

B. Project Description

The proposed project consists of incorporating 108 light industrial acres from the EastLake III General Development Plan (GDP) to the EastLake II GDP and EastLake I Sectional Planning Area (SPA) plan. The project also includes a tentative subdivision map to subdivide the above-mentioned acres into 16 industrial lots ranging in size from 3 to 12 acres, 10 open space lots (landscaped slope banks), and internal streets.

PROJECT PERMITS REQUIRED

EastLake II General Development Plan Amendment:

The proposed amendments to the EastLake II General Development Plan consist of changing the GDP map, text, and statistics to transfer from EastLake III 108 acres of Research & Limited Manufacturing (IR) with no change to land use.

EastLake I Sectional Planning Area (SPA) Plan Amendments:

The proposed amendments reflect the incorporation of 108 acres of Research and Limited Manufacturing (Business Center II expansion) into the EastLake I SPA and designating this acreage as EP-1, Employment Park. The proposed amendments are reflected in separate supplemental documents (i.e., EastLake Business Center Supplemental SPA).

Tentative Subdivision Map:

The project also includes a tentative subdivision map to subdivide the 108 acres into 16 industrial lots, 10 open space lots (landscaped slope banks), and internal streets. Access to the project site is via the extension of Fenton Street into the site and a new signalized intersection at Otay Lakes Road.

Planned Community District Regulations Amendments

The amendments to the EastLake II Planned Community District Regulations consist of incorporating 108 acres of research and Limited Manufacturing as BC-1 (Business Center Manufacturing Park District) into the Land Use Districts map. Also amending Section IV.2A, Property Development Standards, Business Center Districts, to allow increase in building height for certain lots in the Project site and increase the rear building setback from 10 to 20 feet and require special development criteria for certain lots abutting residential land use districts.

New EastLake Business Center II Design Guidelines

The New EastLake I Business Center II Design Guidelines are intended to guide the design of site plans, buildings, and landscape, including lighting, signage, etc. The guidelines also include individual parcel design and development criteria as well as specific architectural and landscape treatment for sensitive areas.

Note:

Amendments to the EastLake III GDP resulting from the above-mentioned GDP boundary adjustment and transfer of 108 acres to Eastlake II GDP will be incorporated as part of the overall EastLake III GDP replanning program, which is currently being processed.

RESPONSIBLE AGENCIES

Regional Water Quality Control Board (NPDES)

C. Compatibility with Zoning and Plans

The project represents no change to the adopted land uses.

D. Identification of Environmental Effects

An Initial Study conducted by the City of Chula Vista (including an attached Environmental Checklist Form) determined that the proposed project will not have a significant environmental effect and that the preparation of an Environmental Impact Report will not be required. This Mitigated Negative Declaration has been prepared in accordance with Section 15070 of the State CEQA Guidelines that states a mitigated negative declaration shall be prepared when the initial study identifies potential significant effects, but:

1. Revision in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
2. There is no substantial evidence in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

A discussion of these potentially significant impacts from the proposed project is found in Attachment A.

E. Mitigation is found in Attachment A.

F. Consultation

1. Individuals and Organizations

City of Chula Vista: Doug Reid, Environmental Review Coordinator
Brian Hunter, Planning and Environmental Manager
Luis Hernandez, Senior Planner

Applicant's Agent: Guy Asaro, Vice President, The EastLake Company

2. Documents

Chula Vista General Plan (1989) and Chula Vista General Plan EIR (1989)
Biological Resources Survey, RECON (1999)
Noise Technical Study, RECON (1999)
Cultural Resources Survey, RECON (1999)
Report of EIR-level Geotechnical Investigation, Geotechnics, Inc.
Hydrological Study, Hunsaker & Associates (1999)
Overview of Sewer Service, Wilson Engineering (1999)
EastLake Business Center II Fiscal Analysis, CIC Research, Inc (1999)
Sub-Area Water Master Plan, John Powell & Associates, Inc. (1999)

3. Initial Study

This environmental determination is based on the attached Initial Study, any comments received on the Initial Study, and any comments received during the public review period for this Mitigated Negative Declaration. The report reflects the independent judgment of the City of Chula Vista. Further information regarding the environmental review of this project is available from the Chula Vista Planning Department, 276 Fourth Avenue, Chula Vista, CA 91910.



AGENT FOR THE CITY OF CHULA VISTA

Business center II

**EASTLAKE II GDP AND
EASTLAKE I SPA AMENDMENTS
INITIAL STUDY**

OCTOBER 1999


Prepared for

CITY OF CHULA VISTA
276 FOURTH AVENUE
CHULA VISTA, CA 91910

Prepared by

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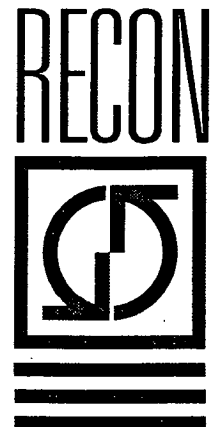


Exhibit A ?

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INTRODUCTION

This initial study identifies the potential environmental impacts with the proposed development and establishes mitigation measures to mitigate potential impacts. Since the subject site is presently designated Research and Limited Manufacturing in the City's General Plan and adopted EastLake III General Development Plan and no change to this land use designation is proposed, the Project is basically a General Development Plan/Sectional Planning Area (GDP/SPA) boundary adjustment to allow the development of the subject site under the adopted regulatory documents of EastLake II GDP and EastLake I SPA plans.

PROJECT LOCATION

The 108-acre Project site is located north of Otay Lakes Road, between Lane Avenue and Hunte Parkway on Assessor's Parcel No. 595-080-25-00. Figure 1 shows the regional location of the Project site and Figure 2 shows the vicinity location.

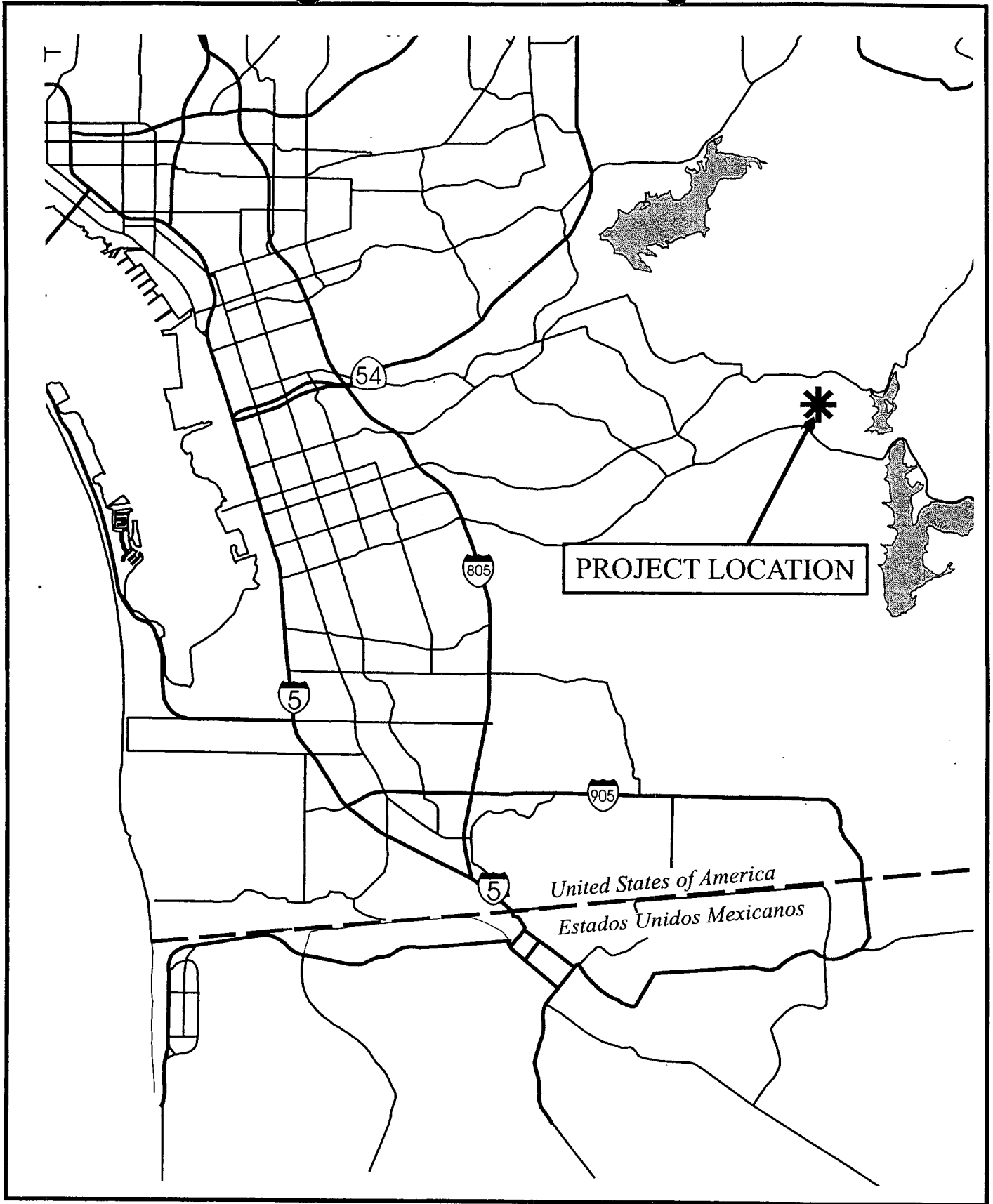
BACKGROUND

The subject site is located at the northwest corner of the EastLake III GDP (adopted in 1990) and designated Research and Limited Manufacturing. Under the EastLake III GDP, the site was intended to be an extension of the westerly adjacent Business Center (EastLake Business Center I), which is part of the EastLake II GDP. However, with the exception of the Olympic Training Center, also adopted in 1990, the EastLake III GDP does not have adopted SPAs. For this reason, the applicant is requesting that the 108 industrial acres, presently in EastLake III GDP, be incorporated into the EastLake II GDP and EastLake I SPA with the same land use designation and subject to the same property development standards in order to meet present market demand for industrial land.

The applicant has filed an application to replan the EastLake III GDP and adopt SPAs for two residential neighborhoods. Thus, the amendments to the EastLake III GDP resulting from the above-mentioned GDP boundary adjustment and transfer of 108 acres to EastLake II GDP will be incorporated as part of the overall EastLake III GDP replanning program.

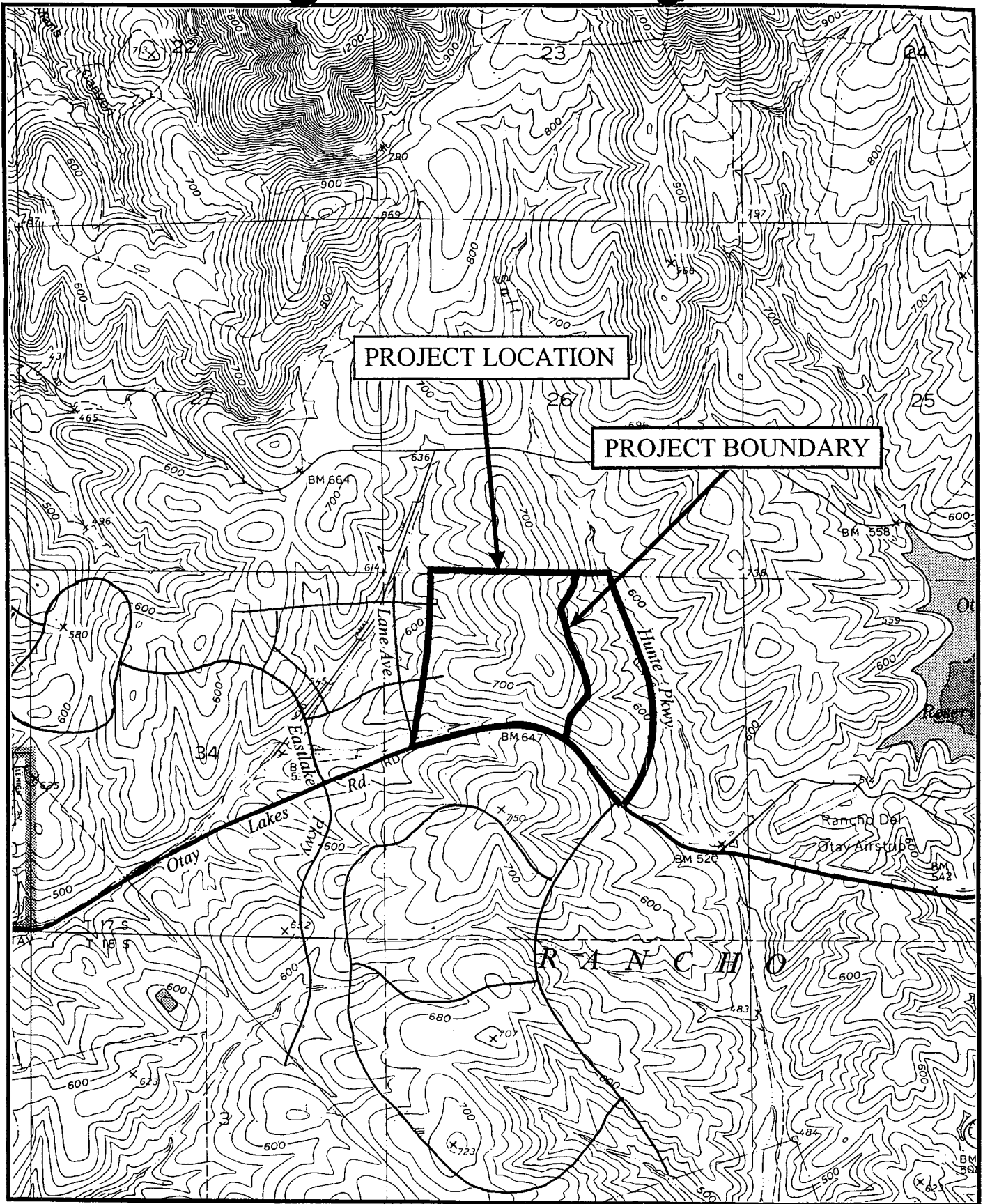
ENVIRONMENTAL SETTING

The site is limited to the north by a residential development known as Rolling Hills; to the east by future EastLake residential development; to the south by a residential neighborhood across Otay Lakes Road; and to the west by the existing EastLake Business Center I.



0 MILES 2 4

FIGURE 1
Regional Location of the Project



Map Source: San Diego County 2000' Regional Base Map Series, Jamul quad



0 FEET 2000 4000

FIGURE 2
Project Vicinity

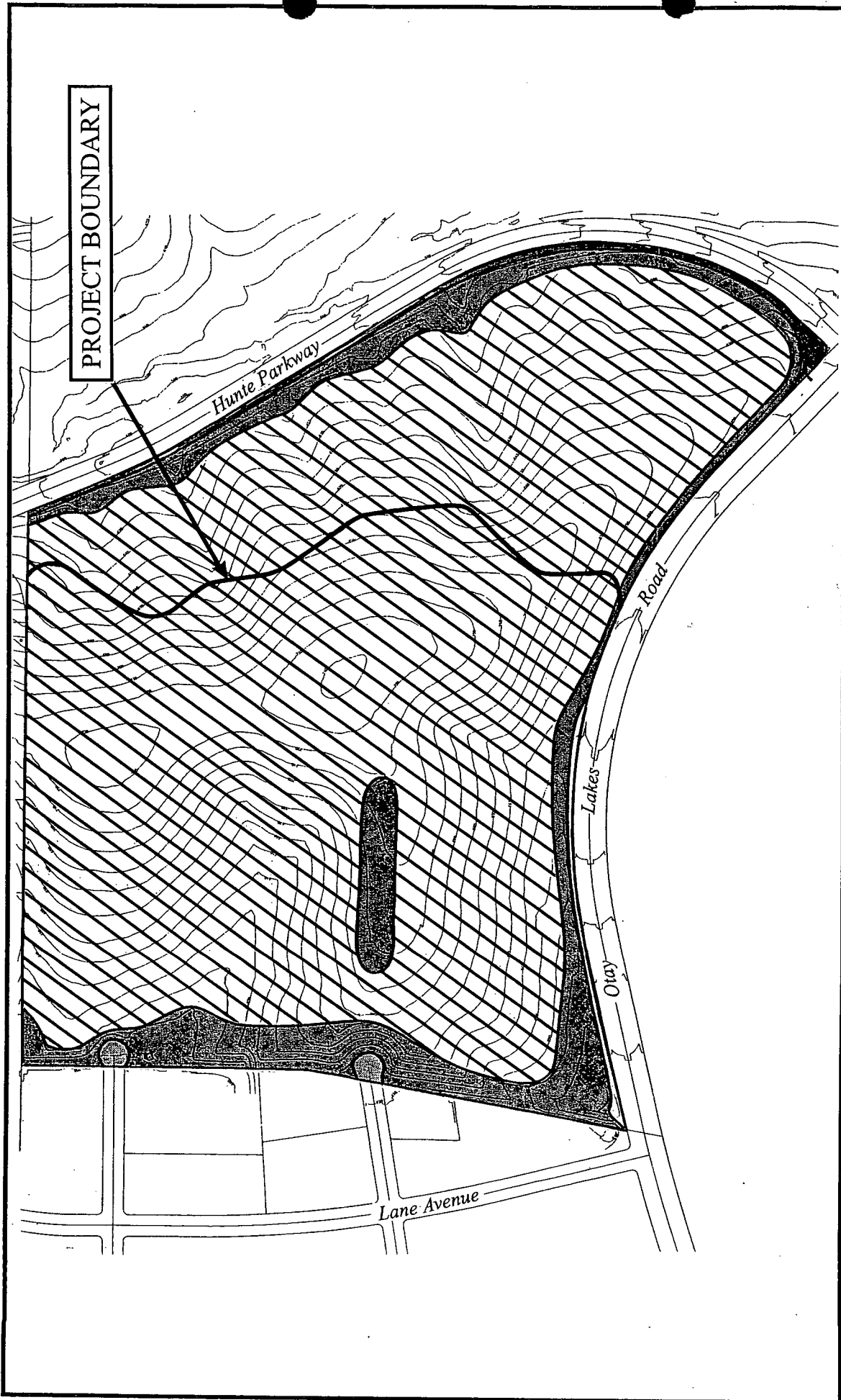




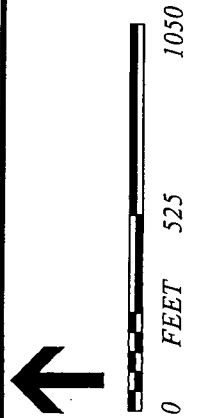


FIGURE 3
Existing Vegetation and the
Business Center II/Leviton Project Site

-  Disturbed
-  Agriculture
-  Landscaped
-  Developed



The site is presently zoned PC, Planned Community, and designated Research and Limited Manufacturing in the City of Chula Vista General Plan and EastLake III General Development Plan.

The Project site occupies an area of rolling hills with site elevations ranging from approximately 740 feet above mean sea level (MSL) in the east-central portion of the site to approximately 610 feet MSL along Otay Lakes Road in the southern portion of the site. The 108-acre site is currently being used for dry farming. Figure 3 is an existing vegetation map.

The area surrounding the Project site is rapidly transitioning from open agricultural uses to "Planned Community" development, including residential, business park, and commercial uses. EastLake Business Center I, bordering the Project site to the west, has been graded and several manufacturing/light industrial firms have begun operations. Residential development immediately to the south is separated from the Project site by Otay Lakes Road, a six-lane prime arterial along the Project frontage.

Except for future construction of a high school and elementary school on Hunte Parkway, plans call for the undeveloped areas within EastLake III GDP, west of the Upper Otay Reservoir, to be developed with residential uses.

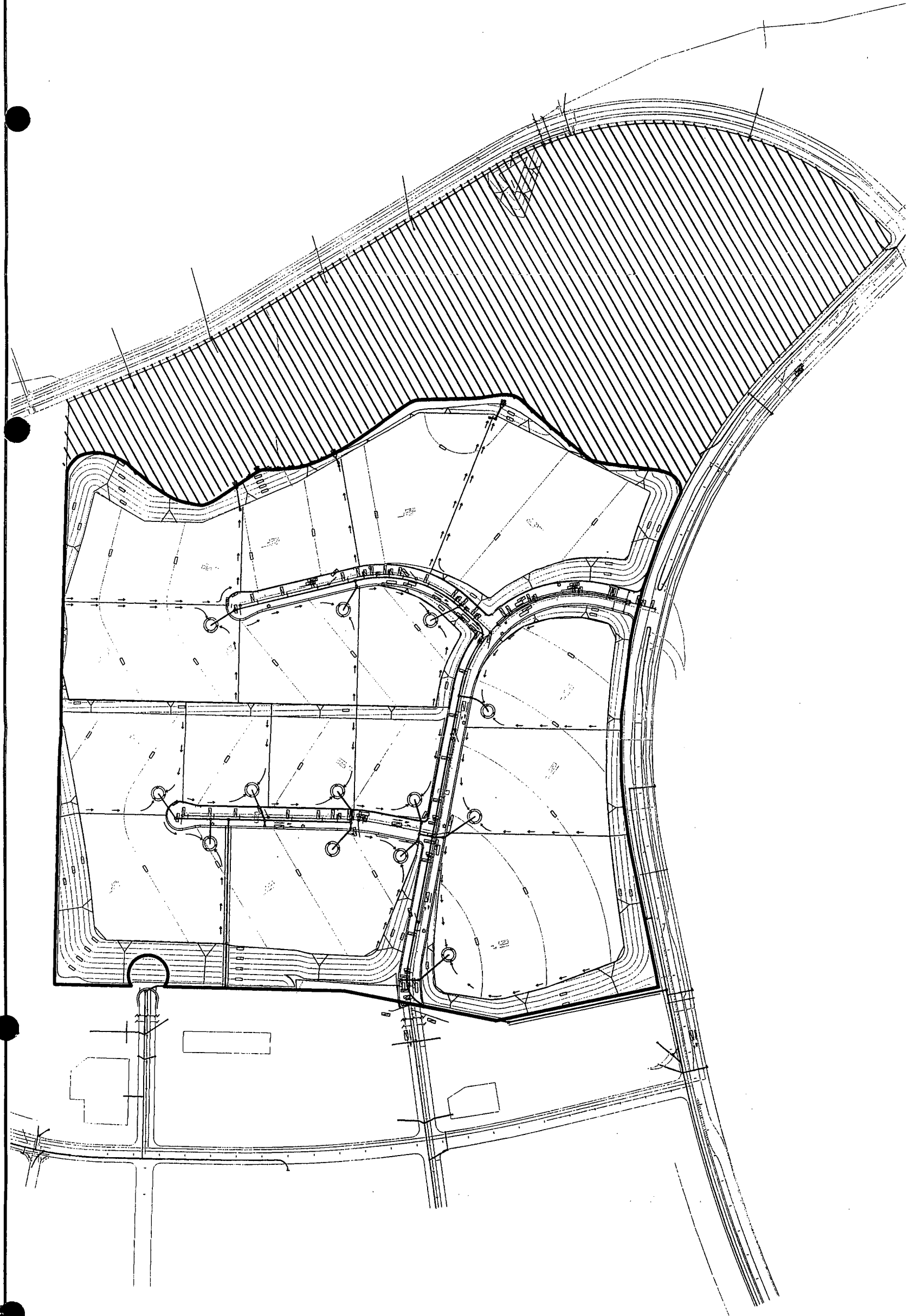
There are no existing structures or other features of historical or cultural significance within the Project site.

PROJECT DESCRIPTION

The proposed Project is to transfer the 108-acre EastLake Business Center II site from the EastLake III GDP and annex it to the EastLake II GDP and the EastLake I Business Center SPA Plan.

The Business Center II Supplemental SPA Plan is designed to implement the EastLake II General Development Plan (as amended). The community structure of the Business Center II Project is essentially established by the existing Business Center I to which the expansion is tied. Thus, most of the Business Center I focal points and thematic elements will be extended as components of the proposed Project.

A tentative tract map to subdivide 108 acres into 16 industrial lots and 10 open space lots is also proposed (Figure 4). The tentative tract map includes 76 net developable acres, a supporting internal road system, and landscaped manufactured slopes and buffer areas. Lot sizes range from approximately 3 acres to 9 acres in size. Access to the site will be via Fenton Street (to Lane Avenue) and via a proposed full access traffic signal on Otay Lakes Road.



- Project boundary
- Lot boundary
- ▨ Off-site grading area

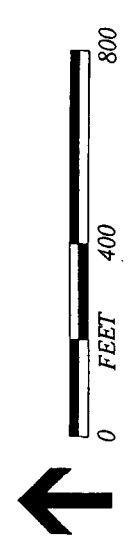


FIGURE 4
Project Tentative Map

An off-site area east of the Business Center II area and west of Hunte Parkway is shown on the tentative tract map for grading to permit a balance of grading operations. Figure 4 shows conceptual grading in the off-site parcel to the east of the Project site. The off-site area will not be permitted to otherwise develop prior to the adoption of the corresponding EastLake III SPA Plan.

Phasing. The proposed Project includes four phases of development based on the need to balance grading and infrastructure improvements. Phase 1A will include construction of entrances to the Project from Fenton Street, portions of the Fenton Street extension and Street "A," and development of Units 1 and 6. Phase 2B will consist of the completion of the Fenton Street extension and development of Units 7 through 9. Phase 2A will include completion of Street "A" and development of Lots 2 through 5. Phase 2B will include the construction of Street "B" and development of the remaining Lots 10 through 16.

The development of individual building sites will begin as the market dictates. Buildout of all building sites may occur over several years. The proposed phasing and actual construction timing may be modified during the EastLake Business Center II Tentative Map process.

The traffic study prepared for the proposed Project concludes that the Interstate 805/Telegraph Canyon Road interchange is a constraint in the area circulation system. This intersection currently operates below acceptable levels of service and would be significantly impacted if more than two seconds of delay are calculated as a result of traffic from any single Project. Therefore, until either State Route 125 is completed or Olympic Parkway is extended, the traffic study concludes that 42 gross acres of the Project site may be developed before reaching a significant traffic impact (greater than two-second delay) at the Interstate 805 Telegraph Canyon Road interchange.

Similar calculations concluded that the tentative map be conditioned such that no more than 42 gross acres of the Project site may be developed until either State Route 125 or Olympic Parkway are completed. If Olympic Parkway is extended to Paseo Ranchero, an additional 17 acres (total of 59 acres) could be built before a significant impact would occur (Linscott, Law & Greenspan 1999). The entire site may be built out once either State Route 125 is built or Olympic Parkway is extended from Paseo Ranchero to Hunte Parkway. Implementation of these development limitations would mitigate potential traffic impacts to below a significant level.

Drainage. On-site drainage has been designed to handle 50-year peak flows from the site into four existing outlets. One 36-inch outlet exists at the cul-de-sac, an 18-inch outlet at Fenton Street and 48-inch and 24-inch outlets in Otay Lakes Road. A detention basin will be constructed to serve the proposed Project. Determination of its precise location will be based on a final drainage report being prepared by Hunsaker & Associates. The basin

will either be located on-site in the southeast corner of the Project site or within the off-site area to be disturbed by grading (see Figure 4).

Grading: Figure 4 shows the proposed grading plan for the Project, consisting of approximately 1.92 million cubic yards. An off-site area east of the Business Center II area and west of Hunte Parkway is shown on the tentative map, but not a part of the tentative map, for grading operations. Figure 4 shows this off-site parcel. The final grading design would be subject to Chapter 15.04 of the City's Municipal Code. Slope banks in excess of five feet in height would be constructed at a gradient of 2 to 1 (horizontal to vertical) or flatter unless otherwise approved by the City Engineer. Minor interior slopes between lots may be 1.5 to 1. The off-site area will not be permitted to develop beyond the proposed fill stockpiling prior to the adoption of the EastLake III SPA Plan.

Landscaping. The conceptual landscape plan shown in the SPA Plan provides a general design framework for reinforcing the development pattern already established in the adjacent development, Business Center I. Key elements of the landscape pattern are to provide a neighborhood entry from Otay Lakes Road to Business Center II and for Fenton Street to be an extension and connection between the two business parks, unifying them through landscaping and signage.

PROJECT APPROVALS

The following permits are required for project implementation:

EastLake II General Development Plan Amendment:

The proposed amendments to the EastLake II General Development Plan consist of changing the GDP map, text, and statistics to incorporate from EastLake III 108 acres of Research & Limited Manufacturing (IR) with no change to land use.

EastLake I Sectional Planning Area Plan Amendments:

The proposed amendments to the EastLake I SPA Plan are primarily to reflect the incorporation of the 108 acres of Research and Limited Manufacturing as EP-1, Employment Park District, in the Site Utilization Plan and as BC-1 in the Land Use District's map. The EastLake I SPA Amendment includes the Eastlake I Air Quality Improvement Plan, Water Conservation Plan, and Public Facilities Financing Plan.

Tentative Subdivision Map:

The Project also includes a tentative subdivision map to subdivide the 108 acres into 16 industrial lots, 10 open space lots (landscaped slope banks), and internal streets.

Note:

Amendments to the EastLake III GDP resulting from the above-mentioned GDP boundary adjustment and transfer of 108 acres to EastLake II GDP will be incorporated as part of the overall EastLake III GDP replanning program, which is currently being processed.

LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES

Lead Agency

In conformance with Section 15050 and 15367 of the California Environmental Quality Act Guidelines, the City of Chula Vista will be the “lead agency,” which is defined as the “public agency, which has the principal responsibility for carrying out or approving a project.”

Possible Responsible/Trustee Agencies

Responsible agencies are those agencies that have a discretionary approval over one or more actions involved with development of the Project site. Trustee agencies are state agencies having discretionary approval or jurisdiction by law over natural resources affected by a project. These agencies may include, but are not limited to, the following:

Responsible Agencies

Regional Water Quality Control Board (National Pollutant Discharge Elimination System)

ENVIRONMENTAL CHECKLIST FORM

1. Project Title:

EastLake II GDP and EastLake I SPA Amendments

2. Lead Agency Name and Address:

City of Chula Vista, 276 Fourth Avenue, Chula Vista, California 91910

3. Contact Person and Phone Number:

Brian Hunter, Planning and Environmental Manager, (619) 691-5016

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Response to Ia. The proposed amendments to the approved EastLake II GDP, EastLake I SPA Plan (1985), and approval of a tentative map will not result in a substantial adverse effect on a scenic vista. The Project site is located in an area which has experienced a high degree of development. Future development will be subject to the design standards established in the GDP and SPA Plan. Development of the site is anticipated and was previously discussed in an EIR. Mitigation measures included in the EIR for the EastLake III GDP include requirements to create, via the SPA Plan process, guidelines and design criteria governing site design, building setbacks, height limits, landscaping, and buffer/edge treatments, among other techniques (EastLake III/Olympic Training Center SEIR #89-11, 1989)

Impacts to Otay Lakes Road, which is designated a scenic highway, have been determined to be less than significant. Project design incorporates a landscaped open space buffer between proposed development areas and the highways. In addition, industrial sites as proposed to be graded are separated by a grade differential; the roadway and nearby residential areas are lower than the proposed industrial area. Project implementation is consistent with future development plans for the area and would not represent a significant change given the type and amount of surrounding development already located in the area, including varied-density residential and public facilities such as the fire station. Views of these facilities and the treatment of the roadway itself will be consistent with the City's goal to maintain scenic quality and maximize the future scenic highway potential (General Plan, July 1989).

Response to Ib. The proposed Project will grade and develop an existing dryland farm site. Surrounding areas to the north, west, and south are already developed or in the process of developing with urban uses. The Salt Creek West (Rolling Hills Ranch) single-family residential development is located to the north. Otay Lakes Road separates the site from EastLake Trails/Greens located to the south. EastLake Business

Center I is developing research/limited manufacturing uses to the west of the site consistent with the approved land use designation and zoning.

The Project will alter the appearance of the Project site by allowing development of a hillside visible to eastbound travelers along Otay Lakes Road (Telegraph Canyon Road). The Project will avoid impacts to scenic highways through provisions of an open space buffer and separation due to a grade differential. Development will not substantially damage scenic resources in the area. The site does not include visually significant trees, rock outcrops, or historic buildings that may contribute to the scenic quality of the area (EastLake III/Olympic Training Center SEIR #89-11, 1989).

Response to Ic. See responses Ia and Ib above. Future site development would be subject to the architectural and landscaping requirements outlined for the approved EastLake I SPA Plan and EastLake II GDP. Development plans must meet the design standards established for the approved plans.

Therefore, Project approval will not result in any significant impact to community aesthetics or visual quality.

Response to Id. Future research and limited manufacturing facilities may employ outdoor lighting, signs, and materials that could contribute to light and glare in the Project area. Impacts will be reduced to a less than significant level through implementation of mitigation measures identified in EIR 89-11 (1989) for the EastLake III GDP. This includes use of low-pressure sodium vapor (LPSV) lamps in outdoor areas to the extent feasible.

Aesthetics Mitigation

1. Proposed subsequent tentative maps and site plans will comply with SPA Plan guidelines to ensure that significant adverse visual impacts within the Project site are minimized. Design guidelines and criteria involve site design, building setbacks and height limits, landscaping, and buffer/edge treatments, among other techniques. Specifically, the SPA Plan includes a "Residential Interface Buffer" along the northern boundary. The Residential Interface Buffer includes design criteria for the individual lots on the northern boundary which specify the setbacks, masonry wall requirements, architectural treatments of the north-facing building elevations, building height limits, and landscape density. In addition, a Special Landscape Master Plan for Lots 2, 3, 12, and 13 is included in the SPA Plan Design Guidelines. This landscape plan may include provisions for off-site tree plantings within the Rolling Hills Ranch Project to supplement the tree plantings within Business Center II.
2. Development within the Project shall utilize LPSV lamps in outdoor areas to the extent feasible.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Response to IIa. Lands designated and approved for urban development are not included on maps prepared by the California Resources Agency pursuant to the FMMP. The site is planned and zoned for development and does not contain designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. (see Final EIR, City of Chula Vista General Plan Update, May 31, 1989, EIR #88-2; EastLake III/Olympic Training Center SEIR #89-11)

Response to IIb. As stated in Ia, the Project site is zoned and designated for development with research/limited manufacturing uses. The conversion of agricultural land was previously addressed in environmental documents allowing development of the EastLake landholding (which includes the Project site) in the City's "Eastern Territories." This includes the Final EastLake EIR (WESTEC 1982), Environmental Impact Report, City of Chula Vista General Plan Update (SCH#88052511, EIR #88-2, 1989), and a subsequent environmental impact report prepared for EastLake III GDP (SEIR #89-11, 1989). Dry-farming activities in the area yield low-value crops. Nevertheless, approval of the adopted general plan was found to eliminate future use of the land for higher-yield production of coastal-dependent crops and the loss was determined to be significant and unmitigable (City of Chula Vista EIR #88-2). The City approved Findings of Overriding Consideration to allow the conversion of agricultural land for development on the EastLake landholding. The proposed Project is consistent with the site's approved zoning and land use designation, which allows research/limited manufacturing (IR) uses and

will not result in additional impacts to agricultural lands. Impacts resulting from the proposed Project are therefore not significant.

Response to IIc. Project approval and development of the Project site will not result in additional pressure to convert farmland to nonagricultural uses. The Project site is bordered on the south by Otay Lakes Road and existing residential development. West of the site is EastLake Business Center I and to the north is existing residential development. Residential development is planned for the area between the eastern Project boundary and Hunte Parkway.

Agriculture Mitigation

No significant impacts have been identified and no mitigation is required.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Response to IIIa. Project approval and subsequent site development will generate an incremental increase in short- and long-term emissions as businesses develop within the business park. Air pollutants will be generated during both the construction and operations phases. Development of the proposed business park is consistent with the approved land use plan for the site and is therefore consistent with the goals and objectives of the Regional Air Quality Strategy (RAQS). In addition, the proposed use is included in SANDAG’s most recent Series VIII growth forecast used to prepare the State Implementation Plan (SIP). The SIP documents the necessary overall strategy and individual tactics by which the San Diego Air Basin can meet its attainment goal. As a consequence, development is anticipated and will not conflict with or obstruct implementation of the applicable air quality plan. The proposed amendments to the EastLake I SPA Plan, EastLake II and III GDPs, and subsequent development will therefore not result in a significant air quality impact.

Response to IIIb. The Project is consistent with the growth assumptions in the RAQS and SIP as stated above. The SEIR (1989) identified short-term significant construction-related impacts associated with previous approval of the EastLake III GDP, including EastLake Business Center II. No additional impacts will result from approval of the proposed amendments and subsequent development. Existing federal and

state air quality regulations require that the Project implement control measures to reduce dust and other criteria pollutants through use of best management practices (BMPs) during construction and best available control technologies (BACTs) during the operation of future manufacturing and industrial uses on the site. These may include sprinkling for dust control, covering excavated dirt, street sweeping, hydroseeding or landscaping as quickly as possible following disturbance, and controlling equipment emissions during grading and construction. Individual permits may be required for the operation of new manufacturing and research facilities to control emissions. Compliance with existing regulations and implementation of BACTs and BMPs will ensure that impacts remain below a level of significance.

Response to IIIc. Project impacts will not be increased from those already addressed in the approved SEIR (1989). Project approval and subsequent development will incrementally increase existing emissions levels but will not result in a cumulatively considerable net increase of any criteria pollutant over the long term (see SEIR #89-09 and #89-11).

Response to III d. The proposed Project GDP and SPA amendments will have no effect on future emissions. The City will review all future site development proposals for conformance with the amended SPA Plan prior to approval. Depending on the type of facility proposed, additional permits may be required from the San Diego Air Pollution Control District (APCD) to ensure that emissions conform with existing state and federal standards. The Project will not expose sensitive receptors to substantial pollutant concentrations. Potential impacts are therefore less than significant.

Response to III e. See III d above. The proposed Project will not create objectionable odors affecting a substantial number of people. Proposed amendments to the EastLake I SPA and EastLake II and III GDPs will have no effect. Future development of business center uses will be similar to already developed facilities in Business Center I. As for the approved GDP for the site and SPA Plan, future uses will be subject to additional review at the time specific site development plans are proposed to ensure conformance with the SPA Plan. Future uses, which are unknown at this time, must comply with existing air quality regulations. Impacts are less than significant.

Air Quality Mitigation

The Project is required to meet minimum state and federal air quality regulations and comply with the goals and objectives of the RAQS governing construction and future uses. Additional measures may be required at the time specific development plans are submitted for individual lots.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Response to IVa. RECON biologists conducted a biological resources survey of the Project site on July 27, 1999, and its results are reported in a technical study titled Biological Technical Report for the Business Center II/Leviton Project (RECON 1999a). Previous surveys and studies were conducted on the property site and adjacent areas for the EastLake III/Olympic Training Center completed in 1989. RECON also conducted a habitat assessment for quino checkerspot butterflies in September of 1998 (Quino Checkerspot Butterfly Habitat Assessment and Analysis for EastLake III). In addition, a focused survey for Otay tarplant (*Hemizonia conjugens*) was completed in July, 1999 and the results were

incorporated into the biological technical report for the proposed Project. Neither were found on the Business Center II Project site (RECON 1999a).

All of the reports conclude that there are few native species supported by the site, since the majority of the site has been under cultivation and the remaining acreage has been directly impacted by the agricultural practices. Therefore, the proposed Project will not impact any plant or wildlife species that are federal or state listed or proposed threatened or endangered, Multiple Species Conservation Program (MSCP) covered, narrow endemic, or hold special status in policies or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Response to IVb. The proposed Project will not impact any riparian or sensitive habitat since the site does not support any native vegetation communities and the majority of the site has been under cultivation.

Response to IVc. The southwest corner of the property contains a cement drainage ditch on the southern boundary. This man-made facility appears to be part of a drainage system with a detention or desilting area, which drains into the cement drainage and into a pipe under Otay Lakes Road and off-site. The vegetation in the desiltation area is primarily the same as in the other disturbed areas on-site, with the dominant species including pampas grass (*Cortaderia* sp.), fennel (*Foeniculum vulgare*), Australian saltbush (*Atriplex semibaccata*), tamarisk (*Tamarix* sp.), Italian thistle (*Carduus pycnocephalus*), and horseweed (*Conyza canadensis*). However, because the area retains some water, it contains some wetland plant species (arroyo willow [*Salix lasiolepis*] and annual beardgrass [*Polypogon monspeliensis*]). The desilting area and drainage ditch amount to approximately 0.7 acre. Since this area is man-made, it is considered nonjurisdictional and exempt from a California Department of Fish and Game 1601 Streambed Alteration Agreement or a U.S. Army Corps of Engineers Section 404 permit.

Response to IVd. The proposed Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

Response to IVe. The proposed Project will not conflict with any local policies or ordinances protecting biological resources.

Response to IVf. The Project area lies within an area designated for development (take) by the City of Chula Vista MSCP subarea plan. Therefore, the Project is deemed consistent with the MSCP.

Biological Resources Mitigation

No significant impacts have been identified and no mitigation is required.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Response to Va. RECON conducted a cultural resource survey and technical report (Cultural Resources Survey of the Business Center II/Leviton Project) of the proposed Project site in July 1999. The property is undeveloped with no evidence of historical resources present. The proposed Project will not affect any historical resources.

Response to Vb. RECON conducted a cultural resource survey of the proposed Project site in July 1999. Archival information from the South Coastal Information Center, the San Diego Museum of Man, and the San Diego County Survey Records Department reveals five previously recorded sites on or adjacent to the property (RECON 1999b). These are CA-SDI-11,572, CA-SDI-11,573, CA-SDI-12,037, CA-SDI-12,038, and CA-SDI-12,039 (Smith 1995). These sites have been tested and evaluated as part of the Salt Creek Ranch Project (Pignuolo 1990, 1991; Smith 1994). Three of these sites no longer exist, having been removed during the construction of Hunte Parkway. The pedestrian survey of the Project site relocated the two previously recorded sites (CA-SDI-11,572 and CA-SDI-11,573). These two sites have been subjected to a testing program, and were not considered significant. No further work is requested or required. The proposed Project will not adversely affect any archaeological resources.

Response to Vc. The Otay Formation is believed to underlie the entire site at depth (Geotechnics Inc. 1999). As discussed in previous documents for the EastLake community (EastLake Final EIR Vol. I 1982, Final EIR #86-04 EastLake Greens SPA and EastLake Trails Prezone and Annexation 1989), the Otay Formation possesses a high potential for containing significant fossil resources. The Project area is considered to contain some of the richest deposits in California for the late Oligocene (27-28 million years old) fossil vertebrates. Previously excavated resources represent a very significant contribution to California paleontology.

Large-scale grading and landform alteration may expose and destroy subsurface fossil resources. Implementation of mitigation measures already identified in EIRs for the EastLake II GDP and EastLake Greens/Trails will reduce impacts to a less than significant level.

Response to Vd. There is no evidence of any human remains on the Project site (RECON 1999b).

Cultural Resources Mitigation

No significant impacts to cultural resources have been identified and no mitigation is required.

Paleontological Resources Mitigation

The following mitigation measures are drawn from past efforts and have proven successful in protecting paleontological resources while allowing the timely completion of developments in San Diego and elsewhere in southern California. Potential impacts to paleontological resources would be reduced to below a significant level through implementation of these measures.

1. Prior to issuance of a grading permit, the applicant shall confirm in writing to the City of Chula Vista that a qualified paleontologist has been retained to carry out the mitigation described herein. A qualified paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques. A paleontological monitor may be retained to perform the on-site monitoring in place of the qualified paleontologist. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the supervision of a qualified paleontologist.
2. The qualified paleontologist or paleontological monitor shall attend the preconstruction meeting to consult with the grading and excavation contractors. The paleontologist's duties shall include monitoring of grading, salvaging, preparation of collected materials for storage at a scientific institution that houses paleontological collections, and preparation of a monitoring results report. These duties are defined as follows:
 - a. The paleontologist or paleontological monitor shall be on-site during the original cutting of previously undisturbed sediments of the Otay Formation to inspect cuts for contained fossils. The Sweetwater Formation should be monitored on an as-needed basis as determined by the paleontologist or paleontological monitor. The frequency of inspections would depend upon the rate of excavation, the materials excavated, and the abundance of fossils. The paleontologist would work with the contractor to determine the monitoring locations and amount of time necessary to ensure adequate monitoring of the Project site.
 - b. In the event that fossils are encountered, the paleontologist (or paleontological monitor) shall have the authority to divert or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains in a timely fashion. Because of the potential for recovery of small fossil remains, it may be necessary to set up a screen-washing operation on-site.

- c. Fossil remains shall be cleaned, sorted, repaired, cataloged, and then stored in a local scientific institution that houses paleontological collections, such as the San Diego Natural History Museum.

- d. A monitoring results report with appropriate graphics summarizing the results (even if negative), analyses, and conclusions of the above program shall be prepared by the paleontological monitor and submitted to the City of Chula Vista within 90 days following the termination of the paleontological monitoring program.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Geotechnics, Inc. conducted a geotechnical investigation (Report of EIR-Level Geotechnical Investigation EastLake Business Center II) of the proposed Project site in July 1999. Their report is available at the Planning Offices, 276 Fourth Avenue, Chula Vista, California 91910.

Response to VIa. Development of the proposed Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) **Active faults.** The site is located just east of the La Nacion fault zone, which consists of several north/south-trending normal faults. Since the fault has not offset geologic formations younger than 11,000 years old, it does not represent a hazard to residential development. Further, faults become less active as you move easterly across the fault zone. No faults were encountered during site exploration (Geotechnics Inc. 1999).
- ii) **Seismic ground shaking.** The geotechnical report concludes that the most significant credible seismic event with respect to the subject site would be a 7.0 magnitude event on the Rose Canyon fault zone. For noncritical structures, the most significant probable seismic event would be a magnitude 6.4 event on the Rose Canyon fault zone. By designing structures to comply with the requirements of the governing jurisdictions, building codes, and standard practices of the Association of Structural Engineers of California, potentially significant ground-shaking impacts would be reduced to below a significant level.
- iii) **Ground failure, including liquefaction.** Potentially liquefiable soils may exist in the colluvium and alluvium at the site. Therefore, in the areas to be developed, these materials would be removed and replaced with compacted fill. The potential for liquefaction to occur at the site after standard development procedures are implemented is considered not significant.
- iv) **Landslides.** Evidence of ancient landslides at the site was not found. Grading of the site may expose bedrock materials susceptible to instability in steep man-made slopes. Adherence to the recommended mitigation measures would reduce potential impacts to below a significant level.

Response to VIb. The proposed Project will not result in substantial soil erosion or the loss of topsoil.

Response to VIc. The proposed Project site is located in an area known for clay beds and loose, compressible soils. The clay beds create a potential for seepage due to the migration of perched groundwater to slope faces along the clay bed. These conditions are mitigated during rough grading of the site by construction of earthen buttresses on unstable slopes. Drains are installed at the rear of the buttresses to control groundwater migration.

The loose, compressible soils are found over much of the site. These materials are subject to settlement under increased loads or due to an increase in moisture content from site irrigation or changes in drainage conditions. These materials are typically removed and replaced as a compacted fill in areas which will be subjected to new fill or structural loads. Implementation of the recommended mitigation measures (i.e., removal and replacement of loose compressible materials as described in the Geotechnics report) would reduce potential impacts to below a significant level.

Response to VI d. Most of the earth material at the site is suitable for reuse in compacted fills. Excavations in the Otay Formation and colluvium/alluvium are expected to generate predominantly

clayey sand and sandy clay with moderate to high expansion potentials, are slightly to moderately erosive, and are considered to be unsuitable for use as engineering material. To reduce the potential for differential movement, these soils must be removed and replaced with competent compacted fill prior to development of any building structure. The expansive material may be disposed of in deeper fills. Implementation of the recommended mitigation measures would reduce potential impacts to below a significant level (Geotechnics Inc. 1999).

Response to VIe. The proposed Project site will be served by public sewer and water. As a result, development will not result in significant impacts.

Geology and Soils Mitigation

No geotechnical conditions were encountered that would preclude the proposed construction. However, a number of geotechnical considerations exist which must be addressed during planning and design of the Project. Potentially significant geotechnical impacts would be reduced to below significant levels through implementation of the recommendations included in the technical report (Geotechnics Inc. 1999). These recommendations are summarized below:

1. *Faults and Seismicity.* There are no known active faults underlying the Project site. However, seismic hazards could occur in conjunction with significant ground shaking due to an event located within the Rose Canyon fault zone. Potentially liquefiable alluvial soils may exist in the drainage courses at the site. If discovered during the detailed evaluation of the site, removal of these materials shall be required and would negate any potential for liquefaction. Design of structures must comply with the requirements of the governing jurisdictions, building codes, and standard practices of the Association of Structural Engineers of California.
2. *Slope Stability.* Evidence of existing slope instabilities, or landslides, was not encountered during this investigation. However, clay beds located within cut slopes or underlying fill slopes represent, potentially unstable conditions. The clay beds also create a potential for seepage due to the migration of perched groundwater to slope faces. These conditions must be mitigated during rough grading of the site by construction of earthen buttresses on unstable slopes, and the installation of drains at the rear of the buttresses to control groundwater.
3. *Compressible Soils.* Loose, compressible soils are found over much of the site. These materials, which include topsoil, colluvium, and alluvium, are subject to settlement under increased loads or due to an increase in moisture content from site irrigation or changes in drainage conditions. Mitigation for these conditions must consist of removal and replacement as a compacted fill in areas which will be subjected to new fill or structural loads.
4. *Expansive Soils.* Excavations in the Otay Formation and colluvium/alluvium are expected to generate predominantly clayey sand and sandy clay with moderate to high expansion potentials. To reduce the potential for differential movement, highly expansive soils must be kept below the influence of

foundations during grading. The expansive material shall be disposed of in deeper fills and replaced with a compacted fill soil which has a low to moderate expansion potential.

5. *Transitions Between Cut and Fill.* In order to reduce the potential for distress associated with differential settlement, pads must be graded so that structures do not straddle cut/fill transitions. This shall be accomplished by overexcavating the cut portion of the building pad area so that foundations bear entirely on a relatively uniform depth of compacted fill.
6. *Settlement.* Special foundation designs may be required if settlement related to the fill depth, and the amount of surface irrigation and subsequent groundwater infiltration is discovered. These settlements are usually broad in nature and do not typically result in distress. However, special foundation designs may be required, and if required shall be implemented by the applicant at the time detailed geotechnical evaluations are completed for the final grading plans.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Response to VIIa. Potential future uses are unknown at this time. However, any use that might involve the routine transport, use, or disposal of hazardous materials would be subject to local and state

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Response to VIIIa. Runoff flowing from impervious surfaces typically contains pollutants such as oils, fuel residues, and heavy metals, which would diminish water quality in downstream water. Runoff from future development of the site will be controlled and subject to National Pollutant Discharge Elimination System (NPDES) permitting. See Response VIIIIf below.

Response to VIIIb. Based on Otay Water District (OWD) planning criteria, the proposed subarea master plan, Sub-Area Waster Master Plan for EastLake Business Center II (John Powell & Associates, Inc. 1991) provides recommended potable and recycled water distribution systems and presents a phased implementation plan for the proposed system improvements that will not significantly affect the amount of water available for public water supplies.

Response to VIIIc. Natural drainage patterns on-site are from the center of the site outward via several small drainages toward Otay Lakes Road, Hunte Parkway, and to the west. The proposed drainage plan consists of the construction of new drainage facilities that would connect with existing facilities located within existing roads on the western boundary (see Figure 4 of the initial study). Implementation of the storm drain plan will reduce impacts resulting from alterations to the course or flow of floodwaters to a less than significant level.

Response to VIId. The SEIR prepared for the Eastlake III GDP (City of Chula Vista 1989:4-69, 4-70). identified general drainage mitigation measures that require additional review of specific project plans to determine the necessity for specific measures such as on-site or off-site retention basins, fare-share payment of fees for the construction of new drainage facilities, and specific analysis of hydrological site conditions prior to approval of each SPA Plan to determine the size, capacity, alignment, and design of any flood control facilities necessary to protect the site from a 50-year storm flow and to mitigate downstream impacts of any increased rate of runoff from the site.

Hunsaker & Associates prepared a site-specific hydrology study (Hydrology Study for EastLake Business Center II-August 1999) for the proposed Business Park that analyzes both pre- and postdevelopment 50-year peak flow rates from the site. The report is available for review at the Planning Department, 276 Fourth Avenue, Chula Vista, California 91910.

The Hunsaker & Associates report concludes that in developed conditions, 100 acres will drain from the site to the Telegraph Canyon watershed. The remaining five acres of site area will drain to Salt Creek. The eastern portion of the commercial site will drain to the Salt Creek Basin via three existing storm drains along Hunte Parkway and Otay Lakes Road (southeast corner of site). The remaining commercial development site will discharge into two of the existing storm drains located at Boswell Road and at the intersection of Lane Road and Otay Lakes Road. These latter flows eventually drain to the Telegraph Canyon Basin.

Post development flows were below the designed pipe flows in all but one existing storm drain. Flow to the existing 24-inch pipe located at the southeast corner of the site exceeded the pipe design flow. A

hydraulic analysis on this pipeline was in the Hunsaker & Associates report conducted to determine its capacity. Calculations show that the storm drain can accommodate the additional capacity.

Also, a detention basin will be constructed to serve the proposed Project. Determination of its precise location will be based on a final drainage report to be prepared by Hunsaker & Associates. The basin will either be located on-site in the southeast corner of the Project site or within the off-site area to be disturbed by grading.

Response to VIIIe. Calculations show that each of the four receiving pipes have capacity to convey the developed peak flows from the site.

Runoff from future development of the site will be controlled and subject to NPDES permitting. See Response VIIIIf below.

Response to VIIIIf. The EastLake III GDP SEIR (1989) identified mitigation measures to reduce significant impacts to water quality that would be expected as development proceeds within the planning area. Analysis determined that implementation of mitigation would reduce impacts to water quality to below a level of significance. These measures require:

1. plan coordination and approval of the City Public Works Department; construction of pads so as to collect and direct surface waters away from proposed structures to approved drainage facilities;
2. ongoing maintenance of drainage facilities; installation of subdrains under all fill locations in existing drainage courses to be determined during grading; inspection and approval of placement of such facilities by the engineering geologist prior to fill placement;
3. erosion control measures, including revegetation of slopes with drought-resistant vegetation and monitoring of irrigation amounts and timing; and
4. ongoing maintenance of drainage devices, including berms, swales, area drains, slopes, brow ditches, retention basins, terrace drains, and down drains to avoid blockages or ponding.

In addition, for the management of storm water, municipalities in the San Diego region, including the City of Chula Vista, must comply with the Regional Water Quality Control Board's NPDES Permit No. CA 0108758. The NPDES permit consists of wastewater discharge requirements for storm water and urban runoff. In compliance with Permit No. CA 0108758, a BMP program for storm water pollution control has been created. BMPs appropriate to the characteristics of a project may be employed to reduce pollutants available for transport or to reduce the amount of pollutants in runoff prior to discharge to a surface water body. BMPs may include one or all of the following where increases in impervious surfaces substantially increase runoff rates and volumes:

1. Detention basins to trap pollutants, control release rates, and minimize downstream effects.

2. Infiltration basins to hold runoff and allow percolation into the ground.
3. Infiltration trenches and dry wells, holes, or trenches filled with aggregate and then covered.
4. Porous pavement such as lattice pavers or porous asphalt used to replace large areas of paving that are not subject to heavy traffic.
5. Vegetative controls to intercept rainfall and filter pollutants and absorb nutrients.
6. Grass-lined swales or similar construction in place of a buried storm drain, usually in residential areas.
7. Nonstructural methods, such as controlling litter and waste disposal practices.

Project approval will not result in impacts to water quality that have not been considered in the previous SEIR. The project must comply with existing NPDES permit requirements and with previously identified mitigation measures that reduce impacts to a less than significant level. Business Center II will not substantially degrade water quality. Impacts associated with development of EastLake Business Center II are therefore less than significant.

Response to VIIIg. The proposed Project is not located within a 100-year flood hazard area.

Response to VIIIh. The proposed Project is not located within a 100-year flood hazard area.

Response to VIIIi. The proposed Project is not located downstream from a dam nor does it propose construction of a levee or dam.

Response to VIIIj. The distance between the subject site and the coast and the site's elevation above sea level preclude damage due to seismically induced waves (tsunamis) or seiches. Due to the elevation of the site and lack of river tributaries or lakes, the probability for earthquake-induced flooding is negligible based on the 1999 Geotechnics Inc. Report (Report of EIR-Level Geotechnical Investigation EastLake Business Center II).

Hydrology and Water Quality Mitigation

The EastLake III GDP SEIR (1989) identified mitigation measures to reduce significant impacts to water quality that would be expected as development proceeds within the planning area. Analysis determined that implementation of mitigation would reduce impacts to water quality to below a level of significance. These measures require:

1. Plan coordination and approval of the City Public Works Department; construction of pads so as to collect and direct surface waters away from proposed structures to approved drainage facilities;

2. Prior to the issuance of grading permits, the applicant shall submit for its approval a final drainage study that determines the size and location of the proposed detention basin.
3. Ongoing maintenance of drainage facilities; installation of subdrains under all fill locations in existing drainage courses to be determined during grading; inspection and approval of placement of such facilities by the engineering geologist prior to fill placement;
4. Erosion control measures, including revegetation of slopes with drought-resistant vegetation and monitoring of irrigation amounts and timing; and
5. Ongoing maintenance of drainage devices, including berms, swales, area drains, slopes, brow ditches, retention basins, terrace drains, and down drains to avoid blockages or ponding.

In addition, for the management of storm water, municipalities in the San Diego region, including the City of Chula Vista, must comply with the Regional Water Quality Control Board's NPDES Permit No. CA 0108758. The NPDES permit consists of wastewater discharge requirements for storm water and urban runoff. In compliance with Permit No. CA 0108758, a BMP program for storm water pollution control has been created. BMPs appropriate to the characteristics of a project may be employed to reduce pollutants available for transport or to reduce the amount of pollutants in runoff prior to discharge to a surface water body. BMPs may include one or all of the following where increases in impervious surfaces substantially increase runoff rates and volumes:

1. Detention basins to trap pollutants, control release rates, and minimize downstream effects.
2. Infiltration basins to hold runoff and allow percolation into the ground.
3. Infiltration trenches and dry wells, holes, or trenches filled with aggregate and then covered.
4. Porous pavement such as lattice pavers or porous asphalt used to replace large areas of paving that are not subject to heavy traffic.
5. Vegetative controls to intercept rainfall and filter pollutants and absorb nutrients.
6. Grass-lined swales or similar construction in place of a buried storm drain, usually in residential areas.
7. Nonstructural methods, such as controlling litter and waste disposal practices.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation or an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Response to IXa. The proposed Project will not divide an established community. The site is currently planned and zoned for the proposed use (see Final EIRs for the EastLake II [1989] and EastLake III [1989] General Development Plans).

Response to IXb. The proposed Project will amend the EastLake II GDP to include the Project site within the EastLake II planning boundary. Approval of the amendment will not change the ultimate use that is planned and allowed for the site (see Final EIRs for the EastLake II [1989] and EastLake III [1989] General Development Plans).

Response to IXc. The proposed Project is located in an area already planned for development. The subject property is authorized for take, subject to the MSCP subarea plan, and will therefore not conflict with any habitat conservation plan or natural community conservation plan (see Final EIR for the EastLake III [1989] GDP, City of Chula Vista Draft Subarea Plan for the MSCP, and Figure 2 of the MSCP [August 1996]).

Land Use and Planning Mitigation

Impacts are less than significant and no mitigation measures are required.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Geotechnics Incorporated prepared a Report of EIR-Level Geotechnical Investigation of the EastLake Business Center II site in July 1999. The report is available for review at the Planning Department, 276 Fourth Avenue, Chula Vista, California 91910.

Response to Xa. The proposed Project site does not contain significant mineral deposits and is not located in either of the two aggregate resource sectors identified by the State Mining and Geology Board as being of regional significance (see Figure 3-1 of the City of Chula Vista’s General Plan Update EIR [SCH #88052511]).

Response to Xb. The Project site is not located within the Otay River valley and is not designated for mineral resource protection according to the City of Chula Vista General Plan Update EIR (SCH #88052511). Development of the site would have no impact on a locally important mineral resource.

Mineral Resource Mitigation

No significant impacts have been identified and no mitigation is required.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

RECON conducted a noise technical study (Noise Technical Report for EastLake Business Center II) in August 1999 (RECON 1999c). The report is available for review at the Planning Department, 276 Fourth Avenue, Chula Vista, California 91910.

Response to XIa. The proposed Project will result in increased noise levels in the Project area during grading, construction, and operation. Grading and construction will involve the use of graders, scrapers, bulldozers, excavators, backhoes, front-end loaders, pavers, and heavy trucks. Construction noise will be temporary in nature and is considered a less than significant impact through compliance with the requirements of the City of Chula Vista Noise Ordinance.

Although not required as mitigation, to lessen the potential effects of construction noise on the residential receivers to the south of the Project site, it is recommended that construction activities be limited to the hours of 7:00 A.M. to 7:00 P.M. Monday through Saturday (RECON 1999c).

Response to XIb. The Business Center II Project anticipates future light industrial uses. These uses would not be expected to generate excessive ground-borne vibration or ground-borne noise levels in the Project area.

Response to XIc. The proposed Project will develop currently undeveloped land. On-site noise levels generally are not projected to exceed 70 community noise equivalent level except within an approximately 20-foot-wide strip measured from the edge of the pads adjacent to the roadway (RECON 1999c).

At this stage of planning the locations of the future buildings and outdoor use areas have not been determined. Therefore, it shall be a condition of the tentative map that any proposed exterior usable areas associated with the future commercial uses not be placed within 20 feet of the edge of the pads adjacent to Otay Lakes Road.

Response to XIId. During construction, construction equipment could generate significant, temporary noise levels on-site and at adjacent sensitive receivers. The proposed Project will be subject to the requirements of the City of Chula Vista Noise Ordinance. Compliance with the Noise Ordinance construction requirements will ensure that noise impacts to adjacent sensitive receivers will be less than significant.

Although not required as mitigation, to lessen the potential effects of construction noise on the residential receivers to the south of the Project site, it is recommended that construction activities be limited to the hours of 7:00 A.M. to 7:00 P.M. Monday through Saturday (RECON 1999c).

Response to XIe. The proposed Project is not within the Brown Field land use plan.

Response to XIIf. The proposed Project is not located in the vicinity of a private airstrip.

Noise Mitigation

It shall be a condition of the tentative map that any proposed exterior usable areas associated with the future commercial uses not be placed within 20 feet of the edge of the pads adjacent to Otay Lakes Road.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. POPULATION & HOUSING. Would the project:				
a) Induce substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Response to XIIa. The Project is the proposed development of a site in an area that is currently developing. Planned communities have either been approved or are under construction on all four sides of the proposed Project site. To the north and the south are the existing residential communities of Salt Creek Ranch and EastLake Greens, respectively. To the east is the future EastLake III residential community. To the west is the EastLake Business Center I area to which the proposed Project would be annexed. The Project will provide access to these planned communities consistent with the City’s adopted plans for development. Since the Project represents no fundamental change to the adopted land uses or regulations for the Project site, it will neither directly nor indirectly induce population growth not already planned for in the area.

Response to XIIb. The proposed Project will not displace existing housing nor require replacement housing because the Project is located on undeveloped and vacant land.

Response to XIIc. See response XIIb above.

Population Mitigation

No significant impacts have been identified and no mitigation is required.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</p>				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Response to XIIIa. Annexation of Business Center II into EastLake II and its subsequent development would not change the need for fire service in the area as previously analyzed in the EastLake III/Olympic Training Center EIR (City of Chula Vista 1990). The Chula Vista Fire Department currently meets the standard threshold for fire protection for the EastLake II area. Interim Fire Station No. 6, located at 975 Lane Avenue in Business Center I, would be the primary station to serve Business Center II. In the long term, Fire Station No. 6 will be relocated to East "H" Street and San Miguel Road and Fire Station No. 8 will be constructed for the Salt Creek Ranch when EastLake Trails is fully developed.

According to EastLake Trails/Greens Replanning Program EIR (EIR 97-04), a Project like Business Center II will be conditioned to pay public facilities fees at the rate in effect at the time building permits are issued. These fire conditions are also described in the Public Facilities Financing Plans (PFFP) for the EastLake II SPA, which describes public facilities fees for fire and emergency medical services based on equivalent dwelling units by development phase. Inclusion of the Project in the PFFP would allow acceptable fire protection response times in the area at buildout of EastLake. This is considered a less than significant impact.

Response to XIIIb. Annexation of Business Center II into EastLake II would subject the Project to compliance with the PFFP for the EastLake Trails/Greens SPAs. The proposed Project will be required to pay public facilities fees for police services based on equivalent dwelling units by development phase at

the rate in effect the time building permits are issued. This city-wide level mitigation would reduce current police service deficiencies to below a level of significance.

Currently, the police department is addressing the threshold standard for deficiency by preparing a long-range strategic plan and a police facility master plan. The strategic plan will evaluate service levels, staff levels, methods of development, and any other factors related to service delivery. This will also include an evaluation of the established threshold, which may need to be adjusted. The public facility master plan will address the possibility of relocating the current police facility to a more central location.

Response to XIIIc. The proposed Project will not generate an increase in dwelling units or population in the Project area. Therefore, the annexation of the business park into EastLake II will not result in a need for new or altered school facilities or services.

Response to XIIId. The proposed Project will not generate an increase in dwelling units or population in the Project area. Therefore, the annexation of the business park into EastLake II will not result in a need for new parks or park services.

Response to XIIIe. The proposed Project will not result in a need for any other new or altered governmental services.

Public Services Mitigation

No significant impacts have been identified and no mitigation is required.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Response to XIVa. The proposed Project will not result in additional residential development and corresponding population and therefore would not increase the demand for neighborhood or regional parks or other recreational facilities.

Response to XIVb. The proposed Project does not include any recreational facilities nor does it require the construction or expansion of recreational facilities.

Recreation Mitigation

No significant impacts have been identified and no mitigation is required.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Linscott, Law & Greenspan prepared a traffic study, Traffic Analysis EastLake Business Center II, Chula Vista, California, for the proposed Project in August 1999 (Linscott, Law & Greenspan 1999). The Project was assumed to be a 50,000-square-foot corporate office and a 40,000-square-foot warehouse on 10 acres and an additional 97.9 acres of general industrial uses. This Project type and size is calculated to add 8,870 average daily traffic, 1,335 AM peak hour trips (1,700 inbound/265 outbound), and 1,420 PM peak hour trips (350 inbound/1,070 outbound) to the city street system. The report is available for review at the Planning Department, 276 Fourth Avenue, Chula Vista, California 91910.

Response to XVa. The proposed Project's traffic impacts are calculated to significantly impact the Interstate 805/Telegraph Canyon Road interchange. The extension of Olympic Parkway to Paseo Ranchero would partially mitigate this impact but not to below a significant level. In order to mitigate

Project impacts fully, either State Route 125 (SR-125) would have to be completed or Olympic Parkway would have to be extended to Hunte Parkway. However, prior to completion of these road improvements, the traffic analysis shows that significant impacts to the intersection can be avoided by limiting Project buildout. Therefore, it is recommended that the tentative map be conditioned such that no more than 42 gross acres of the Project site be developed until either of State Route 125 or Olympic Parkway are completed. If Olympic Parkway is extended to Paseo Ranchero, an additional 17 acres (total of 59 acres) could be built before a significant impact would occur (Linscott, Law & Greenspan 1999). The entire site may be built out once either State Route 125 is built or Olympic Parkway is extended from Paseo Ranchero to Hunte Parkway. Implementation of these development limitations would mitigate potential traffic impacts to below a significant level.

Response to XVb. See response XVa above.

Response to XVc. The proposed Project is not located in or near an air traffic corridor and will not adversely affect the safety of such a flight pattern.

Response to XVd. The proposed Project has no hazardous design features. Project access is from Otay Lakes Road. Left-turn pocket lanes are provided in each direction in order to provide for a safe intersection.

Response to XVe. Emergency access to the business park is shown on the tentative map (see Figure 4 of the initial study).

Response to XVf. The proposed Project includes adequate parking capacity, which is based on City Design Guidelines.

Response to XVg. The proposed Project does not conflict with any adopted policies, plans, or programs supporting alternative transportation (Linscott, Law & Greenspan 1999).

Transportation Mitigation

The tentative map shall be conditioned such that no more than 42 gross acres of the Project site may be developed until either State Route 125 or Olympic Parkway are completed. If Olympic Parkway is extended to Paseo Ranchero, an additional 17 acres (total of 59 acres) could be built before a significant impact would occur (Linscott, Law & Greenspan 1999). The entire site may be built out once either State Route 125 is built or Olympic Parkway is extended from Paseo Ranchero to Hunte Parkway. Implementation of these development limitations would mitigate potential traffic impacts to below a significant level.

The following Project design considerations were relied upon in determining that Project traffic impacts are less than significant:

1. A full access traffic signal at the proposed Otay Lakes Road/Fenton Street intersection will be built prior to the issuance of any occupancy permits. Dual turn lanes will be considered.

2. A four-way stop at Fenton Street/Lane Avenue intersection prior to the issuance of any occupancy permits. Upon buildout, the applicant will provide a fair share contribution to constructing a traffic signal at the intersection.
3. A traffic signal will be provided at the Otay Lakes Road/Lane Avenue intersection prior to the issuance of any occupancy permits. Dual turn lanes will be considered. Since other developments are conditioned to also make this improvement, the proposed Project shall contribute a fair share towards this improvement.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES & SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Response to XVIa. Based on the results of flow metering performed on the Telegraph Canyon Truck Sewer over the last several years, portions of the sewer system have exceeded the pipe design capacity standards established by the Subdivision Manual of the City of Chula Vista. The current standard requires that the ratio of the depth of flow to the pipe diameter should not exceed 0.75. The most critical portion of this system currently has a flow ratio of 0.77 during peak flow. While this condition is unacceptable based on City standards it would not result in a system overflow or pose a substantial risk until a flow ratio of 0.85 is attained.

The proposed development along with other cumulative, previously approved, developments contributing to this basin will eventually generate flows that will exceed the 0.85 threshold. However, there is

capacity for the first phase of 12.7 gross acres. For development beyond Phase I (12.7 acres), the applicant must institute a monitoring program to monitor the flows with the system and to upgrade the deficient segments as soon as the threshold is reached. The applicant will be reimbursed from the Telegraph Canyon Sewer DIF fund for all costs associated with the needed upgrades.

Response to XVib. See response XVIa.

Response to XVic. The storm water drainage facilities proposed for Business Center II will be located in the street system and connect with the facilities located west of the Project site in Business Center I. See Response VIIIId.

Response to XVId. The proposed annexation of Business Park II into EastLake II and subsequent development will not alter the potable and recycled water supply requirements already evaluated for the Project in EastLake III/Olympic Training Center EIR (City of Chula Vista 1989). Adequate potable and recycled water storage and distribution facilities will be constructed in accordance with the proposed Subarea Master Plan for Business Center II (Powell and Associates, September 1999) and to the satisfaction of the Otay Water District. These water infrastructure improvements are also described in the proposed PFFPs for the proposed Business Center II SPA. The proposed PFFP identifies the development impact fees (DIFs) that the applicant needs to pay to mitigate impacts, the estimated cost of the facility, and the applicant's obligation to construct or pay for the necessary mitigation. Prior to approval of the first final map, the applicant shall provide written proof from Otay Water District that adequate water storage and distribution facilities are available to serve the Business Center II parcels.

Response to XVIe. The City of Chula Vista Engineering Division has calculated sewage generation at 3,000 gallons per day per acre for industrial use. Based on this daily use rate, the estimated wastewater generation for EastLake Business Center II is an average of 228,000 gallons per day.

The phased construction of sewer facilities and participation in regional improvement programs, based on the approved master plan, would be incorporated into the PFFP or subdivision map conditions to assure timely provision of required facilities. The sewage generated by the proposed Project would not cause the City to exceed its available capacity with the Metropolitan Sewerage System.

Response to XVIIf. The Business Center II Project would incrementally require additional waste management programs and services from the City of Chula Vista. These impacts are considered not significant in the EastLake III/Olympic Training Center SEIR. Additionally, waste disposal needs would be minimized by incorporation of recycling and waste reduction measures identified in the City's Source Reduction and Recycling Element of the County's Integrated Waste Management Plan (1996).

Response to XVIg. See response XVIIf above.

Utilities and Service Systems Mitigation

Implementation of the following mitigation measures reduce potential utilities and service system impacts to below a significant level:

Sewer. The sewer system shall be designed so that no wastewater is diverted from one sewer basin to another. However, sewer diversion from Salt Creek Sewer Basin to Telegraph Canyon Sewer Basin may be considered if all of the following items are resolved to the satisfaction of the City Engineer:

1. Conduct a sewer study, as determined by the City Engineer, of the entire length of the affected sewer line (Telegraph Canyon Gravity Sewer Line) to demonstrate, to the satisfaction of the City Engineer, that there is adequate capacity in the Telegraph Canyon Basin.
2. Pay for all upgrade costs beyond those costs already identified in the "Telegraph Canyon Sewer Study" by Willdan Associates, dated 1992.
3. Pay a fair share of the appropriate DIF, as determined by the City Engineer. Based on the sewer study and as deemed necessary by the City Engineer, upgrade all sewer line segments identified in said study, if such segment exceeds City design criteria for acceptable sewer peak flows.
4. The developer is entitled, at the discretion of the City Engineer, to DIF cash or credit reimbursement for the upgrade of sewer line segments identified in the sewer study and constructed by the developer and accepted by the City.

Water Services. Prior to approval of the first final map, the applicant shall provide written proof from Otay Water District that adequate water storage and distribution facilities are available to serve the Business Center II parcels.

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. THRESHOLD ANALYSIS. Would the project:				
a) Exceed the City's fire/EMS Threshold Standards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed the City's police Threshold Standards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exceed the City's traffic Threshold Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exceed the City's parks/recreation Threshold Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Exceed the City's drainage Threshold Standards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Exceed the City's sewer Threshold Standards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Exceed the City's water Threshold Standards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Exceed the City's air quality Threshold Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Exceed the City's economics Threshold Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Exceed the City's schools Threshold Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Exceed the City's libraries Threshold Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Response to XVIIa. The threshold standards requires that fire and medical units must be able to respond to calls within 7 minutes or less in 85% of the cases and within 5 minutes or less in 75% of the cases.

The City of Chula Vista has indicated that the threshold standard will be met, since Interim Fire Station No. 6, located at 975 Lane Avenue in Business Center I, would be the primary station to serve Business Center II. It is just a few hundred feet from the Project site. In the long term, Fire Station No. 6 will be relocated to East "H" Street and San Miguel Road and Fire Station No. 8 would be constructed for the Salt Creek Ranch when EastLake Trails is fully developed. The new location would also be within minutes of the proposed Project site. The proposed Project will comply with this threshold standard.

Response to XVIIb. The threshold standards require that police units must respond to 84% of Priority 1 calls within 7 minutes or less and maintain an average response time to all Priority 1 calls of 4.5 minutes or less. Police units must respond to 62.1% of Priority 2 calls within 7 minutes or less and maintain an

average response time to all Priority 2 calls of 7 minutes or less. This standard has not been met over the last seven years. The Police Department has initiated efforts to address the response time deficiency (i.e., evaluation of staffing needs, service delivery areas, deployment methods, and false alarms from new residential development).

As the phased development of the Business Center II parcels proceeds, the proposed Project would incrementally contribute to current threshold deficiency in responding to Priority 1 and Priority 2 calls within the EastLake II Project area. Development fees and increased tax revenues to the City from the proposed development would provide additional officers for the reporting districts 125, 126, 135, and 136. In addition, the public facility financing plans for developments in the eastern portion of the city include the potential for relocating the police station to a site that may better serve this area of the city. The proposed Project will comply with this threshold standard.

Response to XVIIc. The threshold standards require that all intersections must operate at a level of service (LOS) C or better, with the exception that LOS D may occur during the peak two hours of the day at signalized intersections. Intersections west of Interstate 805 are not to operate at a LOS below their 1987 LOS. No intersection may reach LOS E or F during the average weekday peak hour. Intersections of arterials with freeway ramps are exempted from the standard. The traffic study concludes that all intersections other than the I-805/Telegraph Canyon interchange, which is exempted from this threshold standard, will operate at a LOS C or better. No mitigation is required.

Response to XVIIId. The threshold standard for parks and recreation is 3 acres/1,000 population.

Because the proposed Project does not generate dwelling units or population in the Project area, it will not adversely impact City of Chula Vista threshold standards for parks and recreation.

Response to XVIIe. The threshold standards require that storm water flows and volumes not exceed City Engineering Standards. Individual projects will provide necessary improvements consistent with the drainage master plan(s) and City Engineering Standards.

The proposed drainage improvements have been sized to handle the estimated postdeveloped peak flows. The City of Chula Vista requires that increased runoff from urbanization be detained to levels at or below natural conditions for the 10-, 50-, and 100-year frequency storms. The results of the drainage study prepared for Business Center II shows that the 10-, 50-, and 100-year storm peak discharges will be below the existing conditions peak discharges. The proposed development must comply with the Regional Water Quality Control Board's NPDES Permit No. CA 0108758. Best Management Practices (BMPs) appropriate to the characteristics of the Project must be employed to reduce pollutants available for transport or to reduce the amount of pollutants in runoff prior to discharge to a surface water body. The Project will not result in any significant changes to the drainage patterns and implementation of BMPs will result in storm water discharge volumes which meet the established City threshold.

Response to XVIIIf. The threshold standards require that sewage flows and volumes not exceed City Engineering Standards. Individual projects will provide necessary improvements consistent with the

sewer master plan(s) and City Engineering Standards. City of Chula Vista Ordinance Number 2533 established the sewer impact fee to be paid for future development within the Telegraph Canyon Trunk Sewer System. The current fee is \$216.50 and is subject to annual adjustment. The number of equivalent dwelling units for the proposed Project will be determined during the building permit process. Payment of the fees will mitigate potential adverse impacts to the sewer system to below a significant level.

Response to XVIIg. The threshold standards require that adequate storage, treatment, and transmission facilities are constructed concurrently with planned growth and that water quality standards are not jeopardized during growth and construction. Supply of potable water to the EastLake Business Center II will be furnished from Otay Water District reservoirs and pump stations and conveyed to the site by gravity through existing District transmission mains. Based on planned ground elevations within the Business Center, service to the site will be provided from the existing 980 Pressure Zone. Recycled water will be used to irrigate all landscaped areas, including lawns, planted borders, and road slopes and medians. It is estimated that the site will use up to 21,185 gallons per day during peak demand periods.

The proposed Project will pay capacity fees to OWD's Capital Improvement Program at the time of water meter purchases as well as make all water facility improvements per the Sub-Area Water Master Plan prepared by John Powell & Associates (1999). The financing and construction of potable and reclaimed water facilities for the proposed Project will reduce potential impacts to below a significant level.

Response to XVIIh. The threshold standard for air quality states that "the City shall annually provide the San Diego Air Pollution Control District with a 12- to 18-month development forecast and request an evaluation of its impact on current and future air quality management programs, along with recent air quality data. The growth forecast and APCD response letters shall be provided to the Growth Management Ordinance (GMO) for inclusion in its annual review."

The Regional Air Quality Strategy is based on growth projections derived from community and general plan land use designations. Business Center II parcels are in the city of Chula Vista, which is within the San Diego Air Basin. The 1991/1992 RAQS, as revised by the required 1994 triennial update, are being implemented by APCD throughout the air basin. If a project is consistent with the City's General Plan, it can be considered consistent with the growth assumptions in the RAQS (State of California 1989). The proposed Project is consistent with Chula Vista's General Plan. Therefore, the proposed Project is considered consistent with the growth assumptions in the RAQS.

The proposed Project is not growth inducing and has been designed to accommodate transit planning principles and bicycle and pedestrian routes as part of the SPA Plan. Therefore, the proposed Project is consistent with the goals and objectives of the RAQS and would satisfy the threshold standard for air quality.

Response to XVIIIi. The goal for economics is "to provide land uses and activities which respond to the economic needs of the residents and the City of Chula Vista." The threshold standard is as follows:

1. The City shall be provided with an annual fiscal impact report that provides an evaluation of the impacts of growth on the city, in terms of both operation and capital improvements. This report should evaluate actual growth over the previous 12-month period, as well as projected growth over the next 12- to 18-month period and 3- to 5-year period.
2. The City shall be provided with an annual economic monitoring report that provides an analysis of economic development activity and indicators over the previous 12-month period, as well as projected growth over the next 12- to 18-month period and 3- to 5-year period.

CIC Research, Inc. prepared a fiscal analysis, Fiscal Analysis EastLake Business Center II (CIC Research, Inc. 1999) of the proposed Project in August 1999. The report includes estimated City revenues, expenditures, and the resulting net fiscal impact on the City, which was determined to be positive. All of the relevant City threshold issues are evaluated in the report, which is available for review at the Planning Department, 276 Fourth Avenue, Chula Vista, California 91910.

Based on the fiscal analyses prepared by CIC Research, Inc. for Business Center II, Project components are expected to have a positive net annual fiscal impact on the city. CIC Research estimates that the net fiscal impact from developing the Eastlake II Annexation is positive in year one (\$88,902) and remains positive through Project buildout (\$343,929). It should be noted that during some years the net fiscal impact would be more or less due to occasional street repairs. This is considered a positive impact.

Response to XVIIj. The City's goal with respect to schools is "to ensure that the Chula Vista City School District and Sweetwater Union High School District have the necessary school sites and funds to meet the needs of the students in new development areas in a timely manner." The proposed Project would not result in the construction of any residential units and would not add to the city's school population. Therefore, the threshold standard for schools is not applicable to the Project and causes no impact.

Response to XVIIk. The goal for the libraries is to "provide a high quality, contemporary library system which meets the varied needs of the community." The threshold standard for the population ratio for library facilities is to provide 500 square feet (gross) of adequately equipped and staffed libraries per 1,000 population. The proposed Project would not result in the construction of any residential units and would not add to the city's population. Therefore, the threshold standard for libraries is not applicable to the Project and causes no impact.

Thresholds Mitigation

XVIIa. The proposed Project shall be conditioned to pay public facilities fees for fire services at the rate in effect at the time building permits are issued.

XVIIb. The proposed Project shall be conditioned to pay public facilities fees for police services at the rate in effect at the time building permits are issued.

XVIIc. No mitigation is required.

XVIIId. No mitigation is required.

XVIIe. See mitigation for Response VIIIIf above.

XVIIIf. The proposed Project shall be conditioned to pay public facilities fees for sewer services at the rate in effect at the time building permits are issued.

XVIIg. The OWD Water Resource Master Plan and the SAMP identify water facilities to be constructed that will provide the necessary water service to meet the District criteria. The applicant shall request and deliver to the City a service availability letter from the OWD prior to each final map. Finally, the applicant shall provide water improvements according to the report entitled Sub-Area Water Master Plan for EastLake Business Center II by John Powell & Associates, August 1999.

XVIIh. No mitigation is required.

XVIIi. No mitigation is required.

XVIIj. No mitigation is required.

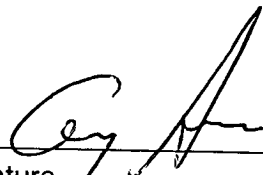
ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIX. PROJECT REVISIONS OR MITIGATION MEASURES

The mitigation measures listed in Appendix A have been incorporated into the project and will be implemented during the design, construction, or operation of the project.

XX. AGREEMENT TO IMPLEMENT MITIGATION MEASURES

By signing the line provided below, the Applicant(s) and/or Operator(s) stipulate that they have each read, understood, and have their respective company's authority to and do agree to the mitigation measures contained herein and will implement same to the satisfaction of the Environmental Review Coordinator. Failure to sign the line provided below prior to posting of this Mitigated Negative Declaration with the County Clerk shall indicate the Applicant's and/or Operator's desire that the Project be held in abeyance without approval and that the Applicant(s) and/or Operator(s) shall apply for an Environmental Impact Report.



 Signature

October 28, 1999

 Date

Guy Asaro

 Printed Name

The EastLake Company

 Agent For

XXI. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the preceding pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural / Paleontological Resources | <input checked="" type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

XXII. DETERMINATION

On the basis of this initial evaluation:


I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that although the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect: 1) has been analyzed adequately in an earlier EIR pursuant to applicable standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impacts" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. An addendum has been prepared to provide a record of this determination.



Signature

October 28, 1999

Date

Brian Hunter

Printed Name

City of Chula Vista

Agent For

SOURCE REFERENCES CITED

Chula Vista, City of

1978 General Plan.

1989a Chula Vista General Plan, July 1989. Update.

1989b EastLake Greens Sectional Planning Area (SPA) Plan and EastLake Trails Pre-Zone and Annexation Final Supplemental Environmental Impact Report. Prepared by ERC Environmental and Energy Services Co. June.

1989c EastLake III/Olympic Training Center Supplemental Environmental Impact Report. October.

1990 EastLake III Planned Community Zone – General Development Plan. July.

1991 Chula Vista Growth Management Program. April.

1992 EastLake II Planned Community Zone General Development Plan. April.

1996 Draft Subarea Plan – Multiple Species Conservation Program.

CIC Research, Inc.

1999 Fiscal Analysis for EastLake Business Center II.

Geotechnics Incorporated

1999 Report of EIR-Level Geotechnical Investigation EastLake Business Center II. July 30.

Hunsaker & Associates

1999 Hydrology Study for EastLake Business Center II

Linscott, Law & Greenspan

1999 Traffic Study for EastLake Business Center II. October 18.

Powell, John

1998 Draft Subarea Master Plan within the Otay Water District.

1999 Sub-Area Water Master Plan for EastLake Business Center II, August.

RECON

1999a Biological Technical Report for the Business Center II/Leviton Project.

1999b Cultural Resources Survey of the EastLake/Leviton Property, San Diego, California.

1999c Noise Technical Report for EastLake Business Center II, City of Chula Vista. September.

San Diego, County of

1992 1991/1992 Regional Air Quality Strategy. Air Pollution Control District. June.

ATTACHMENT A

Mitigation Measures

The following measures apply to the proposed project site and shall be adhered to:

Aesthetics Mitigation

1. Proposed subsequent tentative maps and site plans will comply with SPA Plan guidelines to ensure that significant adverse visual impacts within the project site are minimized. Design guidelines and criteria involve site design, building setbacks and height limits, landscaping and buffer/edge treatments, among other techniques. Specifically, the SPA Plan includes a "Residential Interface Buffer" along the northern boundary. The Residential Interface Buffer includes design criteria for the individual lots on the northern boundary which specify the setbacks, masonry wall requirements, architectural treatments of the north-facing building elevations, building height limits, and landscape density. In addition, a Special Landscape Master Plan for Lots 2, 3, 12, and 13 is included in the SPA Plan Design Guidelines. This landscape plan may include provisions for off-site tree plantings within the Rolling Hills Ranch project to supplement the tree plantings within Business Center II.
2. Development within the project shall utilize low-pressure sodium vapor lamps in outdoor areas to the extent feasible.

Air Quality Mitigation

The project is required to meet minimum state and federal air quality regulations and comply with the goals and objectives of the RAQS governing construction and future uses. In addition, the EastLake Business Center II SPA contains Impact Reduction Measures (Chapter II.7.6.) for the Design Phase of the project that must be complied with and that will be conditions of the SPA Plan and tentative map approval. These measures in the SPA Plan address Street Circulation Design with Pedestrian/Bicycle Orientation, Housing/Employment near Transit Facilities, Land Use Mix, Site Design with Transit, and Reduced Commercial Parking. Additional Impact Reduction Measures will be implemented at the time specific development plans are submitted for individual lots (i.e., Bicycle Route Integration, Transit-Oriented Building Siting, Energy Efficient Landscaping, Alternative Fuels/Telecenter, and Overall Sustainability of the Project.

In addition, the following construction phase measures for dust control shall be implemented as tentative map conditions pursuant to the requirements of the APCD. Similar measures were also identified in the Final SEIR for the EastLake III/Olympic Training Center (EIR 89-11):

1. Clearing/Grading
 - All unpaved construction areas shall be sprinkled with water or other acceptable San Diego APCD dust control agents during dust-generating activities to reduce dust emissions.
2. Disturbed Areas
 - On-site stockpiles of excavated material shall be covered or watered.
 - Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the City to reduce dust generation.
3. Track-Out Control
 - On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.
4. Dirt Hauling
 - Trucks hauling dirt and debris shall be properly covered to reduce windblown dust and spills.
5. High Wind Operations
 - Additional watering or acceptable APCD dust control agents shall be applied during dry weather or windy days until dust emission are not visible.
6. Off-Road Equipment
 - Enforce a 20-mile-per-hour speed limit on unpaved surfaces.
 - Heavy-duty construction equipment with modified combustion/fuel injection systems for emissions control shall be utilized during grading and construction activities. Catalytic reduction for gasoline-powered equipment shall be used. Also, equip construction equipment with prechamber diesel engines (or equivalent) together with proper maintenance and operation to reduce emission of nitrogen oxide, to the extent available and feasible.
 - Use low pollutant-emitting construction equipment.

- Use electrical construction equipment, to the extent feasible.
- The simultaneous operations of multiple construction equipment units shall be minimized (i.e., phase construction to minimize impacts).

Paleontological Resources Mitigation

The following mitigation measures are drawn from past efforts and have proven successful in protecting paleontological resources while allowing the timely completion of developments in San Diego County and elsewhere in southern California. Potential impacts to paleontological resources would be reduced to below a significant level through implementation of these measures.

1. Prior to issuance of a grading permit, the applicant shall confirm in writing to the City of Chula Vista that a qualified paleontologist has been retained to carry out the mitigation described herein. A qualified paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques. A paleontological monitor may be retained to perform the on-site monitoring in place of the qualified paleontologist. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the supervision of a qualified paleontologist.
2. The qualified paleontologist or paleontological monitor shall attend the preconstruction meeting to consult with the grading and excavation contractors. The paleontologist's duties shall include monitoring of grading, salvaging, preparation of collected materials for storage at a scientific institution that houses paleontological collections, and preparation of a monitoring results report. These duties are defined as follows:
 - a. The paleontologist or paleontological monitor shall be on-site during the original cutting of previously undisturbed sediments of the Otay Formation to inspect cuts for contained fossils. The Sweetwater Formation should be monitored on an as-needed basis as determined by the paleontologist or paleontological monitor. The frequency of inspections would depend upon the rate of excavation, the materials excavated, and the abundance of fossils. The paleontologist would work with the contractor to determine the monitoring locations and amount of time necessary to ensure adequate monitoring of the project site.
 - b. In the event that fossils are encountered, the paleontologist (or paleontological monitor) shall have the authority to divert or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains in a timely fashion. Because of the potential for recovery of small fossil remains, it may be necessary to set up a screen-washing operation on-site.

- c. Fossil remains shall be cleaned, sorted, repaired, cataloged, and then stored in a local scientific institution that houses paleontological collections, such as the San Diego Natural History Museum.
- d. A monitoring results report with appropriate graphics summarizing the results (even if negative), analyses, and conclusions of the above program shall be prepared and submitted to the City of Chula Vista within 90 days following the termination of the paleontological monitoring program.

Geology and Soils Mitigation

No geotechnical conditions were encountered that would preclude the proposed construction. However, a number of geotechnical considerations exist which must be addressed during planning and design of the project. Potentially significant geotechnical impacts would be reduced to below significant levels through implementation of the recommendations included in the technical report (Geotechnics Inc. 1999). These recommendations are summarized below:

1. *Faults and Seismicity.* There are no known active faults underlying the project site. However, seismic hazards could occur in conjunction with significant ground shaking due to an event located within the Rose Canyon fault zone. Potentially liquefiable alluvial soils may exist in the drainage courses at the site. If discovered during the detailed evaluation of the site, removal of these materials shall be required and would negate any potential for liquefaction. Design of structures must comply with the requirements of the governing jurisdictions, building codes, and standard practices of the Association of Structural Engineers of California.
2. *Slope Stability.* Evidence of existing slope instabilities, or landslides, was not encountered during this investigation. However, clay beds located within cut slopes or underlying fill slopes represent, potentially unstable conditions. The clay beds also create a potential for seepage due to the migration of perched groundwater to slope faces. These conditions must be mitigated during rough grading of the site by construction of earthen buttresses on unstable slopes, and the installation of drains at the rear of the buttresses to control groundwater.
3. *Compressible Soils.* Loose, compressible soils are found over much of the site. These materials, which include topsoil, colluvium, and alluvium, are subject to settlement under increased loads or due to an increase in moisture content from site irrigation or changes in drainage conditions. Mitigation for these conditions must consist of removal and replacement as a compacted fill in areas which will be subjected to new fill or structural loads.

4. *Expansive Soils.* Excavations in the Otay Formation and colluvium/alluvium are expected to generate predominantly clayey sand and sandy clay with moderate to high expansion potentials. To reduce the potential for differential movement, highly expansive soils must be kept below the influence of foundations during grading. The expansive material shall be disposed of in deeper fills and replaced with a compacted fill soil which has a low to moderate expansion potential.
5. *Transitions Between Cut and Fill.* In order to reduce the potential for distress associated with differential settlement, pads must be graded so that structures do not straddle cut/fill transitions. This shall be accomplished by overexcavating the cut portion of the building pad area so that foundations bear entirely on a relatively uniform depth of compacted fill.
6. *Settlement.* Special foundation designs may be required if settlement related to the fill depth, and the amount of surface irrigation and subsequent groundwater infiltration is discovered. These settlements are usually broad in nature and do not typically result in distress. However, special foundation designs may be required, and if required shall be implemented by the applicant at the time detailed geotechnical evaluations are completed for the final grading plans.

Hydrology/Water Quality Mitigation

The EastLake III GDP SEIR (1989) identified mitigation measures to reduce significant impacts to water quality that would be expected as development proceeds within the planning area. Analysis determined that implementation of mitigation would reduce impacts to water quality to below a level of significance. These measures require:

1. Plan coordination and approval of the City Public Works Department; construction of pads so as to collect and direct surface waters away from proposed structures to approved drainage facilities;
2. Prior to the issuance of grading permits, the applicant shall submit for its approval a final drainage study that determines the size and location of the proposed detention basin.
3. Ongoing maintenance of drainage facilities; installation of subdrains under all fill locations in existing drainage courses to be determined during grading; inspection and approval of placement of such facilities by the engineering geologist prior to fill placement;
4. Erosion control measures, including revegetation of slopes with drought-resistant vegetation and monitoring of irrigation amounts and timing; and

5. Ongoing maintenance of drainage devices, including berms, swales, area drains, slopes, brow ditches, retention basins, terrace drains, and down drains to avoid blockages or ponding.

In addition, for the management of storm water, municipalities in the San Diego region, including the City of Chula Vista, must comply with the Regional Water Quality Control Board's NPDES Permit No. CA 0108758. The NPDES permit consists of wastewater discharge requirements for storm water and urban runoff. In compliance with Permit No. CA 0108758, a BMP program for storm water pollution control has been created. BMPs appropriate to the characteristics of a project may be employed to reduce pollutants available for transport or to reduce the amount of pollutants in runoff prior to discharge to a surface water body. BMPs may include one or all of the following where increases in impervious surfaces substantially increase runoff rates and volumes:

1. Detention basins to trap pollutants, control release rates, and minimize downstream effects.
2. Infiltration basins to hold runoff and allow percolation into the ground.
3. Infiltration trenches and dry wells, holes, or trenches filled with aggregate and then covered.
4. Porous pavement such as lattice pavers or porous asphalt used to replace large areas of paving that are not subject to heavy traffic.
5. Vegetative controls to intercept rainfall and filter pollutants and absorb nutrients.
6. Grass-lined swales or similar construction in place of a buried storm drain, usually in residential areas.
7. Nonstructural methods, such as controlling litter and waste disposal practices.

Noise Mitigation

1. It shall be a condition of the tentative map that any proposed exterior usable areas associated with the future commercial uses shall not be placed within 20 feet of the edge of the pads adjacent to Otay Lakes Road.

Transportation Mitigation

The following development restrictions shall apply to the proposed project:

1. The tentative map shall be conditioned such that no more than 42 gross acres of the project site may be developed until either State Route 125 or Olympic Parkway are completed. If Olympic Parkway is extended to Paseo Ranchero, an additional 17 acres (total of 59 acres) could be built before a significant impact would occur (Linscott, Law & Greenspan 1999). The entire site may be built out once either State Route 125 is built or Olympic Parkway is extended from Paseo Ranchero to Hunte Parkway. Implementation of these development limitations would mitigate potential traffic impacts to below a significant level.
2. The following project design considerations were relied upon in determining that project traffic impacts are less than significant:
 - A full access traffic signal at the proposed Otay Lakes Road/Fenton Street intersection will be built prior to the issuance of any occupancy permits. Dual turn lanes will be considered.
 - A four-way stop at Fenton Street/Lane Avenue intersection prior to the issuance of any occupancy permits. Upon buildout, the applicant will provide a fair share contribution to constructing a traffic signal at the intersection.
 - A traffic signal will be provided at the Otay Lakes Road/Lane Avenue intersection prior to the issuance of any occupancy permits. Dual turn lanes will be considered. Since other developments are conditioned to also make this improvement, the proposed project shall contribute a fair share towards this improvement.

Utilities and Service Systems Mitigation

Implementation of the following mitigation measures reduce potential utilities and service system impacts to below a significant level:

Sewer. The sewer system shall be designed so that no wastewater is diverted from one sewer basin to another. However, sewer diversion from Salt Creek Sewer Basin to Telegraph Canyon Sewer Basin may be considered if all of the following items are resolved to the satisfaction of the City Engineer:

1. Conduct a sewer study, as determined by the City Engineer, of the entire length of the affected sewer line (Telegraph Canyon Gravity Sewer Line) to demonstrate, to the satisfaction of the City Engineer, that there is adequate capacity in the Telegraph Canyon Basin.
2. Pay for all upgrade costs beyond those costs already identified in the "Telegraph Canyon Sewer Study" by Willdan Associates, dated 1992.

3. Pay a fair share of the appropriate development impact fee, as determined by the City Engineer. Based on the sewer study and as deemed necessary by the City Engineer, upgrade all sewer line segments identified in said study, if such segment exceeds City design criteria for acceptable sewer peak flows.
4. The developer is entitled, at the discretion of the City Engineer, to DIF cash or credit reimbursement for the upgrade of sewer line segments identified in the sewer study and constructed by the developer and accepted by the City.

Water Services. Prior to approval of the first final map, the applicant shall provide written proof from Otay Water District that adequate water storage and distribution facilities are available to serve the Business Center II parcels.

EASTLAKE BUSINESS CENTER II

MITIGATION MONITORING PROGRAM
MITIGATED NEGATIVE DECLARATION
CASE NO: IS-00-03

*MM P 02-05
FJ 021*

October 28, 1999

EXHIBIT B

October 28, 1999

EXHIBIT B

EASTLAKE BUSINESS CENTER II

MITIGATION MONITORING PROGRAM

This mitigation monitoring program was prepared for the City of Chula Vista for the EastLake Business Center II to comply with Assembly Bill 3180, which requires public agencies to adopt such programs to ensure effective implementation of mitigation measures. This monitoring program is dynamic in that it will undergo changes as additional mitigation measures are identified and additional conditions of approval are placed on the Project throughout the project approval process.

This monitoring program will serve a dual purpose of verifying completion of the mitigation measures for the proposed Project and generating information on the effectiveness of the mitigation measures to guide future decisions. The program includes the following:

- Monitoring team qualifications
- Specific monitoring activities
- Reporting system
- Criteria for evaluating the success of the mitigation measures

The EastLake Business Center II Project occupies approximately 108 gross acres northwest of the intersection of Otay Lakes Road and Hunte Parkway. The Project consists of amendments to allow annexation of the EastLake Business Center II Project site from the EastLake III General Development Plan (GDP) to the EastLake II GDP and the EastLake I Business Center Sectional Planning Area (SPA) Plan ("Project"). Project approval will allow the Project site to develop prior to completion of the overall EastLake III GDP and SPA planning program. Amendments to the EastLake III GDP resulting from the above-mentioned GDP boundary adjustment and transfer of 108 acres to EastLake II GDP will be incorporated as part of the overall EastLake III GDP preplanning program, which is currently being processed.

The Project includes a tentative tract map for the phased development of research and limited manufacturing uses on 16 lots ranging in size from 3 to 12 acres within 76 net developable acres. In addition, the Project includes a supporting internal road system and landscaped manufactured slopes and buffer areas. An off-site area east of the Project area and west of Hunte Parkway is shown on the tentative tract map for grading to permit a balance of grading operations. The off-site area will not be permitted to develop prior to the adoption of the EastLake III SPA Plan.

The Project will be built in four phases. Phase 1A of the development includes construction of Project entrances from Fenton Street, portions of the Fenton Street extension and Street "A," and development of Lots 1 and 6. Phase 1B will consist of the completion of the Fenton Street extension and development of lots 7 through 9. Phase 2A will include the completion of Street A and development of Lots 2 through 5. Phase 2B construction will include the construction of Street B and development of remaining lots 10-16.

The Project includes on-site drainage improvements to handle 50-year peak flows into four existing outlets. These include one 36-inch outlet at the cul-de-sac, an 18-inch outlet at Fenton Street and 48-inch and 24-inch outlets at Otay Lakes Road. A drainage basin will be constructed in the southeast corner of the site.

An estimated 1.92 million cubic yards of cut and fill will be balanced within the off-site grading area east and adjacent to the Project site. Final grading design is subject to Chapter 15.04 of the City's Municipal Code.

A conceptual landscape plan shown in the SPA Plan provides design consistency between the Project and the adjacent Business Center I development. Key elements provide a neighborhood entry from Otay Lakes Road to Business Center II and extension of Fenton Street to connect the two business parks, unifying them through landscaping and signage.

The City of Chula Vista prepared a Mitigated Negative Declaration for the Project. The Mitigated Negative Declaration is a "tiered" document, incorporating by reference information from EIRs, including EastLake Greens SPA Plan and EastLake Trails Pre-Zone and Annexation Final Supplemental EIR (1989), and the EastLake III/Olympic Training Center Supplemental EIR (1989).

Mitigation Monitoring Team

A monitoring team should be identified once the mitigation measures have been adopted as conditions of approval by the Chula Vista City Council. Managing the team will be the responsibility of the Mitigation Monitor (MM). The monitoring activities will be accomplished by the Environmental Monitors (EMs), Environmental Specialists (ESs), and the MM. While specific qualifications will be determined by the City of Chula Vista, the monitoring team should possess the following capabilities:

- Interpersonal, decision-making, and management skills with demonstrated experience in working under trying field circumstances;
- Knowledge of and appreciation for the general environmental attributes and special features found in the Project area;

- Knowledge of the types of environmental impacts associated with construction of cost-effective mitigation options; and
- Excellent communication skills.

The responsibilities of the MM throughout the monitoring effort include the following:

- Implement and manage the monitoring program;
- Provide quality control for the site-development monitoring;
- Administrate and prepare daily logs, status reports, compliance reports, and the final construction monitoring;
- Act as liaison between the City of Chula Vista, the EastLake developer, and the applicant's contractors;
- Monitor on-site, day-to-day construction activities, including the direction of EMs and ESs in the understanding of all permit conditions, site-specific Project requirements, construction schedules, and environmental quality control effort;
- Ensure contractor knowledge of and compliance with all appropriate permit conditions;
- Review all construction impact mitigation and, if need be, modify existing mitigation or proposed additional mitigation;
- Have the authority to require correction of activities observed that violate Project environmental conditions or that represent unsafe or dangerous conditions; and
- Maintain prompt and regular communication with the on-site EMs and ESs, and personnel responsible for contractor performance and permit compliance.

The primary role of the Environmental Monitors is to serve as an extension of the MM in performing the quality control functions at the construction sites. The Environmental Monitors' responsibilities and functions are to:

- Maintain a working knowledge of the EastLake Business Center II permit conditions, contract documents, construction schedules and progress, and any special mitigation requirements for his or her assigned construction area;
- Assist the MM and EastLake Business Center II construction contractors in coordinating with City of Chula Vista compliance activities;

- Observe construction activities for compliance with the City of Chula Vista permit conditions; and
- Provide frequent verbal briefings to the MM and construction personnel, and assist the MM as necessary in preparing status reports.

The primary role of the Environmental Specialists is to provide expertise when environmentally sensitive issues occur throughout the development phases of Project implementation and to provide direction for mitigation.

Program Procedural Guidelines

Prior to any construction activities, meetings must take place between all the parties involved to initiate the monitoring program and establish the responsibility and authority of the participants. Mitigation measures that need to be defined in detail will be addressed prior to any Project plan approvals in follow-up meetings designed to discuss specific monitoring effects.

An effective reporting system must be established prior to any monitoring efforts. All parties involved must have a clear understanding of the mitigation measures as adopted and these mitigations must be distributed to the participants of the monitoring effort. Those who will have a complete list of all the mitigation measures adopted by the City of Chula Vista would include the City of Chula Vista, the City of Chula Vista Engineering Department, the MM, and the construction crew supervisor. The MM would distribute to each Environmental Specialist and Environmental Monitor a specific list of mitigation measures that pertain to his or her monitoring tasks and the appropriate time frame that these mitigations are anticipated to be implemented. In addition to the list of mitigations, the monitors will have mitigation monitoring report (MMR) forms with each mitigation written out on the top of the form. Below the stated mitigation measure, the form will have a series of questions addressing the effectiveness of the mitigation measure. The monitors shall complete the MMR and file it with the MM following their monitoring activity. The MM will then include the conclusions of the MMR into an interim and final comprehensive construction report to be submitted to the City of Chula Vista. This report will describe the major accomplishments of the monitoring program, summarize problems encountered in achieving the goals of the program, evaluate solutions developed to overcome problems, and provide a list of recommendations for future monitoring programs. In addition and if appropriate, each EM or ES will be required to fill out and submit a daily log report to the MM. The daily log report will be used to record and account for the monitoring activities of the monitor. Weekly/monthly status reports, as determined appropriate by the MM, will be generated from the daily logs and compliance reports and will include supplemental material (i.e., memoranda, telephone logs, letters). This type of feedback is essential for the City of Chula Vista to confirm the implementation and effectiveness of the mitigation measures imposed on the Project.

Actions in Case of Noncompliance

There are generally three separate categories of noncompliance associated with the adopted conditions of approval:

- Noncompliance requiring an immediate halt to a specific task or piece of equipment;
- Infraction that initiates an immediate corrective action (no work or task delay); and
- Infraction that does not warrant immediate corrective action and results in no work or task delay.

In all three cases, the MM would notify the EastLake Business Center II contractor and the City of Chula Vista, and an MMR would be filed with the MM on a daily basis.

There are a number of options the City of Chula Vista may use to enforce this program should noncompliance continue. Some methods commonly used by other lead agencies and may be used by the City, include “stop work” orders, fines and penalties (civil), restitution, permit revocations, citations, and injunctions. It is essential that all parties involved in the program understand the authority and responsibility of the on-site monitors. Decisions regarding actions in case of noncompliance are the responsibility of the City of Chula Vista.

The following text includes a summary of the Project impacts and a list of all the associated mitigation measures. The monitoring efforts necessary to ensure that the mitigation measures are properly implemented are incorporated into the measures. All the mitigation measures identified in the EIR are anticipated to be translated into conditions of project approval. In addition, once the Project has been approved and prior to its implementation, the mitigation measures shall be further detailed.

SUMMARY OF PROJECT IMPACTS AND MITIGATION MEASURES

The following table summarizes all the Project impacts and lists all the associated mitigation measures and the monitoring efforts necessary to ensure that the measures are properly implemented. All the mitigation measures identified in the Mitigated Negative Declaration are recommended to be translated into conditions of project approval and are stated herein in language appropriate for such conditions. In addition, once the EastLake Business Center II Project has been approved and during various stages of implementation, the mitigation measures shall be further detailed by the designated monitors, City of Chula Vista, and the applicant.

MITIGATION MONITORING PROGRAM CHECKLIST

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	Timeframe of Mitigation			Monitor Report Agency	Timeframe for Verification		Date of Completion	Date of Verification
			T.M.	Pre Const.	During Const.		Post Const.	Monitor		
Aesthetics	Potentially significant visual impacts will result from landform modification and use of building materials that could contribute to light and glare in the project area.	<p>1. The following mitigation and additional measures identified in the SPA Plan apply:</p> <p><u>Proposed subsequent tentative maps and site plans will comply with SPA Plan guidelines to ensure that significant adverse visual impacts within the project site are minimized. Design guidelines and criteria involve site design, building setbacks and height limits, landscaping and buffer/edge treatments, among other techniques. Specifically, the SPA Plan includes a "Residential Interface Buffer" along the northern boundary. The Residential Interface Buffer includes design criteria for the individual lots on the northern boundary which specify the setbacks, masonry wall requirements, architectural treatments of the north-facing building elevations, building height limits, and landscape density. In addition, a Special Landscape Master Plan for Lots 2, 3, 12, and 13 is included in the SPA Plan Design Guidelines. This landscape plan may include provisions for off-site tree plantings within the Rolling Hills Ranch project to supplement the tree plantings within Business Center II.</u></p> <p>2. Development within the project shall utilize <u>low-pressure sodium vapor lamps in outdoor areas to the extent feasible.</u></p>	X	X	X	X	A-D	a, c	<i>Review during DRC</i>	
							City of Chula Vista	C, D	a, c	<i>Review during DRC</i>

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Reporting Frequency:

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MITIGATION MONITORING PROGRAM CHECKLIST (continued)

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	Timeframe of Mitigation			Monitor Report Agency	Timeframe for Verification		Date of Completion	Date of Verification	
			T.M. Const.	Pre Const.	During Const.		Post Const.	Frequency to Monitor			Report
Air Quality	The incremental increase in short-term construction impacts associated with clearing, excavation and grading activities as well as tailpipe emissions from construction vehicles will contribute to existing air quality violations on a short-term basis.	<p>The project is required to meet minimum state and federal air quality regulations and comply with the goals and objectives set forth in the RAQS governing construction and future uses. Additional measures may be required at the time specific development plans are submitted for individual lots.</p> <p>The following measures would be required to reduce short-term emission impacts from project construction pursuant to the APCD requirements:</p> <p>a. Cleaning/Grading</p> <ul style="list-style-type: none"> All unpaved construction areas shall be sprinkled with water or other acceptable San Diego APCD dust control agents during dust-generating activities to reduce dust emissions. <p>b. Disturbed Areas</p> <ul style="list-style-type: none"> On-site stockpiles of excavated material shall be covered or watered. Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the City to reduce dust generation. 			X			B			
					X			B		Include Notes on ALL Grading Plans	
					X		X	B			

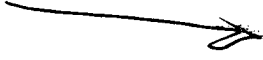
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MITIGATION MONITORING PROGRAM CHECKLIST (continued)

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	Timeframe of Mitigation			Monitor Report Agency	Timeframe for Verification		Date of Completion	Date of Verification
			T.M.	Pre Const.	During Const.		Post Const.	Monitor Frequency		
Air Quality (cont.)		<p>c. Track-Out Control</p> <ul style="list-style-type: none"> On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather. <p>d. Dirt Hauling</p> <ul style="list-style-type: none"> Trucks hauling dirt and debris shall be properly covered to reduce windblown dust and spills. <p>e. High Wind Operations</p> <ul style="list-style-type: none"> Additional watering or acceptable APCD dust control agents shall be applied during dry weather or windy days until dust emission are not visible. <p>f. Off-Road Equipment</p> <ul style="list-style-type: none"> Enforce a 20-mile-per-hour speed limit on unpaved surfaces. Heavy-duty construction equipment with modified combustion/fuel injection systems for emissions control shall be utilized during grading and construction activities. Catalytic reduction for gasoline-powered equipment shall be used. Also, equip construction equipment with prechamber 		X		City of Chula Vista	B	c	<p>NOTES TO BE INCLUDED IN ALL Grading Plans</p> 	
				X		City of Chula Vista	B	c		
				X		City of Chula Vista	B	c		

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MITIGATION MONITORING PROGRAM CHECKLIST (continued)

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	Timeframe of Mitigation			Monitor Report Agency	Timeframe for Verification		Date of Completion	Date of Verification
			T.M.	Pre Const.	During Const.		Post Const.	Monitor		
Air Quality (cont.)		<p>diest engines (or equivalent) together with proper maintenance and operation to reduce emission of nitrogen oxide, to the extent available and feasible.</p> <ul style="list-style-type: none"> Use low pollutant-emitting construction equipment. Use electrical construction equipment, to the extent feasible. The simultaneous operations of multiple construction equipment units shall be minimized (i.e., phase construction to minimize impacts). 			X	City of Chula Vista	B	C		
Paleontological Resources	Proposed grading has the potential to impact significant paleontological resources associated with the Olay and Sweetwater formations.	<p>See letter Prior to issuance of a <u>grading permit</u>, the applicant shall confirm in writing to the City of Chula Vista that a qualified paleontologist has been retained to carry out the mitigation described herein. A qualified paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques. A paleontological monitor may be retained to perform the on-site monitoring in place of the qualified paleontologist. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the supervision of a qualified paleontologist.</p>	X			City of Chula Vista	A	a	See letter dated Feb 2, 2002 from SD Museum NAT HX	

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MITIGATION MONITORING PROGRAM CHECKLIST
(continued)

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	Timeframe of Mitigation			Monitor Report Agency	Timeframe for Verification Frequency to Monitor Report		Date of Completion	Date of Verification
			T.M.	Pre Const.	During Const.		Post Const.	Monitor		
<p>5/12/02 5/12/02 Paleontological Resources (cont.)</p>		<p>The qualified paleontologist or paleontological monitor shall attend the preconstruction meeting to consult with the grading and excavation contractors. The paleontologist's duties shall include monitoring of grading, salvaging, preparation of collected materials for storage at a scientific institution that houses paleontological collections, and preparation of a monitoring results report. (These duties are defined as follows:</p> <p>a. The paleontologist or paleontological monitor shall be on-site during the original cutting of previously undisturbed sediments of the Olaj Formation to inspect cuts for contained fossils. The Sweetwater Formation should be monitored on an as-needed basis as determined by the paleontologist or paleontological monitor. The frequency of inspections would depend upon the rate of excavation, the materials excavated, and the abundance of fossils. The paleontologist would work with the contractor to determine the monitoring locations and amount of time necessary to ensure adequate monitoring of the project site.</p>		<p><input checked="" type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p>City of Chula Vista</p>	<p>A, B</p>	<p>c</p>	<p>see letter dated 2/2/02</p>	
				<p><input checked="" type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p>City of Chula Vista</p>	<p>B</p>	<p>c</p>	<p>see "an archaeological report for the mitigation monitoring program" dated the 11/18/02</p>	

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MITIGATION MONITORING PROGRAM CHECKLIST
(continued)

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	Timeframe of Mitigation			Monitor Report Agency	Timeframe for Verification		Date of Completion	Date of Verification	
			T.M.	Pre Const.	During Const.		Post Const.	Monitor			Report
Paleontological Resources (cont.)	<p align="center"><i>Disturbance</i></p> <p>In the event that fossils are encountered, the paleontologist (or paleontological monitor) shall have the authority to divert or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains in a timely fashion. Because of the potential for recovery of small fossil remains, it may be necessary to set up a screen-washing operation on-site.</p> <p>Fossil remains shall be cleaned, sorted, repaired, cataloged, and then stored in a local scientific institution that houses paleontological collections, such as the San Diego Natural History Museum.</p> <p>A monitoring results report with appropriate graphics summarizing the results (even if negative), analyses, and conclusions of the above program shall be prepared and submitted to the City of Chula Vista within 90 days following the termination of the paleontological monitoring program.</p>	<p><i>studied</i></p> <p>X</p>				City of Chula Vista	B	C			
		<p><i>studied</i></p> <p>X</p>			X		City of Chula Vista	B, C	a		
		<p><i>studied</i></p> <p>X</p>			X		City of Chula Vista	C	a		

(A.R. Chalo)
Received documents dated 10/19/02

also - see letter dated 10/27/02 for Palco

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MITIGATION MONITORING PROGRAM CHECKLIST (continued)

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	Timeframe of Mitigation			Monitor Report Agency	Timeframe for Verification		Date of Completion	Date of Verification
			T.M.	Pre Const.	During Const.		Post Const.	Monitor		
Geology and Soils	<p>The project has the potential for significant impacts resulting from seismic ground shaking, ground failure or unstable soils, including landslide or liquefaction, perched groundwater conditions, settlement and expansive soils.</p> <p style="text-align: center;"><i>Satisfied</i></p>	<p>No geotechnical conditions were encountered that would preclude the proposed construction. However, a number of geotechnical considerations exist which must be addressed during planning and design of the project. Potentially significant geotechnical impacts would be reduced to below significant levels through implementation of the recommendations included in the technical report (Geotechnics Inc. 1999). These recommendations are summarized below:</p> <p><i>Faults and Seismicity.</i> There are no known active faults underlying the project site. However, seismic hazards could occur in conjunction with significant ground shaking due to an event located within the Rose Canyon fault zone. Potentially liquefiable alluvial soils may exist in the drainage courses at the site. If discovered during the detailed evaluation of the site, removal of these materials shall be required and would negate any potential for liquefaction. Design of structures must comply with the requirements of the governing jurisdictions, building codes, and standard practices of the Association of Structural Engineers of California.</p>	X	X	X	City of Chula Vista	A-C	a, c	<p><i>Final Field Soils/Geo Report to be provided see letter & remaining conditions geo report has been submitted all box dated 2/6/02</i></p>	

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MITIGATION MONITORING PROGRAM CHECKLIST (continued)

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	Timeframe of Mitigation			Monitor Report Agency	Timeframe for Verification		Date of Completion	Date of Verification
			T.M.	Pre Const.	During Const.		Post Const.	Monitor		
Geology and Soils (cont.)		2. <i>Slope Stability.</i> Evidence of existing slope instabilities, or landslides, was not encountered during this investigation. However, clay beds located within cut slopes or underlying fill slopes represent, potentially unstable conditions. The clay beds also create a potential for seepage due to the migration of perched groundwater to slope faces. These conditions must be mitigated during rough grading of the site by construction of earthen buttresses on unstable slopes, and the installation of drains at the rear of the buttresses to control groundwater.			X	City of Chula Vista	A-C	a, c		
		3. <i>Compressible Soils.</i> Loose, compressible soils are found over much of the site. These materials, which include topsoil, colluvium, and alluvium, are subject to settlement under increased loads or due to an increase in moisture content from site irrigation or changes in drainage conditions. Mitigation for these conditions will consist of removal and replacement as a compacted fill in areas which must be subjected to new fill or structural loads.	X		X	City of Chula Vista	A, B	c		
		4. <i>Expansive Soils.</i> Excavations in the Olay Formation and colluvium/alluvium are expected to generate predominantly clayey sand and sandy clay with moderate to high expansion potentials. To reduce the potential for differential movement, highly								

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MITIGATION MONITORING PROGRAM CHECKLIST (continued)

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	Timeframe of Mitigation			Monitor Report Agency	Timeframe for Verification		Date of Completion	Date of Verification
			T.M.	Pre Const.	During Const.		Post Const.	Frequency to Monitor		
Geology and Soils (cont.)		expansive soils must be kept below the influence of foundations during grading. The expansive material shall be disposed of in deeper fills and replaced with a compacted fill soil which has a low to moderate expansion potential.	X	X	X	City of Chula Vista	A, B	a, c		
		5. <i>Transitions Between Cut and Fill</i> . In order to reduce the potential for distress associated with differential settlement, pads must be graded so that structures do not straddle cut/fill transitions. This shall be accomplished by overexcavating the cut portion of the building pad area so that foundations bear entirely on a relatively uniform depth of compacted fill.	X	X	X	City of Chula Vista	A, B	a, c		
		6. <i>Settlement</i> . Special foundation designs may be required if settlement related to the fill depth, and the amount of surface irrigation and subsequent groundwater infiltration is discovered. These settlements are usually broad in nature and do not typically result in distress. However, special foundation designs may be required, and if required, shall be implemented by the applicant at the time detailed geotechnical evaluations are completed for the final grading plans.	X	X	X	City of Chula Vista	A, B	a, c		

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MITIGATION MONITORING PROGRAM CHECKLIST (continued)

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	Timeframe of Mitigation			Monitor Report Agency	Timeframe for Verification		Date of Completion	Date of Verification
			T.M.	Pre Const.	During Const.		Post Const.	Monitor		
Hydrology/Water Quality	Runoff from increased impervious surfaces will carry heavier flows and pollutants into the natural and constructed storm drain systems.	1. The project is required to implement the following mitigation measures identified in the EastLake III GDP SEIR (EIR 89-11): ✓ Plan coordination and approval of the City Public Works Department; construct pads so as to collect and direct surface waters away from proposed structures to approved drainage facilities; 2. ✓ Prior to the issuance of grading permits, the applicant shall submit for its approval a final drainage study that determines the size and location of the proposed detention basin.	✓	X	X	X	A	a	Engineering (Tom Adler Roberto Yane to verify prior to issuance of grading permit)	
		3. <u>Ongoing</u> maintenance of drainage facilities; installation of subdrains under all fill locations in existing drainage courses to be determined during grading; inspection and approval of placement of such facilities by the engineering geologist prior to fill placement;	✓	X	X	X	A, B	a, c	All letter dated 2/8/02 been Eng has been satisfied	
		4. Erosion control measures, including revegetation of slopes with drought-resistant vegetation and monitoring of irrigation amounts and timing; and <u>Ongoing</u>		X	X	X	A-D	a, c	Land scape Plans submitted A Bonded for.	
		5. Ongoing maintenance of drainage devices, including berms, swales, area drains, slopes, brow ditches, retention basins, terrace drains, and down drains to avoid blockages or ponding.		X	X	X	A-D	a, c		
				X	X	X	A-D	a, c		

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**MITIGATION MONITORING PROGRAM CHECKLIST
(continued)**

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	Timeframe of Mitigation			Monitor Report Agency	Timeframe for Verification		Date of Completion	Date of Verification	
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Hydrology/Water Quality (cont.)	<p>In addition, for the management of storm water, municipalities in the San Diego region, including the City of Chula Vista, must comply with the Regional Water Quality Control Board's NPDES Permit No. CA 0108758. The NPDES permit consists of wastewater discharge requirements for storm water and urban runoff.</p> <p>In compliance with Permit No. CA 0108758, a BMP program for storm water pollution control has been created. BMPs appropriate to the characteristics of a project may be employed to reduce pollutants available for transport or to reduce the amount of pollutants in runoff prior to discharge to a surface water body. BMPs may include one or all of the following where increases in impervious surfaces substantially increase runoff rates and volumes:</p> <p>6. Detention basins to trap pollutants, control release rates, and minimize downstream effects.</p> <p>7. Infiltration basins to hold runoff and allow percolation into the ground.</p> <p>8. Infiltration trenches and dry wells, holes, or trenches filled with aggregate and then covered.</p> <p>9. Porous pavement such as lattice pavers or porous asphalt used to replace large areas of paving that are not subject to heavy traffic.</p> <p>10. Vegetative controls to intercept rainfall and filter pollutants and absorb nutrients.</p>										
		<input checked="" type="checkbox"/>	X	X	X		City of Chula Vista	A-D	a, c	2/18/02	SWPPP submitted for City for approval once approved Project completed under Env's
		<input checked="" type="checkbox"/>	X	X	X		City of Chula Vista	A-D	a, c		
		<input checked="" type="checkbox"/>	X	X	X		City of Chula Vista	A-D	a, c		
		<input checked="" type="checkbox"/>	X	X	X		City of Chula Vista	A-D	a, e		
		<input checked="" type="checkbox"/>	X	X	X		City of Chula Vista	A-D	a, c		
		<input checked="" type="checkbox"/>	X	X	X		City of Chula Vista	A-D	a, c		
		<input checked="" type="checkbox"/>	X	X	X		City of Chula Vista	A-D	a, c		
		<input checked="" type="checkbox"/>	X	X	X		City of Chula Vista	A-D	a, c		
		<input checked="" type="checkbox"/>	X	X	X		City of Chula Vista	A-D	a, c		

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*NOT received
10/18/02*

MITIGATION MONITORING PROGRAM CHECKLIST (continued)

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	Timeframe of Mitigation			Monitor Report Agency	Timeframe for Verification		Date of Completion	Date of Verification
			T.M./ X	Pre Const.	During Const.		Post Const.	Monitor		
Hydrology/Water Quality (cont.)		11. Grass-lined swales or similar construction in place of a buried storm drain, usually in residential areas.	X	X	X	City of Chula Vista	A-D	a, c		
		12. Nonstructural methods, such as controlling litter and waste disposal practices.			X	City of Chula Vista	C, D	b, c		
Noise	Long-term operations could result in significant noise levels in excess of 70 CNEL along an approximate 20-foot-wide strip measured from the edge of building pads adjacent to Olay Lakes Road. Short-term construction impacts are less than significant.	Although short-term construction noise impacts were determined to be less than significant, it is recommended that construction activities be limited to the hours of <u>7:00 A.M. and 7:00 P.M. Monday through Saturday.</u>	<i>ongoing</i>							
		It shall be a condition of the tentative map that any proposed exterior usable areas associated with the future commercial uses not be placed within 20 feet of the edge of the pads adjacent to Olay Lakes Road.	X	X	X	City of Chula Vista	A-D	c		
Transportation/Traffic	The project will result in significant impacts at the I-805/Telegraph Canyon Rd. interchange.	The following development restrictions shall apply to the proposed project:	X							
		1. The tentative map shall be conditioned such that no more than 42 gross acres of the project site may be developed until either SR-125 or Olympic Parkway are completed. If Olympic Parkway is extended to Paseo Ranchero, an additional 17 acres (total of 59 acres) could be built before a significant impact would occur (Linscott, Law & Greenspan 1999).								

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MITIGATION MONITORING PROGRAM CHECKLIST (continued)

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	Timeframe of Mitigation			Monitor Report Agency	Timeframe for Verification		Date of Completion	Date of Verification
			T.M. X	Pre Const.	During Const.		Post Const.	Frequency to Monitor		
Transportation/ Traffic (cont.)		<p>The entire site may be built out once either SR-125 is built or Olympic Parkway is extended from Paseo Ranchero to Hunte Parkway. Implementation of these development limitations would mitigate potential traffic impacts to below a significant level.</p> <p>The transportation impact analysis was based on the following design considerations:</p> <ol style="list-style-type: none"> 1. A full access traffic signal at the proposed Otay Lakes Road/Fenton Street intersection will be built prior to the issuance of any occupancy permits. Dual turn lanes will be considered. 2. A four-way stop at Fenton Street/Lane Avenue intersection prior to the issuance of any occupancy permits. Upon buildout, the applicant will provide a fair share contribution to constructing a traffic signal at the intersection. 3. A traffic signal will be provided at the Otay Lakes Road/Lane Avenue intersection prior to the issuance of any occupancy permits. Dual turn lanes will be considered. Since other developments are conditioned to make this improvement as well, the proposed project shall contribute a fair share towards this traffic signal. 	X	X	X	City of Chula Vista	A-D	c		
						Check phasing				
						Traffic to be modified				

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**MITIGATION MONITORING PROGRAM CHECKLIST
(continued)**

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Utilities and Service Systems	Sewer capacity is available for up to 12.7 acres only. Monitoring is required to determine the extent of upgrades prior to future development.	The sewer system shall be designed so that no wastewater is diverted from one sewer basin to another. However, sewer diversion from Salt Creek Sewer Basin to Telegraph Canyon Sewer Basin may be considered if all of the following items are resolved to the satisfaction of the City Engineer: 1. Conduct a sewer study, as determined by the City Engineer, of the entire length of the affected sewer line (Telegraph Canyon Gravity Sewer Line) to demonstrate, to the satisfaction of the City Engineer, that there is adequate capacity in the Telegraph Canyon basin. 2. Pay for all upgrade costs beyond those costs already identified in the "Telegraph Canyon Sewer Study" by Willdan Associates, dated 1992. 3. Pay a fair share of the appropriate development impact fee, as determined by the City Engineer. Based on the sewer study and as deemed necessary by the City Engineer, upgrade all sewer line segments identified in said study, if such segment exceeds City design criteria for acceptable sewer peak flows.	X	X	X	City of Chula Vista	A, B	c	John Powell Study Completed Includes Recommendations included in SS1A Also see SS1A #35736	

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 b - On Violation
 c - Ongoing

MITIGATION MONITORING PROGRAM CHECKLIST
(continued)

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	Timeframe of Mitigation			Monitor Report Agency	Timeframe for Verification		Date of Completion	Date of Verification
			T.M.	Pre Const.	During Const.		Post Const.	Monitor		
Utilities and Service Systems (cont.)	<p>Annexation of the site to SAT East Lake II GDP will accelerate the demand for potable water service.</p> <p>4. The developer is entitled, at the discretion of the City Engineer, to DIF cash or credit reimbursement for the upgrade of sewer line segments identified in the sewer study and constructed by the developer and accepted by the City.</p>	<p>Prior to approval of the first final map, the applicant shall provide written proof from Olney Water District that adequate water storage and distribution facilities are available to serve the Business Center II parcels.</p>	X	X		City of Chula Vista	A	a	<i>See letter dated 10/14/02</i>	<i>Engineering Department</i>
Threshold Standards Analysis	The project will exceed the City's threshold standards for:		X	X		City of Chula Vista	A	a		
	Fire/EMS Services	The proposed project shall be conditioned to pay public facilities fees for fire services at the rate in effect at the time building permits are issued.	X	X		City of Chula Vista	A	a		
	Police Services	The proposed project shall be conditioned to pay public facilities fees for police services at the rate in effect at the time building permits are issued.	X	X		City of Chula Vista	A	a		
	Drainage	See Hydrology/Water Quality measures 1-5.	X	X		City of Chula Vista	A	a		

Monitoring Frequency:
A - Prior to Construction
B - Throughout Construction
C - On Completion
D - Operating
E - On Violation

Reporting Frequency:
a - Once, On Completion
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**MITIGATION MONITORING PROGRAM CHECKLIST
(continued)**

Issue Area	Potential Significant Environmental Effects	Mitigation Measures	Timeframe of Mitigation			Monitor Report Agency	Timeframe for Verification		Date of Completion	Date of Verification
			T.M.	Pre Const.	During Const.		Post Const.	Monitor		
Threshold Standards Analysis (cont.)	Sewer	The proposed project shall be conditioned to pay public facilities fees for sewer services at the rate in effect at the time building permits are issued.	X	X			A	a		
	Water	The applicant shall deliver to the City a service availability letter from the OWD prior to each final map.	X	X		City of Chula Vista	A	a		
		The applicant shall provide water improvements according to the report entitled Sub-Area Water Master Plan for EastLake Business Center II by John Powell & Associates, August 1999.	X	X		City of Chula Vista	A	a		

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