
Mr. Glen Laube  
December 31, 2014

The Project area is located within the Code of Federal Regulations, Title 14, Part 77 notification area. A Form 7460-1, *Notice of Proposed Construction or Alteration*, must be filed with the FAA to ensure no objects related to this Project present a hazard to air navigation. This shall apply to permanent structures and temporary construction equipment. In addition, landscaping installed as part of this Project shall be maintained to ensure continued obstruction clearance.

All or portions of the Project are located within Review Areas 1 and 2 of the Brown Field Airport Land Use Compatibility Plan (ALUCP). The Project will require a review by the Airport Land Use Commission (ALUC) to determine if it is compatible with the ALUCP.

The Project is located within the Airport Overflight Notification Area. At a minimum, real estate disclosures, which explain the presence of the airport and the navigational aid, and the potential for aircraft overflights and noise, should be made to future residents.

In conclusion, Brown Field is a busy, federally-obligated public-use airport with a 7,972 foot long primary runway, and 3,180 foot long secondary runway. As such, it is required, by law, to be open to all aircraft operations 24 hours a day, 7 days a week. The airport is prohibited from placing restrictions on aircraft operations and operating hours. The Draft Environmental Impact Report must convey the certainty that future occupants of this Project area will be impacted by aircraft overflights at low altitudes at all hours, day or night, 365 days a year. Noise associated with these overflights may be perceived as significant, resulting in complaints and hostility toward the airport.

If you have any questions regarding this letter, please contact me at (858) 573-1436.

Sincerely,



Wayne J. Reiter  
Airport Noise Abatement Officer

WR

cc: M. C. Tussey, Deputy Director, Airports  
Andrew Schwartz, Airport Manager, Brown Field



THE CITY OF SAN DIEGO

January 16, 2015

Glen Laube, Senior Planner  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910

VIA email: GLaube@chulavistaca.gov

SUBJECT: NOP for Draft Environmental Impact Report (DEIR) for the University and Innovation District Sectional Planning Are (SPA) Plan and Tentative Map within the City of Chula Vista (EIR #14-01)

We have reviewed the Notice of Preparation for a Draft Environmental Impact Report (DEIR) for the University and Innovation District Sectional Planning Are (SPA) Plan and Tentative Map within the City of Chula Vista (EIR #14-01), and we have the following comments:

1. The traffic impact analysis for the DEIR should follow the guidelines of the *City of San Diego Traffic Impact Study Manual, July 1998*, including various scenarios to be included, for all roadways within the City of San Diego evaluated.
2. The traffic impact analysis for the DEIR should apply the *City of San Diego Significance Determination Thresholds, January 2007* for all roadway facilities within the City of San Diego evaluated.
3. The environmental document should include alternatives that avoid or lessen expected transportation impacts, including at least one alternative that would avoid significant impacts to the City of San Diego's streets and transit systems.

A handwritten signature in blue ink that reads "Jim Lundquist".

Jim Lundquist  
Associate Engineer - Traffic


**Development Services**

1222 First Avenue, MS 501; San Diego, CA 92101-4155  
Tel (610) 446-5460

## MEMORANDUM

DATE : January 23, 2015

TO : Glen Laube, Senior Planner FAXED: 619-409-5859  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910

FROM : Joel Hyatt – Senior Planner, Park and Recreation Department – Open  
Space Division, City of San Diego 

SUBJECT : Comments regarding the NOP for the Chula Vista University and  
Innovation District - City of San Diego's Park and Recreation  
Department – Open Space Division

---

General Comments

1. The EIR and any subsequent approvals and permits should ensure that the proposed project is consistent with the Otay Valley Regional Park Concept Plan (OVRP).
2. The OVRP seeks to encourage appropriate trail connections to adjacent development, neighborhoods, and other open space areas that are a benefit to the OVRP.
3. Trails within, and encouraged for trails outside of the OVRP, should be barrier free where possible and provide experiences and opportunities for persons with disabilities where feasible.

Specific Comments

1. PROJECT LOCATION
  - a. In the 3<sup>rd</sup> paragraph on Page 2, after "Lower Otay Reservoir", the NOP should refer to the area as the Otay Valley Regional Park (OVRP) in addition to "open space preserve".
2. PROJECT SETTING
  - a. In the last sentence of the last paragraph on Page 2, the sentence should read, "The proposed project area is situated adjacent to the "Otay Valley Regional Park" and is a 100 percent Conservation Area under the Chula Vista Multiple Species Conservation Plan (MSCP) Subarea Plan.
3. PROJECT DESCRIPTION
  - a. In the last sentence of the last paragraph on Page 5, future documents should read "All off-site infrastructure and public trail improvements proposed within the City of Chula Vista's MSCP Subarea Plan Preserve should also consider impacts to the adjacent OVRP and be subject to the City of Chula Vista's siting criteria contained in the MSCP Subarea Plan, the Habitat Loss and Incidental Take (HLIT) Ordinance."
  - b. The last paragraph on Page 5 should mention that portions of the Salt Creek Canyon/Trail Corridor are located within the OVRP and are identified in the OVRP Concept Plan. Improvements in these respective areas of Salt Creek should reference recommendations in the OVRP Concept Plan including a trail connection along this finger.

- c. Trails within the OVRP, and connecting thereto, should follow the OVRP Trails Design Guidelines adopted October, 2003 and referenced in the Joint Exercise of Powers Agreement (JEPA) for the OVRP.
- d. On Page 10 under Land Use/Planning/Zoning, the paragraph should also reference an analysis to include the OVRP and trails connecting to Salt Creek.
- e. The EIR should include the OVRP Concept Plan in addition to the listed planning and zoning documents.

4. PROJECT VICINITY MAP

- a. The map should reflect the OVRP Boundary as indicated by the County of San Diego for a visual reference regarding the adjacency of the OVRP to the proposed development and proposed off-site improvements and the Salt Creek Trail Corridor.
- b. The potential off-site utility improvements should be clearly demarcated as within, outside, or directly adjacent to the OVRP.
- c. The map should reflect the Salt Creek Trail corridor as reflected in the OVRP Concept Plan.

---

cc: Chris Zirkle, Assistant Deputy Director, Park and Recreation Department, Open Space Division, City of San Diego

Laura Ball – Project Office II, Park and Recreation Department, Open Space Division, City of San Diego

Department of Environmental Health  
Vector Control Program  
5570 Overland Avenue, Ste. 102  
San Diego, CA 92123

Tel (858) 694-2888  
Fax (858) 571-4268



# Fax

To: <i>Glenn Lambie</i>	From: <i>Rebecca Lafreniere</i>
Fax: <i>619 409 5859</i>	Pages: <i>2</i>
Phone:	Date: <i>1/16/15</i>
Re: <i>NDP of Draft EIR #14-01</i>	cc:

Urgent   
 For Review   
 Please Comment   
 Please Reply



# County of San Diego

ELIZABETH A. POZZEBON  
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH  
VECTOR CONTROL PROGRAM  
6670 OVERLAND AVENUE, SUITE 102, SAN DIEGO, CA 92123  
Phone: (858) 694-2698 Fax: (858) 571-4285  
[www.SDVector.com](http://www.SDVector.com)

AMY HARBERT  
ASSISTANT DIRECTOR

January 16, 2015

Glen Laube  
Senior Planner  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910

Re: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT SECOND-TIER ENVIRONMENTAL IMPACT REPORT FOR THE UNIVERSITY AND INNOVATION DISTRICT SECTIONAL PLANNING AREA (SPA) PLAN AND TENTATIVE MAP (EIR #14-01)

Dear Mr. Laube:

Thank you for the opportunity to review and comment on the Notice of Preparation for the above referenced project. The County of San Diego Department of Environmental Health Vector Control Program (VCP) is responsible for the protection of public health through the surveillance and control of mosquitoes that are vectors for human disease including West Nile virus (WNV).

The VCP respectfully requests that the Hazards section of the Environmental Impact Report (EIR) include, as a design feature, a vector control plan that addresses potential impacts arising from possible mosquito breeding sources created by project-specific development. Such sources include but are not limited to the design and maintenance of storm water control, conveyance, and detention structures (i.e., culverts, water quality treatment facilities, and outfalls), underground water clarifiers, construction related depressions such as those created by grading activities and wheel ruts, and ornamental water features including fountains and ponds. Any location that is capable of accumulating and holding at least 1/2 inch of water for more than 96 hours can support mosquito breeding and development thereby causing an effect on the environment by increasing human exposure to vectors capable of spreading disease.

For your reference, the County of San Diego Guidelines for Determining Significance for Vectors can be accessed at [http://www.sdcountry.ca.gov/pds/docs/Vector\\_Guidelines.pdf](http://www.sdcountry.ca.gov/pds/docs/Vector_Guidelines.pdf) and the California Department of Public Health Best Management Practices for Mosquito Control in California is available at <http://www.cdph.ca.gov/HealthInfo/discord/Documents/BMPforMosquitoControl07-12.pdf>.

Thank you again for the opportunity to comment on the Notice of Preparation. Please add us to the interested parties list for future environmental notifications and documents including the Draft EIR for this project. If you have any questions regarding the above comments, please contact me at (858) 694-3595 or Jennifer Ralph, Environmental Health Specialist, at (858) 694-2432.

Sincerely,

Rebecca Lafreniere, Chief  
Community Health Division

RL/jr



January 16, 2015

FAX# 619 409-5859

City of Chula Vista

Attention: Glen Laube, Senior Planner

Reference: NOP of Draft EIR #14-01

Please see attached comment letter in response to NOP.

Thank you for the opportunity to provide comment.

Total pages, including coversheet, 2



# County of San Diego

**MARK WARDLAW**  
DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
[www.sdcounty.ca.gov/pds](http://www.sdcounty.ca.gov/pds)

**DARREN GRETLER**  
ASSISTANT DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

January 22, 2015

Glen Laube, Senior Planner  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910

Via email to: [glaube@chulavistaca.gov](mailto:glaube@chulavistaca.gov)

## **COMMENTS ON THE NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE UNIVERSITY AND INNOVATION DISTRICT SECTIONAL PLANNING AREA (SPA) PLAN AND TENTATIVE MAP**

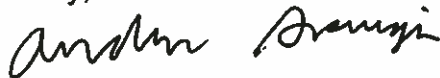
The County of San Diego has received and reviewed the Draft Second-Tier Environmental Impact Report (EIR) for the proposed University and Innovation District Sectional Planning Area (SPA) Plan and Tentative Map, dated December 19, 2014, and appreciates the opportunity to comment. County Planning & Development Service (PDS) and Department of Parks and Recreation (DPR) staff have completed their review and have the following comments:

1. The proposed project is directly adjacent to the Otay Valley Regional Park (OVRP) and the Otay Ranch Preserve.
  - a. The OVRP is run cooperatively through a Joint Exercise of Powers Agreement among the County and the cities of San Diego and Chula Vista. It is recommended that the City coordinate with the OVRP Citizen Advisory Committee and Policy Committee for input on and/or approval of the project, specifically regarding trail connections to the OVRP. Please contact the following OVRP joint staff to arrange for a presentation of the proposed project:
    - County of San Diego: Chuck Tucker, [Chuck.Tucker@sdcounty.ca.gov](mailto:Chuck.Tucker@sdcounty.ca.gov), (858-966-1352);
    - City of San Diego: Laura Ball, [Lball@sandiego.gov](mailto:Lball@sandiego.gov), (619-533-6727); and
    - City of Chula Vista: Lynnette Lopez, [Ltessitore-lopez@ci.chula-vista.ca.us](mailto:Ltessitore-lopez@ci.chula-vista.ca.us) (619-409-5465).

- b. The County and the City of Chula Vista are joint Preserve Owner Managers (POM) for the Otay Ranch Preserve. Any potential impacts to preserve lands conveyed to the POM including off-site infrastructure improvements should be discussed and coordinated with County POM staff, Cheryl Goddard, Program Manager, at [Cheryl.Goddard@sdcounty.ca.gov](mailto:Cheryl.Goddard@sdcounty.ca.gov), (858) 966-1374.
2. The County DPR oversees the County Trails Program and the Community Trails Master Plan (CTMP). The County Trails Program is developing a system of interconnected regional and community trails and pathways. The County Trails Program involves both trail development and management on public, semipublic, and private lands. There are several existing trails, as well as, proposed trails tied to development projects which are currently being constructed within the vicinity of the project. In addition, the OVRP Concept Plan identifies proposed trails within this area. It is recommended that the EIR evaluate any potential effects on the recreational use of these existing and proposed trails. For additional information regarding trail locations or to discuss any potential impacts, please contact the County Trails Program Coordinator, Maryanne Vancio at 858-966 -1372, [Maryanne.Vancio@sdcounty.ca.gov](mailto:Maryanne.Vancio@sdcounty.ca.gov).

The County appreciates the opportunity to participate in the review process for this project and looks forward to reviewing additional project details as they become available or providing additional assistance at your request. If you have any questions regarding these comments, please contact Sheri McPherson, Land Use/Environmental Planner, at (858) 694-3064, or via email at [Sheri.Mcpherson@sdcounty.ca.gov](mailto:Sheri.Mcpherson@sdcounty.ca.gov).

Sincerely,



Andrew Spurgin, Chief  
Advanced Planning Division  
Planning & Development Services

Email cc:

Michael De La Rosa, Policy Advisor, District 1  
Conor McGee, CAO Staff Officer, LUEG  
Cheryl Goddard, Group Program Manager, Department of Parks and Recreation  
Sheri McPherson, Land Use/Environmental Planner, Planning & Development Services



U.S. Fish and Wildlife Service  
Carlsbad Fish and Wildlife Office  
2177 Salk Avenue, Suite 250  
Carlsbad, California 92008  
760-431-9440  
FAX 760-431-9624



California Department of Fish and Wildlife  
South Coast Region  
3883 Ruffin Road  
San Diego, California 92123  
858-467-4201  
FAX 858-467-4299

In Reply Refer To:  
FWS/CDFW-SD-15B0106-15CPA0120

FEB 17 2015

Mr. Glen Laube  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, California 91910

Subject: Notice of Preparation of a Draft Environmental Impact Report for the University and Innovation District Sectional Planning Area Plan (SCH # 2014121097),  
City of Chula Vista, California

Dear Mr. Laube:

This letter provides U.S. Fish and Wildlife Service (Service) and California Department of Fish and Wildlife (Department) comments on the December 19, 2014, Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) for the University and Innovation District Sectional Planning Area Plan (University SPA).

The primary concern and mandate of the Service is the protection of public fish and wildlife resources and their habitats. The Service has legal responsibility for the welfare of migratory birds, anadromous fish, and threatened and endangered animals and plants occurring in the United States. The Service is also responsible for administering the Federal Endangered Species Act of 1973 (Act), as amended (16 U.S.C. 1531 *et seq.*), including habitat conservation plans (HCP) developed under section 10(a)(1)(B) of the Act. The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA; §§ 15386 and 15381, respectively) and is responsible for ensuring appropriate conservation of the State's biological resources, including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act (CESA) and other sections of the Fish and Game Code. The Department also administers the Natural Community Conservation Planning (NCCP) program. The City of Chula Vista (City) currently participates in the NCCP program by implementing its approved Multiple Species Conservation Program (MSCP) Subarea Plan under the broader MSCP Subregional Plan.

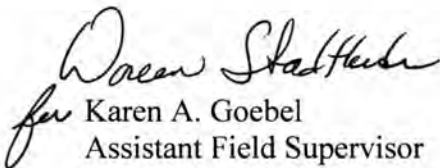
The proposed project is the development of a university campus and a research and technology park on approximately 380 acres of land located within Otay Ranch in the City of Chula Vista. The Wildlife Agencies offer the following comments and recommendations to assist the City in avoiding, minimizing, and adequately mitigating project-related impacts to biological resources and to ensure that the project is consistent with, and does not adversely affect, regional habitat conservation efforts.


Because the University SPA is one of the last remaining village projects in the Otay Ranch Specific Plan within the City limits, we recommend the City assess its progress toward completing its conservation obligations associated with the MSCP Subarea Plan. For example, the original 1.188 conservation ratio in the Otay Ranch Specific Plan was sufficient to build out the Otay Ranch component of the MSCP Preserve; however, boundary adjustments and non-MSCP conservation purchases (e.g., Federal and State land acquisition) may have changed the conservation ratio necessary to deliver the hard line preserve agreed upon for the Otay Ranch Specific Plan. We recommend this analysis be included in the draft EIR as part of the assessment for consistency with the City's MSCP Subarea Plan and encourage the City to coordinate with the County of San Diego on this analysis.

We also recommend an analysis of the progress toward implementing the Quino Checkerspot Butterfly Recovery Component (Subarea Plan page 4-41), specifically the Quino Habitat Restoration/Enhancement Program (Subarea Plan page 4-54). The Quino Habitat Restoration/Enhancement Program is to be funded by the Preserve Management Endowment Fund (Subarea Plan page 8-10, PMEF). Based on the NOP, it appears that the proposed project will incorporate Planned Facilities that are required to contribute to funding the PMEF. We recommend that the City include an evaluation of the University SPA's obligation to contribute to the PMEF as well as a general evaluation of the City's progress toward implementing the Quino Habitat Restoration/Enhancement Program in the draft EIR.

Thank you for the opportunity to comment on the NOP. If you have any questions regarding this letter, please contact Eric Hollenbeck of the Department at 858-467-2720, [eric.hollenbeck@wildlife.ca.gov](mailto:eric.hollenbeck@wildlife.ca.gov), or Eric Porter of the Service 760-431-9440, [eric\\_porter@fws.gov](mailto:eric_porter@fws.gov).

Sincerely,

  
for Karen A. Goebel  
Assistant Field Supervisor  
U.S. Fish and Wildlife Service

  
Gail K. Sevens  
Environmental Program Manager  
California Department of Fish and Wildlife



401 B Street, Suite 800  
 San Diego, CA 92101-4231  
 (619) 699-1900  
 Fax (619) 699-1905  
 www.sandag.org

January 23, 2015

File Number 3330300

Mr. Glen Laube  
 City of Chula Vista  
 276 Fourth Avenue  
 Chula Vista, CA 91910

Dear Mr. Laube:

**SUBJECT:** Comments on the Notice of Preparation of a Draft Environmental Impact Report (Second-Tier) for the University and Innovation District Sectional Planning Area Plan and Tentative Map

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for the University and Innovation District Second-Tier Draft Environmental Impact Report (DEIR).

Our comments are based on policies included in the Regional Comprehensive Plan (RCP) and the 2050 Regional Transportation Plan and its Sustainable Communities Strategy (2050 RTP/SCS) and are submitted from a regional perspective, emphasizing the need for land use and transportation coordination, and implementation of smart growth and sustainable development principles. The goal of these regional plans is to focus housing and job growth in urbanized areas where there is existing and planned transportation infrastructure to create a more sustainable region.

The 2050 RTP/SCS sets forth a multimodal approach to meeting the region's transportation needs. Therefore, it is recommended that the traffic analysis consider the needs of motorists, transit riders, pedestrians, and bicyclists, and the implementation of a robust Transportation Demand Management (TDM) Program. The San Diego Association of Governments (SANDAG) recommends that the following comments be addressed.

**2050 Regional Transportation Plan/Sustainable Communities Strategy**

The South Bay Bus Rapid Transit (BRT) project will provide high-speed, limited-stop service between the Otay Mesa Port of Entry and Downtown San Diego. It is one of the region's key transit corridors. South Bay BRT will provide fast and reliable service for its customers. With 20,000 students and 6,000 staff, the Otay Ranch University will be a significant education and employment center. The campus and surrounding community would benefit greatly from fast and reliable transit service that directly serves strategic locations on the Main Campus.

*MEMBER AGENCIES*

- Cities of*
- Carlsbad*
- Chula Vista*
- Coronado*
- Del Mar*
- El Cajon*
- Encinitas*
- Escondido*
- Imperial Beach*
- La Mesa*
- Lemon Grove*
- National City*
- Oceanside*
- Poway*
- San Diego*
- San Marcos*
- Santee*
- Solana Beach*
- Vista*
- and*
- County of San Diego*

*ADVISORY MEMBERS*

- Imperial County*
- California Department of Transportation*
- Metropolitan Transit System*
- North County Transit District*
- United States Department of Defense*
- San Diego Unified Port District*
- San Diego County Water Authority*
- Southern California Tribal Chairmen's Association*
- Mexico*

SANDAG appreciates that the City of Chula Vista has worked to involve SANDAG and other relevant agencies early in comprehensively planning for transit in the University and Innovation District to maximize the integration of the BRT service with the future land use plans. We look forward to continued involvement with the City of Chula Vista to achieve this aim.

### **Smart Growth Opportunity Areas**

A key goal of the RCP is to focus growth in smart growth opportunity areas. The proposed project is consistent with the SANDAG Smart Growth Concept Map (SGCM). The smart growth opportunity area CV-15, an "Existing/Planned Special Use Center," was identified by the City of Chula Vista on the SGCM as a planned "multi-institutional University Center or traditional university and related facilities on approximately 400 acres;" that "will encompass an 85-acre Regional Technology Park;" and that "a future BRT route would include a station at the University Village located adjacent to the University site."

Please refer to the Smart Growth Place Type Descriptions available on the SANDAG SGCM website.

### **Multimodal Transportation Analysis**

The NOP notes use of the SANDAG Series 11 model for analyzing potential traffic and circulation issues. While the selection of this model is appropriate for EIR analysis it should be noted that the Series 11 model is rapidly becoming stale and will no longer be supported by SANDAG after adoption of the Series 13 model and San Diego Forward: The Regional Plan in summer/fall 2015.

### **Transportation Demand Management**

In developing the environmental impact report for the Otay Ranch University and Innovation District, please consider the incorporation of a TDM plan to support mitigation measures associated with significant traffic/circulation and air quality impacts. Incorporation of programs and services that aim to reduce single-occupancy vehicle trips may be needed given the projected number of individuals the new development will serve. The SANDAG TDM division can assist with integration of these measures as part of this project.

Additionally, a parking management plan customized for the special use district can assist with reducing parking demand while encouraging the use of transportation alternatives. Please visit the SANDAG website to access the new SANDAG Regional Parking Management Toolbox, which provides a framework for evaluating, implementing, and managing parking management strategies that can be tailored to support individual community economic development, sustainability, and mobility goals. This interactive document provides a broad set of tools and step-by-step instructions for shaping successful parking management programs that address the unique challenges and needs of different types of communities.

### **Other Considerations**

We appreciate the opportunity to comment on the NOP of a DEIR (Second-Tier) for the University and Innovation District Sectional Planning Area Plan and Tentative Map. It is suggested that consideration also be given to the policies included in the SANDAG Regional Energy Strategy, which promote the reduction of energy demand and water consumption.

We encourage, where appropriate, consideration of the following tools in evaluating this project based on these SANDAG publications, which can be found on our website at [sandag.org/igr](http://sandag.org/igr):

- (1) *Designing for Smart Growth, Creating Great Places in the San Diego Region*
- (2) *Planning and Designing for Pedestrians, Model Guidelines for the San Diego Region*
- (3) *Trip Generation for Smart Growth*
- (4) *Parking Strategies for Smart Growth*
- (5) *Regional Multimodal Transportation Analysis: Alternative Approaches for Preparing Multimodal Transportation Analysis in Environmental Impact Reports*
- (6) *Integrating Transportation Demand Management into the Planning and Development Process - A Reference for Cities*
- (7) *Riding to 2050, the San Diego Regional Bike Plan*
- (8) *SANDAG Regional Parking Management Toolbox*

If you have any questions or concerns regarding this letter, please contact me at (619) 699-1943 or [susan.baldwin@sandag.org](mailto:susan.baldwin@sandag.org).

Sincerely,

A handwritten signature in black ink that reads "Susan Baldwin". The signature is written in a cursive style with a long horizontal line extending to the right.

SUSAN BALDWIN  
Senior Regional Planner

SSTRA/SBA/dsn





Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

Notice of Preparation

December 29, 2014

To: Reviewing Agencies

Re: Second-Tier EIR for the University and Innovation District Sectional Planning Area (SPA) Plan and Tentative Map  
SCH# 2014121097

Attached for your review and comment is the Notice of Preparation (NOP) for the Second-Tier EIR for the University and Innovation District Sectional Planning Area (SPA) Plan and Tentative Map draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

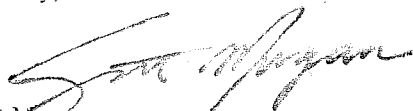
Please direct your comments to:

**Glen Laube**  
**City of Chula Vista**  
**276 Fourth Avenue**  
**Chula Vista, CA 91910**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

  
Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2014121097  
**Project Title** Second-Tier EIR for the University and Innovation District Sectional Planning Area (SPA) Plan and Tentative Map  
**Lead Agency** Map  
Chula Vista, City of

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**Type** NOP Notice of Preparation

**Description** The project proposes to develop a 4-year University campus, campus support uses and Innovation District on approximately 380 acres of land located within the City's Eastern University District, specifically the University Focus Area. The proposed University and Innovation District project is comprised of the following University and campus support uses to be implemented over its phased buildout: academic space and supporting uses, physical education/recreation/athletics uses, student support space, campus housing, research-based industrial park/commercial uses, parking lots/structures and open space. The campus would be designed to ultimately serve a population of 20,000 full-time equivalent students supported by approximately 6,000 faculty and staff. Potential amendments to the Chula Vista General Plan and/or General Development Plans for Otay Ranch and Eastlake III may be required to implement the proposed project, including but not limited to the Circulation Element of the General Plan and policy language pertaining to the University Focus Area in the Otay Ranch GDP and Eastlake III GDP. A Tentative Map will also be processed.

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**Lead Agency Contact**

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**Agency** City of Chula Vista  
**Phone** (619) 409-5859 **Fax**  
**email**  
**Address** 276 Fourth Avenue  
**City** Chula Vista **State** CA **Zip** 91910

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**Project Location**

**County** San Diego  
**City** Chula Vista  
**Region**  
**Cross Streets**  
**Lat / Long**  
**Parcel No.**  

<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>Base</b>
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**Proximity to:**

**Highways**  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use**

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**Project Issues**

**Reviewing Agencies** Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 11; Air Resources Board; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 9

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**Date Received** 12/29/2014 **Start of Review** 12/29/2014 **End of Review** 01/27/2015

Resources Agency

- Resources Agency  
Nadell Gayou
- Dept. of Boating & Waterways  
Nicole Wong
- California Coastal Commission  
Elizabeth A. Fuchs
- Colorado River Board  
Lisa Johansen
- Dept. of Conservation  
Elizabeth Carpenter
- California Energy Commission  
Eric Knight
- Cal Fire  
Dan Foster
- Central Valley Flood Protection Board  
James Herota
- Office of Historic Preservation  
Ron Parsons
- Dept. of Parks & Recreation Environmental Stewardship Section
- California Department of Resources, Recycling & Recovery  
Sue O'Leary
- S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam
- Dept. of Water Resources Agency  
Nadell Gayou
- Fish and Game
- Dept. of Fish & Wildlife  
Scott Flint
- Environmental Services Division
- Fish & Wildlife Region 1  
Curt Babcock

Regional Water Quality Control Board (RWQCB)

- OES (Office of Emergency Services)  
Marcia Scully
- Native American Heritage Comm.  
Debbie Treadway
- Public Utilities Commission  
Leo Wong
- Santa Monica Bay Restoration  
Guangyu Wang
- State Lands Commission  
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Regional Water Quality Control Board (RWQCB)

- RWQCB 1  
Cathleen Hudson  
North Coast Region (1)
- RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- RWQCB 3  
Central Coast Region (3)
- RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)
- RWQCB 5S  
Central Valley Region (5)
- RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office
- RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office
- RWQCB 6  
Lahontan Region (6)
- RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office
- RWQCB 7  
Colorado River Basin Region (7)
- RWQCB 8  
Santa Ana Region (8)
- RWQCB 9  
San Diego Region (9)
- Other \_\_\_\_\_

Caltrans

- Caltrans, District 8  
Mark Roberts
- Caltrans, District 9  
Gayle Rosander
- Caltrans, District 10  
Tom Dumas
- Caltrans, District 11  
Jacob Armstrong
- Caltrans, District 12  
Maureen El Harake

Cal EPA

Air Resources Board

- All Other Projects  
Cathi Sliaminski
- Transportation Projects  
Nesamani Kalandyur
- Industrial/Energy Projects  
Mike Tollstrup
- State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance
- State Water Resources Control Board  
Jeffery Werth  
Division of Drinking Water
- State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality
- State Water Resources Control Board  
Phil Crader  
Division of Water Rights
- Dept. of Toxic Substances Control  
CEQA Tracking Center
- Department of Pesticide Regulation  
CEQA Coordinator

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics  
Philip Crimmins
- Caltrans - Planning  
HQ LD-IGR  
Terri Pencovic
- California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

- Caltrans, District 1  
Rex Jackman
- Caltrans, District 2  
Marcelino Gonzalez
- Caltrans, District 3  
Eric Federicks - South  
Susan Zanchi - North
- Caltrans, District 4  
Erik Alm
- Caltrans, District 5  
Larry Newland
- Caltrans, District 6  
Michael Navarro
- Caltrans, District 7  
Dianna Watson

Other Departments

- Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture
- Dept. of General Services  
Public School Construction
- Dept. of General Services  
Anna Garbeff  
Environmental Services Section
- Delta Stewardship Council  
Kevan Samsam
- Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division
- Independent Commissions/Boards
- Delta Protection Commission  
Michael Machado