Environmental Impact Report (EIR-14-01) for the University Innovation District Sectional Planning Area Plan

Mitigation Monitoring and Reporting Program

August 2018

University Innovation District Sectional Planning Area Plan Mitigation Monitoring and Reporting Program

Introduction

This mitigation monitoring and reporting program (MMRP) was prepared by the City of Chula Vista for the UID Sectional Planning Area (SPA) Plan to comply with Public Resources Code Section 21081.6(a)(1), 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 approval process. Pursuant to Public Resources Code Section 21081.6(a)(2), the City of Chula Vista designates the Director of Development Services and the City Clerk as the custodians of the documents or their material which constitute the record of proceedings upon which its decision is based.

This monitoring program will serve a dual purpose of verifying completion of the mitigation identified in the Environmental Impact Report (EIR) and generating information on the effectiveness of the mitigation measures to guide future decisions. The program includes the following:

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

The UID SPA Plan includes a mixed-use development of academic/university, commercial, retail, residential, and recreational uses. At buildout, the Project would offer a unique community that reflects a growing demand for dynamic, urban education centers. The Project takes many qualities of a traditional campus (e.g., open landscaped spaces and coherent architectural edges) and integrates them with several qualities of a contemporary town center (e.g., pedestrian-friendly streets and multi-use buildings with retail at street level). Mixed-use development would be permitted throughout the Project site and would relate and transition to the adjacent mixed-use Otay Villages 9, 10 and 11, and Millenia areas.

The Project includes a variety of transects, special districts, and sectors over about 35 blocks. Each transect features distinct but compatible floor area ratios (FARs) and design characters. To facilitate compatibility with land uses surrounding the Project site, the UID SPA Plan focuses higher densities (e.g., urban and campus development) within the center of the Main Campus Property and transitions into less dense development and open space and habitat conservation at the edges of the property near the Otay Ranch Preserve (Preserve). The Lake Property features mostly habitat conservation areas with some low-intensity satellite academic uses.

For the purposes of land use and environmental impact analysis in this EIR, the Project is evaluated using the maximum dwelling unit yield and gross square footage permitted

by the UID SPA Plan (thus providing a conservative impact analysis). The proposed maximum development area for the UID SPA is 10,066,200 square feet that would support a total of 34,000 people including a mix of students, faculty, staff, residents, and office/retail workers. The university land uses are assumed to include up to 20,000 full-time students and 6,000 university faculty and staff. Innovation uses would include a mix of office, laboratory, and retail uses to support up to 8,000 jobs. Residents on the site are anticipated to include up to 5,400 students and 6,000 non-student residents within 2,000 market-rate units. A total of 13,500 parking spaces would be provided at full build-out to support the proposed UID SPA Plan development.

The proposed Project is described in the EIR text in Chapter 3, Project Description. The EIR, incorporated herein as referenced, addressed all environmental issues listed in Appendix G of the CEQA Guidelines.

Public Resources Code section 21081.6 requires monitoring of only those impacts identified as significant or potentially significant. The monitoring program does not address impacts for issues where no mitigation is available and therefore would remain unmitigable.

Mitigation Monitoring Team

The monitoring activities would be accomplished by individuals identified in the attached MMRP table. While specific qualifications should be determined by the City, 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.

Program Procedural Guidelines

Prior to any construction activities, meetings should 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 greater 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 that would have a complete list of all the mitigation measures adopted by the City

of Chula Vista would include the City of Chula Vista and its Mitigation Monitor. The Mitigation Monitor 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 mitigation measures, the monitors will have mitigation monitoring report (MMR) forms, with each mitigation measure 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 Mitigation Monitor following the monitoring activity. The Mitigation Monitor will then include the conclusions of the MMR into an interim and final comprehensive construction report to be submitted to the City. 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 Environmental Monitor or Environmental Specialist will be required to fill out and submit a daily log report to the Mitigation Monitor. The daily log report will be used to record and account for the monitoring activities of the monitor. Weekly and/or monthly status reports, as determined appropriate, will be generated from the daily logs and compliance reports and will include supplemental material (i.e., memoranda, telephone logs, and letters). This type of feedback is essential for the City 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 warrants an immediate corrective action, but does not result in work or task delay; and
- Infraction that does not warrant immediate corrective action and results in no work or task delay.

There are a number of options the City may use to enforce this program should noncompliance continue. Some methods that could be used 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.

Summary of Project Impacts and Mitigation Measures

The following table summarizes the potentially significant Project impacts and lists the associated mitigation measures and the monitoring efforts necessary to ensure that the measures are properly implemented. All the mitigation measures identified in the EIR are recommended as conditions of Project approval and are stated herein in language appropriate for such conditions. In addition, during various stages of implementation the City will further refine the mitigation measures.

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.1 Land Use and Planning										
Impact 5.1-1: Potentially significant land use incompatibilities could occur for the issues of air quality, operational noise, biological resources, hydrology/water quality, and hazards and hazardous materials.	See Mitigation Measures 5.4-1a and 5.4-1b, 5.5-1a through 5.5-1e, 5.6-8e, 5.11-1a through 5.11-1f, and 5.13-2a and 5.13-2b.									
Impact 5.1-2: The Project would include development within the Overflight Notification Area and the Project's inconsistency with the Brown Field ALUCP would be potentially significant.	See Mitigation Measures 5.13-2a and 5.13-2b.									
Impact 5.1-3: The Project could potentially be inconsistent with the Chula Vista Growth Management Ordinance (GMO) quality of life threshold standards with respect to traffic, public services, and utilities, which would result in a significant land use impact.	See Mitigation Measures 5.3-24, 5.9.1-1a, 5.9.2-1b, 5.9.3-1, 5.9.4-1, 5.9.5-1, and 5.15.2-1.									
Impact 5.1-4: Implementation of the Project would result in potentially significant impacts related to consistency with the Chula Vista MSCP Subarea Plan.	See Mitigation Measures 5.6-1a through 5.6-11 and 5.11-1a.									
5.2 Aesthetics/Landform Modification										
Impact 5.2-1: The Project would permanently alter views from Key View Point (KVP) 3 near the High Tech K-12 School from open, rolling topography and views of Otay Mountain to urban development.	*(Incorporated from the 2005 GPU EIR and 2013 SEIR)* **5.2.5-1**: Within the East Planning Area, prior to approval of grading plans, the applicant shall prepare grading and building plans that conform to the landform grading guidelines contained in the grading ordinance, Otay Ranch GDP, and General Plan. The plans shall be prepared to the satisfaction of the Director of Development Services and the City Engineer. These plans and guidelines shall provide the following that serve to reduce the aesthetic impacts: • A landscape design that addresses streetscapes, provides landscape intensity zones, greenbelt edge treatments, and slope treatment for erosion control. • Grading concepts that ensure manufactured slopes that are contoured and blend and mimic with adjacent natural slopes. • Landscaping concepts that provide for a transition from the manicured appearance of developed areas to the natural landscape in open space areas. • Landscaping concepts that include plantings selected to frame and maintain views.	X	X	X		City of Chula Vista				
Impact 5.2-2: The Project would permanently alter the character of the Project site from open, rolling topography to urban development.	See Mitigation Measure 5.2.5-1 from the 2005 GPU EIR and 2013 SEIR.									

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party	Monitoring Reporting Agency	Verification Frequency Time Frame to	Date of Completion	Date of Verification

[1] SPA: Mitigation measures under this category are triggered during the planning stages of the project.
[2] Pre-Construction: Mitigation measures under this category are triggered prior to the final map and after the planning phase.
[3] During Construction: Mitigation measures under this category are triggered during the construction phase and prior to buildout.
[4] Post-Construction: Mitigation measures under this category are triggered after construction is complete and the project has been fully built.

		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.2 Aesthetics/Landform Modification (cont.)										
Impact 5.2-3: New sources of nighttime lighting may be incompatible with surrounding development and inconsistent with applicable regulations.	**5.2-3a: Lighting Plan and Photometric Analysis - Parks**. Concurrent with the preparation of site-specific plan(s) for outdoor public areas within the O-2 and O-3 sectors and prior to issuance of a building permit for any park, the applicant shall prepare, or in the case of the City being the lead on the preparation of the site-specific plan, the applicant shall fund the preparation of a lighting plan and photometric analysis. The plan shall be prepared to the satisfaction of the Development Services Director and evaluate the proposed height, location, and intensity of all exterior lighting for compliance with the City's performance standards for light, and glare (Chula Vista Municipal Code 19.66.100).	X	X			City of Chula Vista				
	5.2-3b: Lighting Plan and Photometric Analysis – New Structures. Concurrent with design review and prior to the issuance of building permits for any structures, the applicant shall prepare a lighting plan and photometric analysis. The plan shall be prepared to the satisfaction of the Development Services Director (or their designee) and evaluate the proposed height, location, and intensity of all exterior lighting for compliance with the City's performance standards for light, and glare (Chula Vista Municipal Code 9.66.100).	X	X			City of Chula Vista				
Impact 5.2-4: Potential impacts associated with light and shadow cannot be determined until the location, size, and orientation of future buildings are established.	**5.2-4: Shadow Analysis**. Prior to design review approval for any structure three stories and above, the applicant shall prepare to the satisfaction of the Development Services Director (or their designee), a shadow pattern analysis demonstrating that adjacent shadow-sensitive uses are not permanently shadowed.	X	X			City of Chula Vista				
5.3 Transportation/Traffic										
Impact 5.3-1: According to Chapter 12.24 of the City's Municipal Code, access related impacts would occur if access and frontage improvements are not provided concurrent with development. Therefore, in 2020, the Project could result in potentially significant impacts related to access and frontage.	**5.3-1a: Eastlake Parkway/Hunte Parkway Intersection**: Eastlake Parkway south of Hunte Parkway within the UID will provide primary access to the site. Corresponding improvements to the geometry (as seen in Figure 10-2 in EIR Appendix B) shall be provided by the applicant at the Eastlake Parkway/Hunte Parkway intersection prior to construction. Needed modifications to the traffic signal shall also be made to accommodate the third (south) leg at this intersection. This improvement shall be provided prior to construction of the first building within the University Campus/Innovation District, in accordance with City Ordinances.	X	X			City of Chula Vista				
	5.3-1b: Discovery Falls Road Secondary Access: A new secondary access shall be provided by the applicant from Discovery Falls Road, just south of Hunte Parkway. Corresponding improvements to the geometry, as shown in Figure 10 2 of EIR Appendix B (Intersection #57), shall be provided. A traffic signal shall be installed to the satisfaction of the City Engineer. This improvement shall be provided prior to construction of the first building within the UID, in accordance with City Ordinances.	X	X			City of Chula Vista				
5.3 Transportation/Traffic (cont.)										
	5.3-1c: Hunte Parkway/Exploration Falls Road Intersection: The applicant shall be responsible for constructing the fourth (south) leg of the Hunte Parkway/Exploration Falls Road intersection and modifying the signal as needed to accommodate the fourth leg prior to construction of the first building within the UID, in accordance with City Ordinances.	X	X			City of Chula Vista				

[1] SPA: Mitigation measures under this category are triggered during the planning stages of the project.
[2] Pre-Construction: Mitigation measures under this category are triggered prior to the final map and after the planning phase.
[3] During Construction: Mitigation measures under this category are triggered during the construction phase and prior to buildout.
[4] Post-Construction: Mitigation measures under this category are triggered after construction is complete and the project has been fully built.

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
	5.3-1d Internal Circulation Roads: Internal circulation roads shall be constructed on-site by the applicant in conformance with City standards. Final design and siting of internal roads will be subject to the approval of the City, including the Development Services Department, Public Works Department, and Fire Department.	X	X			City of Chula Vista				
Impact 5.3-2: Impact 5.3-2: Under the Year 2020 scenario, the Project would result in a potentially significant direct impact to the following Chula Vista intersection: • Birch Road/La Media Road (AM – LOS E, PM – LOS F)	**5.3-2: Birch Road/La Media Road Intersection**: Prior to the issuance of the final map that contains the 1,360th EDU, the applicant shall secure or construct the Main Street connection between Heritage Road and Eastlake Parkway. Since this improvement includes the construction of a 6-lane road and a bridge, it is beyond the scope of a single development project. If this improvement is not in place by the issuance of the final map that contains the 1,360th EDU, the Project would be required to implement the "Anticipated 2020 Roadway Improvements."	X	X			City of Chula Vista				
Impact 5.3-3: Under the Year 2020 scenario, the Project would result in a potentially significant cumulative impact to the following Chula Vista intersections: • Impact 5.3-3a: Telegraph Canyon Road/Paseo Ranchero (AM – LOS E) • Impact 5.3-3b: Telegraph Canyon Road/Otay Lakes Road/La Media Road (PM – LOS E) • Impact 5.3-3c: East Palomar Road/Heritage Road (AM – LOS E) • Impact 5.3-3d: East Palomar Road/La Media Road (AM – LOS E, PM – LOS E) • Impact 5.3-3e: Olympic Parkway/I-805 SB Ramps (AM – LOS F, PM – LOS F) • Impact 5.3-3f: Olympic Parkway/I-805 NB Ramps (AM – LOS F, PM – LOS F) • Impact 5.3-3g: Olympic Parkway/Oleander Avenue (AM – LOS E, PM – LOS F) • Impact 5.3-3h: Olympic Parkway/Brandywine Avenue (AM – LOS F, PM – LOS F) • Impact 5.3-3i: Olympic Parkway/Heritage Road (AM – LOS F, PM – LOS F) • Impact 5.3-3j: Main Street/I-805 SB Ramps (PM – LOS F) • Impact 5.3-3k: Main Street/I-805 NB Ramps (PM – LOS F) • Impact 5.3-3l: Main Street/Brandywine Avenue (AM – LOS E, PM – LOS E)	**5.3-3**: Cumulative impacts within the City of Chula Vista will be mitigated using Transportation Development Impact Fees (TDIF). The TDIF has been accounted for in the TDIF Ordinance (for City of Chula Vista intersections) and Western TDIF Program (for City of Chula Vista/Caltrans intersections) for university-related uses and cumulative impacts within the City of Chula Vista are considered to be mitigated to a level below significance without any additional TDIF fee payments for university-related uses. Non-university related uses will be required to pay fees per the TDIF prior the issuance of building permits.	X	X			City of Chula Vista				

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		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.3 Transportation/Traffic (cont.)										
Impact 5.3-4: Under the Year 2020 scenario, the Project would result in a potentially significant cumulative impact to the following City of San Diego/Caltrans intersections: • Impact 5.3-4a: Palm Avenue/I-805 SB Ramps (PM – LOS F) • Impact 5.3-4b: Palm Avenue/I-805 NB Ramps (AM – LOS E, PM – LOS F)	**5.3-4a: Palm Avenue/I-805 SB Ramps Intersection**. The improvement of the Palm Avenue/I-805 SB Ramps Intersection is included in the FBA in the City of San Diego. If the City of San Diego does not complete this improvement prior to the issuance of the final map that contains the Project's 1,360th DU, the City of Chula Vista or successor in interest shall coordinate with the City of San Diego to implement this improvement.	X	X			City of Chula Vista				
	5.3-4b: Palm Avenue/I-805 NB Ramps Intersection. The improvement of the Palm Avenue/I 805 NB Ramps Intersection is included in the FBA, in the City of San Diego. If the City of San Diego does not complete this Project prior to the issuance of the final map that contains the Project's 1,360th DU, the City of Chula Vista or successor in interest shall coordinate with the City of San Diego to implement this improvement.	X	X			City of Chula Vista				
Impact 5.3-5: Under the Year 2020 scenario, the Project would result in a potentially significant cumulative impact to the following City of San Diego intersection: • Avenida De Las Vistas/Heritage Road (AM – LOS F, PM – LOS F)	**5.3-5: Avenida De Las Vistas/Heritage Road Intersection**. The improvement of the Avenida De Las Vistas/Heritage Road Intersection is included in the FBA, in the City of San Diego. If the City of San Diego does not complete this Project prior to the issuance of the final map that contains the Project's 1,360th EDU, the City of Chula Vista or successor in interest shall coordinate with the City of San Diego to implement this improvement	X	X			City of Chula Vista				
Impact 5.3-6: Under the Year 2020 scenario, the Project would result in a potentially significant cumulative impact to the following Chula Vista roadway segments: • Impact 5.3-6a: Telegraph Canyon Road from Paseo Ladera to Paseo Ranchero (LOS E) • Impact 5.3-6b: Otay Lakes Road from Bonita Road to East H Street (LOS D) • Impact 5.3-6c: Otay Lakes Road from East H Street to Telegraph Canyon Road (LOS D) • Impact 5.3-6d: Main Street from Hilltop Drive to Melrose Avenue (LOS E) • Impact 5.3-6e: Main Street from Melrose Avenue to I-805 (LOS E) • Impact 5.3-6f: Eastlake Parkway from Otay Lakes Road to Olympic Parkway (LOS D)	See Mitigation Measure 5.3-3.									
Impact 5.3-7: According to Chapter 12.24 of the City's Municipal Code, access related impacts would occur if access and frontage improvements are not provided concurrent with development. Therefore, in 2025, the Project could result in potentially significant impacts related to access and frontage.	**5.3-7: Construction of Street "E" between Village 9 Street "B" and Eastlake Parkway**. Prior to the issuance of the final map that contains the 3,565th EDU, the City of Chula Vista or successor of interest shall construct Street "E" between Village 9 Street "B" and Eastlake Parkway, in accordance with City Ordinances.	X	X			City of Chula Vista				

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		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.3 Transportation/Traffic (cont.)										
Impact 5.3-8: Under the Year 2025 scenario, the Project would result in a potentially significant direct impact to the following Chula Vista intersections: • Impact 5.3-8a: Proctor Valley Road/San Miguel Ranch Road (PM – LOS E) • Impact 5.3-8b: Birch Road/Eastlake Parkway (AM – LOS F, PM – LOS F) • Impact 5.3-8c: Birch Road/La Media Road (AM – LOS F, PM – LOS F)	**5.3-8a: Proctor Valley Road/San Miguel Ranch Road Intersection.** Installation of a traffic signal at this intersection will fully mitigate the corresponding impact to less than significant. The City of Chula Vista or successor in interest shall coordinate with San Diego County to construct a traffic signal at this intersection, if this improvement has not been built by others, prior to the construction issuance of the final map that contains the of the project's 3,565th EDU. **5.3-8b: Birch Road/Eastlake Parkway Intersection**. Prior to the issuance of the final map that contains the 3,565th EDU, the applicant shall secure or construct the Main Street connection between Heritage Road and Eastlake Parkway. Since this improvement includes the construction of a major 6-lane road and a 6-lane bridge, it is beyond the scope of a single development project. If this improvement is not in place by the issuance of the final map that contains the 3,565th EDU, the Project would be required to implement the "Anticipated 2025 Roadway Improvements" above.	X	X			City of Chula Vista				
Impact 5.3-9: Under the Year 2025 scenario, the Project would result in a potentially significant cumulative impact to the following Chula Vista intersections: • Impact 5.3-9a: Telegraph Canyon Road/Paseo Ladera (AM – LOS E) • Impact 5.3-9b: Telegraph Canyon Road/Paseo Ranchero (AM – LOS E, PM – LOS E) • Impact 5.3-9c: Telegraph Canyon Road/Otay Lakes Road/La Media Road (AM – LOS E, PM – LOS F) • Impact 5.3-9d: East Palomar Road/Heritage Road (AM – LOS E) • Impact 5.3-9e: East Palomar Road/La Media Road (AM - LOS F, PM - LOS E) • Impact 5.3-9f: Olympic Parkway/I-805 SB Ramps (PM - LOS F) • Impact 5.3-9g: Olympic Parkway/I-805 NB Ramps (AM - LOS E, PM - LOS E) • Impact 5.3-9h: Olympic Parkway/Oleander Avenue (AM - LOS E, PM - LOS F) • Impact 5.3-9i: Olympic Parkway/Brandywine Avenue (AM - LOS F, PM - LOS F) • Impact 5.3-9j: Olympic Parkway/Heritage Road (AM - LOS F, PM - LOS F) • Impact 5.3-9k: Olympic Parkway/La Media Road (AM - LOS F, PM - LOS E) • Impact 5.3-9l: Main Street/Melrose Avenue (PM - LOS E) • Impact 5.3-9m: Main Street/I-805 SB Ramps (PM - LOS E)	See Mitigation Measure 5.3-3.								

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		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.3 Transportation/Traffic (cont.)										
Impact 5.3-9 (cont.) • Impact 5.3-9n: Main Street/I-805 NB Ramps (PM - LOS E) • Impact 5.3-9o: Main Street/Brandywine Avenue (PM - LOS E)										
Impact 5.3-10: Under the Year 2025 scenario, the Project would result in a potentially significant direct impact to the following County of San Diego intersection: • Proctor Valley Road/San Miguel Road (PM – LOS F)	**5.3-10: Proctor Valley Road/San Miguel Road Intersection**. The City of Chula Vista or successor in interest shall coordinate with the County of San Diego to construct a traffic signal and associated improvements to this intersection prior to the issuance of the final map that contains the Project's 3,565th EDU.	X	X			City of Chula Vista				
Impact 5.3-11: Under the Year 2025 scenario, the Project would result in a potentially significant cumulative impact to the following City of San Diego/Caltrans intersections: • Impact 5.3-11a: Palm Avenue/I-805 SB Ramps (PM – LOS F) • Impact 5.3-11b: Palm Avenue/I-805 NB Ramps (AM – LOS F, PM – LOS F)	See Mitigation Measure 5.3-4a and 5.3-4b.									
Impact 5.3-12: Under the Year 2025 scenario, the Project would result in a potentially significant cumulative impact to the following City of San Diego intersections: • Impact 5.3-12a: Avenida De Las Vistas/ Heritage Road (AM – LOS F, PM – LOS F) • Impact 5.3-12b: Heritage Road/Otay Mesa Road (PM – LOS E)	**5.3-12a: Avenida De Las Vistas/Heritage Road Intersection**. The City of Chula Vista or successor in interest shall coordinate with the City of San Diego to construct a traffic signal and associated improvements to this intersection prior to the issuance of the final map that contains the Project's 3,565th EDU.	X	X			City of Chula Vista				
	5.3-12b: Heritage Road/Otay Mesa Road Intersection. The City of Chula Vista or successor in interest shall coordinate with the City of San Diego to install a WB right-turn overlap phase prior to the construction of the Project's 3,565th EDU.	X	X			City of Chula Vista				
Impact 5.3-13: Under the Year 2025 scenario, the Project would result in a potentially significant direct impact to the following Chula Vista roadway segments: • Impact 5.3-13a: Olympic Parkway from Heritage Road to Santa Venetia Street (LOS D) • Impact 5.3-13b: Olympic Parkway from East Palomar Street to SR-125 (LOS D) • Impact 5.3-13c: Birch Road from SR-125 to Eastlake Parkway (LOS D)	**5.3-13a: Olympic Parkway from Heritage Road to Santa Venetia Street**. Prior to the issuance of the final map that contains the 3,565th EDU, the applicant shall secure or construct the Main Street connection between Heritage Road and Eastlake Parkway. Since this improvement includes the construction of a major 6-lane road and a 6-lane bridge, it is beyond the scope of a single development project. If this improvement is not in place by the issuance of the final map that contains the 3,565th EDU, the Project would be required to implement the "Anticipated 2025 Roadway Improvements."	X	X			City of Chula Vista				
	5.3-13b: Olympic Parkway from E. Palomar Street to SR-125. Prior to the issuance of the final map that contains the 3,565th EDU, the applicant shall secure or construct the Main Street connection between Heritage Road and Eastlake Parkway. Since this improvement includes the construction of a major 6-lane road and a 6-lane bridge, it is beyond the scope of a single development project. If this improvement is not in place by the issuance of the final map that contains the 3,565th EDU, the Project would be required to implement the "Anticipated 2025 Roadway Improvements."	X	X			City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.3 Transportation/Traffic (cont.)										
Impact 5.3-13 (cont.)	**5.3-13c: Birch Road from SR-125 to Eastlake Parkway**. Prior to the issuance of the final map that contains the 3,565th EDU, the applicant shall secure or construct the Main Street connection between Heritage Road and Eastlake Parkway Since this improvement includes the construction of a major 6 lane road and a 6-lane bridge, it is beyond the scope of a single development project. If this improvement is not in place by the issuance of the final map that contains the 3,565th EDU, the Project would be required to implement the "Anticipated 2025 Roadway Improvements."	X	X			City of Chula Vista				
Impact 5.3-14: Under the Year 2025 scenario, the Project would result in a potentially significant cumulative impact to the following Chula Vista roadway segments: • Impact 5.3-14a: Telegraph Canyon Road from Paseo Ladera to Paseo Ranchero (LOS E) • Impact 5.3-14b: Otay Lakes Road from Bonita Road to East H Street (LOS E) • Impact 5.3-14c: Otay Lakes Road from East H Street to Telegraph Canyon Road (LOS D) • Impact 5.3-14d: Main Street from Hilltop Drive to Melrose Avenue (LOS E)	See Mitigation Measure 5.3-3.									
• Impact 5.3-14e: Main Street from Melrose Avenue to I-805 (LOS E) • Impact 5.3-14f: Main Street from Oleander Avenue to Brandywine Avenue (LOS D) • Impact 5.3-14g: Eastlake Parkway from Otay Lakes Road to Olympic Parkway (LOS D)										
Impact 5.3-15: According to Chapter 12.24 of the City's Municipal Code, access related impacts would occur if access and frontage improvements are not provided concurrent with development. Therefore, in 2030, the Project could result in potentially significant impacts related to access and frontage.	**5.3-15**: The City of Chula Vista or successor in interest shall construct Street "C" between Village 9 Street "B" and Eastlake Parkway prior to construction of the 5,164th EDU within the UID.	X	X			City of Chula Vista				
Impact 5.3-16: Under the Year 2030 scenario, the Project would result in a potentially significant direct impact to the following Chula Vista intersections: • Impact 5.3-16a: Main Street/I-805 NB Ramps (PM – LOS E) • Impact 5.3-16b: Village 9 Street "B"/Village 9 Street "C" (PM – LOS E) • Impact 5.3-16c: Proctor Valley Road/San Miguel Ranch Road (PM – LOS E)	**5.3-16a**: **Main Street/I-805 NB Ramps Avenue Intersection**. Improvements at this interchange are included in the Western TDIF program. Therefore, this impact is considered fully mitigated.	X	X			City of Chula Vista				
	5.3-16b: **Village 9 Street "B"/Village 9 Street "C" Intersection**. The City of Chula Vista or successor in interest shall construct a westbound right-turn lane on Village 9 Street "C" if this improvement is not in place prior to the construction of the final map that contains the Project's 5,164th EDU.	X	X			City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.3 Transportation/Traffic (cont.)										
Impact 5.3-17: Under the Year 2030 scenario, the Project would result in a potentially significant cumulative impact to the following Chula Vista intersections: • Impact 5.3-17a: Telegraph Canyon Road/Paseo Ranchero (AM – LOS E, PM – LOS E) • Impact 5.3-17b: Birch Road/La Media Road (AM – LOS E, PM – LOS E) • Impact 5.3-17c: Main Street/I-805 SB Ramps (PM – LOS E)	See Mitigation Measure 5.3-3.									
Impact 5.3-18: Under the Year 2030 scenario, the Project would result in a significant direct impact to the following County of San Diego intersection: • Proctor Valley Road/San Miguel Road (PM – LOS E)	See Mitigation Measure 5.3-10.									
Impact 5.3-19: Under the Year 2030 scenario, the Project would result in a potentially significant cumulative impact to the following County of San Diego intersection: • Bonita Road/San Miguel Road (PM – LOS E)	**5.3-19**: The City of Chula Vista or successor in interest shall coordinate with the County of San Diego and provide payment of the San Diego County Traffic Impact Fee (TIF) prior to the issuance of the final map that contains the Project's 5,164th EDU.	X	X			City of Chula Vista				
Impact 5.3-20: Under the Year 2030 scenario, the Project would result in a potentially significant cumulative impact to the following City of San Diego/Caltrans intersections: • Impact 5.3-20a: Palm Avenue/I-805 SB Ramps (PM – LOS F) • Impact 5.3-20b: Palm Avenue/I-805 NB Ramps (AM – LOS F, PM – LOS F)	See Mitigation Measures 5.3-4a and 5.3-4b.									
Impact 5.3-21: Under the Year 2030 scenario, the Project would result in a potentially significant cumulative impact to the following City of San Diego intersections: • Impact 5.3-21a: Avenida De Las Vistas/Heritage Road (AM – LOS F, PM – LOS F) • Impact 5.3-21b: Heritage Road/Otay Mesa Road (PM – LOS E)	**5.3-21a: Avenida De Las Vistas/Heritage Road**. The City of Chula Vista or successor in interest shall coordinate with the City of San Diego to construct a traffic signal and associated improvements to this intersection prior to the issuance of the final map that contains the Project's 5,164th EDU.	X	X			City of Chula Vista				
	5.3-21b: Heritage Road/Otay Mesa Road. The City of Chula Vista or successor in interest shall coordinate with the City of San Diego to construct a WB right-turn overlap phase prior to the issuance of the final map that contains the Project's 5,164th EDU.	X	X			City of Chula Vista				
Impact 5.3-22: Under the Year 2030 scenario, the Project would result in a potentially significant direct impact to the following Chula Vista roadway segments: • Impact 5.3-22a: Main Street from I-805 to Oleander Avenue (LOS E) • Impact 5.3-22b: Main Street from Oleander Avenue to Brandywine Avenue (LOS F)	**5.3-22a: Main Street from I-805 to Oleander Avenue**. Prior to the issuance of the final map that contains the 5,164th EDU, the applicant shall secure or construct the Main Street/SR-125 interchange. Since this improvement includes the construction of a full interchange, it is beyond the scope of a single development project. If this improvement is not in place by the issuance of the final map that contains the 5,164th EDU, Mitigation Measure 5.3 21 would apply.	X	X			City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.3 Transportation/Traffic (cont.)										
Impact 5.3-22 (cont.)	**5.3-22b: Main Street from Oleander Avenue to Brandywine Avenue**. Prior to the issuance of the final map that contains the 5,164th EDU, the applicant shall secure or construct the Main Street/SR-125 interchange. Since this improvement includes the construction of a full interchange, it is beyond the scope of a single development project. If this improvement is not in place by the issuance of the final map that contains the 5,164th EDU, Mitigation Measure 5.3-21 would apply.	X	X			City of Chula Vista				
Impact 5.3-23: Under the Year 2030 scenario, the Project would result in a potentially significant cumulative impact to the following Chula Vista roadway segments: • Impact 5.3-23a: Telegraph Canyon Road from Paseo Ladera to Paseo Ranchero (LOS E) • Impact 5.3-23b: Otay Lakes Road from East H Street to Telegraph Canyon Road (LOS D) • Impact 5.3-23c: Main Street from Hilltop Drive to Melrose Avenue (LOS E) • Impact 5.3-23d: Main Street from Melrose Avenue to I-805 (LOS E) • Impact 5.3-23e: Main Street from Brandywine Avenue to Heritage Road (LOS D) • Impact 5.3-23f: Eastlake Parkway from Otay Lakes Road to Olympic Parkway (LOS D)	See Mitigation Measure 5.3-3.									
Impact 5.3-24: Based on the conclusions in the 2001 EIR, traffic impacts from the Lake Property are assessed as potentially significant. An updated traffic analysis of the Lake Property was not included in the TIA for the UID because specific development plans are not currently available and uses assumed in the UID SPA Plan are similar or lower in density than those considered in the 2001 EIR. Therefore, a detailed traffic study would need to be prepared when development plans are available.	**5.3-24: Subsequent Traffic Analysis for Lake Property**. Prior to the approval of any detailed development plans for the Lake Property, a detailed traffic study shall be conducted by a City-approved traffic consultant. Specific mitigation measures for traffic impacts associated with the Lake Property shall be required at that time, to the satisfaction of the City Engineer, including any improvements related to any necessary roadway segments, intersections, and ingress-egress to reduce impacts to below a level of significance and to comply with the City's GMOC standards.	X	X			City of Chula Vista				
Impact 5.3-25: Construction within the UID would occur continuously until full buildout. Therefore, construction traffic would result in a temporary addition to operational traffic generated by the Project. As discussed above, operation of the Project would have the potential to generate substantial traffic during each traffic scenario (Year 2020, Year 2025, and Year 2030), and construction traffic would incrementally contribute to these impacts. Therefore, impacts from construction traffic could potentially be significant.	**5.3-25**: Prior to the commencement of construction activities at the Main Campus Property or Lake Property, a detailed traffic management plan shall be prepared by a City-approved traffic consultant. Specific measures to implement to maintain acceptable traffic conditions during construction shall be reviewed to the satisfaction of the City Engineer.	X	X			City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.3 Transportation/Traffic (cont.)										
Impact 5.3-26: The Project would have the potential to exceed the City of Chula Vista's LOS standards, as well as the City of San Diego, Caltrans, and the County of San Diego's standards under the Existing Plus Project, Year 2020, Year 2025, and Year 2030 scenarios. Therefore, the Project would contribute to regional congestion and a potentially significant impact would occur related to level of service standards.	See Mitigation Measures 5.3-1 through 5.3-25.									
5.4 Air Quality										
Impact 5.4-1: Implementation of the Project would result in potentially significant criteria pollutant emission impacts during construction.	**5.4-1a: Air Quality-Related Construction Best Management Practices**. In addition to the requirements of APCD Rule 55, the control measures listed below will be implemented during Project construction to reduce dust and VOC emissions: • A minimum of two applications of water during grading between dozer/scraper passes. • Paving, chip sealing, or chemical stabilization of internal roadways after completion of grading. • Termination of grading if winds exceed 25 mph. • Ensure that all exposed surfaces maintain a minimum soil moisture of 12 percent. • Stabilization of dirt storage piles by chemical binders, tarps, fencing, or other erosion control. • Use of "Super Compliant" architectural coatings with a VOC content of 10 grams per liter or less.	X	X	X		City of Chula Vista				
	5.4-1b: Use of Tier 4 Final Off-Road Equipment. All off-road diesel-powered construction equipment greater than 50 horsepower (HP) used during each building construction phase shall meet U.S. EPA Tier 4 off-road emissions standards. A copy of each unit's certified Tier specification shall be provided to the City of Chula Vista Development Services Department at the time of mobilization of each applicable unit of equipment.	X	X	X		City of Chula Vista				
Impact 5.4-4: Impacts related to TAC emissions would be potentially significant.	**5.4-4: Health Risk Assessment**. Prior to the issuance of building permits for any new facility that would have the potential to emit TACs, in accordance with AB 2588, an emissions inventory and HRA shall be prepared. Building permits shall only be issued for facilities that demonstrate TAC emissions below the standards listed in Table 5.4-6 (excess cancer risk of 1 in 1 million or 10 in 1 million with T-BACT and non-cancer hazard index of 1.0).	X	X			City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.5 Noise										
Impact 5.5-1: Project HVAC units may generate exterior and interior noise levels in excess of the City's noise control ordinance at nearby NSLUs within Transects T-3A, T-3B, T-6A, T-6B, T-6D, T 6E, and SD: Flex Overlay.	**5.5-1a: Site-Specific Acoustic Analysis – Multi-Family Residences**. Concurrent with Design Review and prior to the approval of building permits for multi-family areas within Transects T-3A, T-3B, T-6A, T-6B, T-6D, T-6E, and SD: Flex Overlay, where first and/or upper floor exterior noise levels exceed 60 CNEL and/or where required outdoor area (patios or balconies) noise levels exceed 65 CNEL, the City shall require: 1) an acoustical analysis demonstrating to the satisfaction of the Development Services Director (or their designee) that the proposed building plans ensure that interior noise levels due to exterior noise sources will be at or below California's Title 24 Interior Noise Standards (i.e., 45 CNEL) in any habitable room, and 2) all outdoor useable areas are not exposed to noise levels in excess of the City's noise compatibility guidelines for outdoor use areas (i.e., 65 CNEL). The analysis must also identify Sound Transmission Loss rates of each window. Design-level architectural plans will be available during design review and will permit the accurate calculation of transmission loss for habitable rooms. For these areas, it may be necessary for the windows to be able to remain closed to ensure that interior noise levels meet the interior standard of 45 dBA CNEL, in which case, adequate ventilation systems shall be installed. The City shall require noise attenuation features that would (1) reduce sound levels to 45 CNEL in any habitable room, and (2) that would reduce sound levels to 65 CNEL at outdoor usable areas.	X	X			City of Chula Vista				
	5.5-1b: Site-Specific Acoustic Analysis – Non-Residential NSLUs. Concurrent with Design Review and prior to the approval of building permits for any non residential NSLUs (schools, libraries, neighborhood parks) within Transects T-3A, T-3B, T-6A, T-6B, T 6D, T-6E, and SD: Flex Overlay, where exterior noise levels exceed 65 CNEL, the City shall require a site design plan and subsequent acoustical analysis demonstrating to the satisfaction of the Development Services Director (or their designee) that all outdoor useable areas are not exposed to noise levels in excess of 65 CNEL. Measures to reduce noise levels may include, but would not be limited to, setback of structures from the roadway, installing acoustic barriers, or orienting outdoor activity areas away from roadways so that surrounding structures provide noise attenuation. Wall and roof- ceiling assemblies making up the building envelope shall comply with the requirements of the 2013 CALGreen Building Code and meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in compliance with the CALGreen Building Code. The City shall require noise attenuation features to reduce sound levels to 65 CNEL at outdoor usable areas.	X	X			City of Chula Vista				
	5.5-1c: Site-Specific Acoustic Analysis – Office Uses. Concurrent with Design Review and prior to the approval of building permits for any office use within Transects T-3A, T-3B, T-6A, T-6B, T-6D, T-6E, and SD: Flex Overlay the City shall require a site design plan and subsequent acoustical analysis demonstrating to the satisfaction of the Development Services Director (or their designee) that exterior noise levels at the property line are at or below the City's noise compatibility guidelines for	X	X			City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.5 Noise (cont.)										
Impact 5.5-1 (cont.)	**5.5-1c: Site-Specific Acoustic Analysis – Office Uses (cont.)** office uses (i.e., 70 CNEL). Measures to reduce noise levels may include, but would not be limited to, setback of structures from the roadway, installing acoustic barriers, or, in mixed-use buildings, orienting offices away from roadways so that surrounding structures provide noise attenuation. The City shall require noise attenuation features to reduce sound levels to 70 CNEL at the property line.									
	5.5-1d: HVAC Mechanical Equipment Shielding. Concurrent with Design Review and prior to the approval of building permits for non-residential development, the City shall require a design plan for the Project demonstrating to the satisfaction of the Development Services Director (or their designee) that the noise level from operation of mechanical equipment will not cumulatively exceed the following noise level limits for a designated receiving land use category as specified in Section 19.68.030 of the City noise control ordinance. Noise control measures may include, but are not limited to, the selection of quiet equipment, equipment setbacks, silencers, and/or acoustical louvers. The City shall require noise attenuation features that would reduce sound levels to levels that are allowable under the Chula Vista noise control ordinance: • From 10 p.m. to 7 a.m. on weekdays and from 10 p.m. to 8 a.m. on weekends: ○ 45 dBA for residential ○ 50 dBA for multiple dwelling residential ○ 60 dBA for commercial ○ 70 dBA for light industry (I-R and I-L zone) ○ 80 dBA for heavy industry (I zone) • From 7 a.m. to 10 p.m. on weekdays and from 8 a.m. to 10 p.m. on weekends: ○ 55 dBA for residential ○ 60 dBA for multiple dwelling residential ○ 65 dBA for commercial ○ 70 dBA for light industry (I-R and I-L zone) ○ 80 dBA for heavy industry (I zone) Noise control measures may include, but are not limited to, the selection of quiet equipment, equipment setbacks, silencers, and/or acoustical louvers. The City shall require noise attenuation features that would reduce sound levels to levels at or below the allowable levels set forth in the Chula Vista noise control ordinance.	X	X			City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.5 Noise (cont.)										
Impact 5.5-1 (cont.)	**5.5-1e: Site Specific Analysis – Recreational Facilities**. Concurrent with the preparation of site-specific plan(s) and prior to the approval of a grading plan, the City shall require the preparation of an acoustical analysis to ensure that noise levels generated from any active uses at the recreational facilities, such as sports fields, shall not exceed the receiving land use category's exterior noise limits as identified in the City noise control ordinance. Measures to reduce noise levels may include, but would not be limited to, siting of structures or buildings either at the recreational facilities or at the receiving land use site in order to provide	X	X			City of Chula Vista				
	5.5-1e: Site Specific Analysis – Recreational Facilities (cont.) setbacks between active areas of the facilities and adjacent noise sensitive uses or construction of a wall to provide noise attenuation. Final noise attenuation design would be determined by a site-specific acoustic analysis conducted by a qualified acoustical engineer, to the satisfaction of the Development Services Director (or their designee).									
Impact 5.5-1b: Active uses at recreational facilities (e.g., parks and sport courts) may generate noise in excess of City noise control ordinance standards at nearby NSLUs.	See Mitigation Measures 5.5-1a through 5.5-1e.									
Impact 5.5-1c: Project residences and/or other Project NSLUs could be exposed to a potentially significant impact from High Tech K-12's playground and grassy play area.	See Mitigation Measures 5.5-1a through 5.5-1e.									
Impact 5.5-2: Construction vibration impacts related to ground-borne vibration would be potentially significant.	**5.5-2**: For major construction activity involving heavy earth moving equipment within 200 feet, and pile driving within 600 feet, of vibration-sensitive land uses (e.g., vibration sensitive laboratory equipment), prior to the initiation of construction activities, the City shall approve a construction vibration mitigation program developed by a qualified person experienced in the fields of environmental noise and vibration assessment to be implemented by the construction contractor. The construction vibration mitigation program shall include measures to reduce vibration resulting from construction activities to the maximum extent practicable. Notification and monitoring of construction activities shall include, but not be limited to, the following: • Vibration monitoring shall be performed during construction to establish the level of vibration produced by high impact activities. Monitoring shall be conducted when any construction would occur within 50 feet of a vibration sensitive land use. Monitoring shall be conducted using a portable vibration-monitoring instrument that provides a calibrated record of local ground movement/accelerations. If construction vibration exceeds 2.0 in/sec, alternative work methods and equipment shall be used. Baseline vibration levels at specified locations shall be established prior to construction. • Building occupants shall be notified at least two weeks prior to the start of construction that would occur within 50 feet of any vibration sensitive land use.	X	X	X		City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.5 Noise (cont.)										
Impact 5.5-3: Construction noise may exceed the 60 dBA L_{EQ} threshold for sensitive habitat in the MSCP Preserve Area and a significant temporary noise impact would occur to nesting birds in sensitive habitat. Construction of the Project, including grading activities, would not cause significant noise impacts to human receptor NSLUs.	See Mitigation Measures 5.6-4 through 5.6-8a.									
5.6 Biological Resources										
Impact 5.6-1a: Implementation of the Project would result in significant direct impacts to two sensitive plant species: Otay tarplant (Deinandra conjugens) and San Diego barrel cactus (Ferocactus viridescens).	**5.6-1a: Pre-Construction Rare Plant Surveys for Impacts Outside of Covered Projects.** Prior to issuance of any land development permits, including clearing, grubbing, and grading permits for the Lake Property and off-site impact areas, the Project applicant shall retain a City-approved biologist to conduct rare plant surveys for sensitive plant species, including, but not limited to, Otay tarplant (*Deinandra conjugens*) and San Diego barrel cactus (*Ferocactus viridescens*), which are species determined to be present or to have a high potential to occur and that require additional measures for unavoidable impacts. If plant species requiring transplantation – snake cholla (*Opuntia parryi* var. *serpentine*), San Diego barrel cactus, dot-seed plantain (*Plantago erecta)*, coast cholla (*Cylindropuntia prolifera*), Otay tarplant – are found within the impact areas, the applicant shall implement Mitigation Measure 5.6-2, which includes measures for plant salvage and relocation, and preparation and implementation of a resource salvage plan. Should narrow endemic species listed in Table 5-4 of the Chula Vista MSCP Subarea Plan be identified in the proposed off-site impact areas, the Project shall be designed so as to avoid them to the maximum extent practicable. If impacts to narrow endemics are unavoidable, they shall be limited as follows: impacts within the Lake Property shall be no more than 20 percent of the total population within the Project area; off-site impacts outside of the Preserve shall be no more than 20 percent of the total population within the Project area; and off-site impacts within the Preserve shall be no more than 5 percent of the total population within the Project area. In addition, impacts shall be mitigated at ratios of 1:1 to 3:1, depending on the sensitivity of the species. The proposed Project design, including mitigation, shall result in conservation of the species that is functionally equivalent to its status without the Project, including species numbers and area, and must ensure adequate Preserve design to protect the species in the long-term.	X	X	X		City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.6 Biological Resources (cont.)										
Impact 5.6-1b: Implementation of the Project could potentially result in significant indirect impacts to San Diego barrel cactus.	**5.6-1b: Plant Resource Salvage Plan**. Prior to issuance of land development permits, including clearing or grubbing and grading permits for the Main Campus Property, Lake Property and all off-site impact areas, the applicant shall prepare a resource salvage plan for areas with salvageable plant resources, including Otay tarplant (*Deinandra conjugens*), San Diego barrel cactus (Ferocactus viridescens), dot-seed plantain (*Plantago erecta*, Quino checkerspot butterfly larval host plant), and coast cholla and snake cholla (*Cylindropuntia prolifera* and *Opuntia parryi var. serpentine*, habitat for cactus wren). The resource salvage plan shall, at a minimum, evaluate options for plant salvage and relocation, including native plant mulching, selective soil salvaging, application of plant materials on manufactured slopes, and application/relocation of resources within the Preserve. Relocation efforts may include seed collection and/or transplantation to a suitable receptor site and will be based on the most reliable methods of successful relocation. The program shall contain a recommendation for method of salvage and relocation/application based on feasibility of implementation and likelihood of success. The program shall include, at a minimum, an implementation plan, maintenance and monitoring program, estimated completion time, and any relevant contingency measures. The resource salvage plan shall be prepared by a City-approved biologist. The applicant shall also be required to implement the resource salvage plan subject to the oversight of the Development Services Director (or their designee).	X	X	X		City of Chula Vista				
Impact 5.6-2: Implementation of the Project could potentially result in potential significant direct and indirect impacts to the San Diego fairy shrimp.	**5.6-2a: Fairy Shrimp Surveys.** Prior to issuance of any land development permits, including clearing, grubbing, and grading permits for the Lake Property and off-site impact areas, the Project applicant shall retain a qualified biologist possessing a valid ESA Section 10(a)(1)(A) Recovery Permit to survey potential habitat (i.e., road ruts) inside the proposed impact footprint in the Lake Property and off-site impact areas for presence of listed branchiopod species. The surveys shall be conducted in accordance with the most recent protocol survey guidelines established by the USFWS. If sensitive fairy shrimp species are found within the impact areas, the applicant shall implement Mitigation Measure 5.6-4, which includes measures for obtaining take authorization and preparation and implementation of a resource salvage plan.	X	X	X		City of Chula Vista				
	5.6-2b: Fairy Shrimp Take Authorization and Resource Salvage Plan. Prior to issuance of land development permits, including clearing or grubbing and grading permits for the Lake Property and off-site impact areas, if fairy shrimp surveys required by Mitigation Measure 5.6-3 show the Project would have unavoidable impacts to listed fairy shrimp species, the applicant shall consult with the City and USFWS to obtain take authorization pursuant to ESA and the Chula Vista MSCP Subarea Plan. The applicant shall provide for mitigation as required by the City and USFWS, which may include, but is not limited to, preparation of a resource salvage plan and translocation of cysts by inoculation into existing suitable habitat within approved preserve areas or into created habitat on-site or within the Preserve, or acquisition and preservation of occupied habitat off-site.	X	X	X		City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.6 Biological Resources (cont.)										
Impact 5.6-3: Implementation of the Project could potentially result in potential significant direct impacts to the Quino checkerspot butterfly.	**5.6-3: Quino Checkerspot Butterfly and Host Plant Surveys.** Prior to issuance of any land development permits, including clearing, grubbing, and grading permits for the Lake Property and off-site impact areas in the Otay River Valley, the Project applicant shall retain a qualified biologist possessing a valid ESA Section 10(a)(1)(A) Recovery Permit to perform a site assessment and presence/absence survey for the Quino checkerspot butterfly. The surveys shall be conducted in accordance with the most recent protocol survey guidelines established by the USFWS. The survey shall include an inventory and mapping of locations of Quino checkerspot and its host plant, *Plantago erecta*. For areas within Preserve Habitat-Category A as shown on Chula Vista MSCP Subarea Plan Figure 4-1, a detailed habitat assessment shall be conducted to identify patches of QCB habitat and delineate "significant QCB habitat patches" as described in the Chula Vista MSCP Subarea Plan Section 5.2.8.1 (4). Any "significant QCB habitat patches" within Preserve Habitat-Category A shall be avoided to the maximum extent practicable according to Section 5.2.8.1 (4). The applicant shall implement Mitigation Measure 5.6-2, which includes measures for preparation and implementation of a resource salvage plan for *Plantago erecta*. The Applicant shall notify the City and Wildlife Agencies if QCB are observed within 300 feet of the Preserve boundary, and shall work with the Wildlife Agencies to enable one-time only salvage by the Wildlife Agencies of larvae, butterflies and/or appropriate habitat constituents in areas identified to have QCB in accordance with section 5.2.8.2.	X	X	X		City of Chula Vista				
Impact 5.6-4: Implementation of the Project could potentially result in potential significant direct and indirect impacts the coastal California gnatcatcher.	**5.6-4: Coastal California Gnatcatcher Avoidance.** For any work proposed between February 15 and August 15, prior to issuance of any land development permits for the Main Campus Property, Lake Property, and off-site impact areas, including clearing, grubbing, grading, and construction permits within or adjacent to suitable breeding habitat for the coastal California gnatcatcher, pre-construction surveys shall be performed in order to determine the presence or absence of the species and extent of occupied habitat. The pre-construction survey area for the coastal California gnatcatcher shall encompass suitable habitat within the Project work zone, as well as a 300-foot buffer. The pre-construction survey shall be performed to the satisfaction of the Development Services Director (or their designee) by a qualified biologist familiar with the City's MSCP Subarea Plan. The results of the pre-construction survey must be submitted in a report to the Development Services Director (or their designee) for review and approval no earlier than 30 days prior to the issuance of any land development permits and prior to initiating any construction activities. If the coastal California gnatcatcher is detected, a minimum 300-foot buffer delineated by orange biological fencing shall be established around the detected species to ensure that no work shall occur within the occupied habitat from February 15 through August 15 and on-site noise reduction techniques shall be implemented to ensure that construction noise levels not exceed 60 dBA L_{EQ} (1 hour) at the location of any occupied sensitive habitat areas.	X	X	X		City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.6 Biological Resources (cont.)										
Impact 5.6-4 (cont.)	**5.6-4: Coastal California Gnatcatcher Avoidance (cont.)** The Development Services Director (or their designee) shall have the discretion to modify the buffer width depending on-site-specific conditions and in consultation with CDFW and USFWS. If the results of the pre-construction survey determine that the survey area is unoccupied, the work may commence at the discretion of the Development Services Director (or their designee) following the review and approval of the pre-construction report. The Applicant shall notify the City and Wildlife Agencies if QCB are observed within 300 feet of the Preserve boundary, and shall work with the Wildlife Agencies to enable one-time only salvage by the Wildlife Agencies of larvae, butterflies and/or appropriate habitat constituents in areas identified to have QCB in accordance with section 5.2.8.2.									
Impact 5.6-5: Implementation of the Project could potentially result in potential significant direct and indirect impacts to the least Bell's vireo.	**5.6-5: Least Bell's Vireo Avoidance**. For any work proposed at the northern edge of the Main Campus Property and off-site impact areas between March 15 and September 15, a pre construction survey for the least Bell's vireo shall be performed in order to reaffirm the presence and extent of occupied habitat. The pre-construction survey area for the species shall encompass all potentially suitable habitat within the Project work zone, as well as a 300-foot survey buffer. Habitat presumed to be occupied by least Bell's vireo is confined to southern willow scrub habitat approximately 200 feet northeast of the limit of proposed development. Buffer requirements for occupied habitat would encompass approximately 100 feet along the northeast edge of the proposed development area. The pre construction survey shall be performed to the satisfaction of the Development Services Director (or their designee) by a qualified biologist familiar with the Chula Vista MSCP Subarea Plan. The results of the pre construction survey must be submitted in a report to the Development Services Director (or their designee) for review and approval prior to the issuance of any land development permits and prior to initiating any	X	X	X		City of Chula Vista				
	5.6-5: Least Bell's Vireo Avoidance (cont.) construction activities. If least Bell's vireo is detected, a minimum 300-foot buffer delineated by orange biological fencing shall be established around the detected species to ensure that no work shall occur within occupied habitat from March 15 through September 15. On-site noise reduction techniques shall be implemented to ensure that construction noise levels not exceed 60 dBA LEQ (1 hour) at the location of any occupied sensitive habitat areas. The Development Services Director (or their designee) shall have the discretion to modify the buffer width depending on site-specific conditions. If the results of the pre-construction survey determine that the survey area is unoccupied, the work may commence at the discretion of the Development Services Director (or their designee) following the review and approval of the pre-construction report.									

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.6 Biological Resources (cont.)										
Impact 5.6-6: Implementation of the Project could potentially result in potential significant direct and indirect impacts to the burrowing owl.	**5.6-6: Pre-Construction Burrowing Owl Survey**. Prior to issuance of any land development permits, including clearing, grubbing, and grading permits for the Main Campus Property and off-site impact areas south of it, the Project applicant shall retain a City-approved biologist to conduct focused pre-construction surveys for burrowing owls. The surveys shall be performed no earlier than 30 days prior to the commencement of any clearing, grubbing, or grading activities. If occupied burrows are detected, the City-approved biologist shall prepare a passive relocation mitigation plan subject to review and approval by the wildlife agencies and the City, including any subsequent burrowing owl relocation plans to avoid impacts from construction-related activities.	X	X	X		City of Chula Vista				
Impact 5.6-7: Implementation of the Project could potentially result in potential significant direct and indirect impacts to the northern harrier.	**5.6-7: Pre-Construction Northern Harrier Survey**. Prior to issuance of any land development permits, including clearing, grubbing, and grading permits for the Main Campus Property and off site impact areas south of it, the Project applicant shall retain a City-approved biologist to conduct focused surveys for northern harrier to determine the presence or absence of this species within 900 feet of the construction area. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction. The results of the survey must be submitted to the City for review and approval. If active nests are detected by the City-approved biologist, a 900-foot impact avoidance buffer around active nests will be established unless a different buffer is recommended by the City-approved biologist and approved by the City, CDFW, and USFWS, and a bio-monitor shall be on site during construction to minimize construction impacts and ensure that no nests are removed or disturbed until all young have fledged.	X	X	X		City of Chula Vista				
Impacts 5.6-8a through 8c: Implementation of the Project could potentially result in potential significant direct and indirect impacts to the southern California rufous-crowned sparrow and coastal cactus wren, as well as potential impacts to raptors and breeding migratory birds.	**5.6-8a: Pre-Construction Nesting Bird Survey**. To avoid any direct impacts to raptors and/or any migratory birds protected under the Migratory Bird Treaty Act, removal of habitat that supports active nests on the proposed area of disturbance for the Main Campus Property and Lake Property and all off-site impact areas should occur outside of the breeding season for these species. The breeding season is defined as February 15 August 15 for coastal California gnatcatcher and other non-raptor birds and January 15–August 31 for raptor species. If removal of habitat on the proposed area of disturbance must occur during the breeding season, the Project applicant shall retain a City-approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey must be conducted within seven calendar days prior to the start of construction, and the results must be submitted to the City for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan, as deemed appropriate by the City, shall be prepared and include proposed measures to be implemented to ensure that disturbance of breeding activities are avoided, including establishing a 300-foot avoidance buffer (500 feet for raptors), unless a different buffer is recommended by the City-approved biologist and approved by the City, CDFW, and USFWS. The report or mitigation plan shall be submitted to	X	X	X		City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.6 Biological Resources (cont.)										
Impacts 5.6-8a through 8c (cont.)	**5.6-8a: Pre-Construction Nesting Bird Survey (cont.)** the City for review and approval and implemented to the satisfaction of the City. The City's mitigation monitor shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.									
	5.6-8b: Construction Fencing. Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, the Project applicant shall install fencing in accordance with Chula Vista Municipal Code 17.35.030. Prominently colored, well-installed fencing and signage shall be in place wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to the Preserve and for all off-site facilities constructed within the Preserve. Prior to release of grading and/or improvement bonds (as may be required by the City), a qualified biologist shall provide evidence that work was conducted as authorized under the approved land development permit and associated plans.	X	X	X		City of Chula Vista				
	5.6-8c: Construction Staging Areas. The Project applicant shall ensure proper designation of construction staging areas for Project activities such that no staging areas are located within Preserve areas or other sensitive habitat areas. Staging areas shall be identified following the advice of a qualified biologist, and with the approval of the City. Designated staging areas shall be included on construction plans and if located outside of development areas, Project plans shall include revegetation and/or mitigation for staging area impacts according to the HLIT. The construction contractor shall receive approval by the Project applicant prior to mobilizations and staging of equipment outside of the Project boundaries.	X	X	X		City of Chula Vista				
	5.6-8d: Biological Construction Monitor. Prior to issuance of land development permits, including clearing, grubbing, grading, and/or construction permits, for any areas adjacent to the Preserve and the off-site facilities located within the Preserve, the Project applicant shall provide written confirmation that a City-approved biological monitor has been retained and shall be on site during clearing, grubbing, and/or grading activities. The biological monitor shall attend all pre-construction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas, and protective fencing. Monitoring adjacent to Preserve Habitat Category A shall be consistent with the Chula Vista MSCP Subarea Plan Section 5.2.8.2. The biological monitor shall be authorized to halt all associated Project activities that	X	X			City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.6 Biological Resources (cont.)										
	5.6-8d: Biological Construction Monitor (cont.) may be in violation of the Chula Vista MSCP Subarea Plan and/or permits issued by any other agencies having jurisdictional authority over the Project. Before construction activities occur in areas containing sensitive biological resources within the off-site facilities area, all workers shall be educated by a City-approved biologist to recognize and avoid those areas that have been marked as sensitive biological resources.									
	5.6-8e: Implement Preserve Edge Plan. Prior to the issuance of grading permits, the Project applicant shall submit evidence, to the satisfaction of the Development Services Director (or their designee), showing that the following features of the Preserve Edge Plans have been incorporated into grading and landscaping plans: • Provide post and rail fencing and signage for sensitive habitat adjacent to trails. Prior to the issuance of land development permits, including clearing or grubbing and grading and/or construction permits, for the Project, the Project owner shall submit wall and fence plans depicting appropriate barriers to prevent unauthorized access to the Preserve. The wall and fence plans shall, at a minimum, illustrate the locations and cross-sections of proposed walls, fences, informational and directional signage, access controls, and/or boundary markers along the Preserve boundary and off-site pedestrian trails as conceptually described in the Edge Plans. The required wall and fence plan shall be subject to the approval of the Development Services Director (or their designee). • Install canyon subdrains to prevent erosion of drainage and wetlands within the Preserve. • Prevent release of toxins, chemicals, petroleum products, exotic plant materials, and other elements that might degrade or harm the natural environment or ecosystem within the Preserve. • Implement all necessary requirements for water quality as specified by the state and local agencies. • Do not allow the introduction of invasive, non-native plant species into areas immediately adjacent to the Preserve. All slopes immediately adjacent to the Preserve shall be planted with native species that reflect the adjacent native habitat, per the Edge Plan. Prior to the issuance of land development permits, including clearing or grubbing and grading and/or construction permits, for areas within the 100-foot Preserve edge, the Project applicant shall prepare and submit to the satisfaction of the Development Services Director (or their designee) landscape plans to ensure that the proposed plant palette is consistent with the plant list contained in the Preserve Edge Plans for each village. The landscape plan shall also incorporate a manual weeding program for areas adjacent to the Preserve. The manual weeding program shall describe, at a minimum, the entity responsible for controlling invasive species, the maintenance activities and methods	X	X	X		City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.6 Biological Resources (cont.)										
	5.6-8e: Implement Preserve Edge Plan (cont.) required to control invasive species, and a maintenance/monitoring schedule. • Incorporate all fuel modification areas into development plans and do not include any areas within the Preserve, consistent with the Fire Protection Plan (FPP). • In compliance with the Chula Vista MSCP Subarea Plan, all lighting shall be shielded and directed away from the Preserve. Prior to issuance of a building permit, a lighting plan and photometric analysis shall be prepared pursuant to Mitigation Measures 5.2-1 and 5.2-2 provided in Section 5.2, Aesthetics/Landform Alteration. • Noise impacts adjacent to the Preserve lands shall be minimized. Berms or walls shall be constructed adjacent to commercial areas and any other use that may introduce noises that could impact or interfere with wildlife utilization of the Preserve, although no such uses are currently proposed within or adjacent to the Preserve Edge. Construction activities shall include noise reduction measures or be conducted outside the breeding season of sensitive bird species, consistent with Mitigation Measure 5.5-5, provided in Section 5.5.									
Impact 5.6-9: Significant short-term indirect impacts to sensitive wildlife species would occur during construction activities and would potentially consist of noise, lighting, presence of toxic substances, degradation of water quality. In addition, significant long-term edge effects could include noise, lighting, domestic animal predation, and attraction of natural predators.	**5.6-9: Siting Criteria Analysis**. Prior to the issuance of any land development permits, including clearing, grubbing, and grading permits for all Planned and Future Facilities within 100 percent Conservation Areas including Preserve areas south of the Main Campus Property and north and west of the Lake Property, the Project applicant shall complete an updated siting criteria analysis for all proposed Planned and Future Facilities, based on biological surveys completed within one year of construction.	X	X	X	X	City of Chula Vista				
Impact 5.6-10a: Implementation of the Project would result in significant direct impacts to maritime succulent scrub, Diegan coastal sage scrub, mule fat scrub, non-native grassland, and Diegan coastal sage scrub/non-native grassland, as shown in Table 5.6-3.	**5.6-10a: Compensatory Mitigation for Impacts to Sensitive Habitat**. Impacts to sensitive habitat types from development associated with the Lake Property and off-site impact areas will be mitigated as shown in Table 5.6-6 and in accordance with Table 5-3 of the Chula Vista MSCP Subarea Plan. Impacts associated with the Main Campus Property are in the Development Area of a Covered Project or are Planned and Future Facilities within 100 percent Conservation Areas of a Covered Project, and do not require compensatory mitigation above and beyond the restoration requirements specified in the Subarea Plan. Mitigation for impacts associated with the Lake Property will be in accordance with the Chula Vista MSCP Subarea Plan and the City's HLIT Ordinance and as provided in the HLIT Findings (Appendix E of this EIR). Areas within or adjacent to the Lake Property will be given priority for compensatory mitigation. Prior to issuance of any land development permits, including clearing, grubbing, and grading permits, the Project applicant shall mitigate for direct impacts pursuant to Section 5.2.2 of the City's MSCP Subarea Plan. In compliance with the Chula Vista MSCP Subarea Plan, the applicant shall secure the appropriate MSCP Tier mitigation credits within	X	X	X		City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.6 Biological Resources (cont.)										
Impact 5.6-10a (cont.)	**5.6-10a: Compensatory Mitigation for Impacts to Sensitive Habitat (cont.)** a City- and wildlife agency-approved mitigation bank or other approved location offering mitigation credits consistent with the ratios specified in Table 5.6-6. The Project applicant shall be required to provide verification of purchase to the City prior to issuance of any land development permits. In the event that a Project applicant is unable to secure mitigation through an established mitigation bank approved by the City and wildlife agencies, the Project applicant shall secure the required mitigation through the conservation of an area containing in-kind MSCP Tier habitat within the City's MSCP Subarea Plan or MSCP Planning Area in accordance with the mitigation ratios contained in Table 5-3 of the City's MSCP Subarea Plan and subject to wildlife agency concurrence. Prior to issuance of any land development permit, and to the satisfaction and oversight of the City's Development Services Director (or their designee), the applicant shall secure the parcel(s) that will be permanently preserved for impact mitigation, prepare a long term management and monitoring plan for the mitigation area, secure an appropriate management entity to ensure that long-term biological resource management and monitoring of the mitigation area is implemented in perpetuity and establish a long term funding mechanism for the management and monitoring of the mitigation area in perpetuity. The long-term management and monitoring plan shall provide management measures to be implemented to sustain the viability of the preserved habitat and identify timing for implementing the measures prescribed in the management and monitoring plan. The mitigation parcel shall be restricted from future development and permanently preserved through the recordation of a conservation easement or other mechanism approved by the wildlife agencies as being sufficient to ensure that the lands are protected in perpetuity. The conservation easement or other mechanism approved by the wildlife agencies shall be recorded prior to issuance of any land development permits. The Project applicant shall be responsible for maintaining the biological integrity of the mitigation area and shall abide by all management and monitoring measures identified in the management and monitoring plan until such time as the established long-term funding mechanism has generated sufficient revenues to enable a City-approved management entity to assume the long-term maintenance and management responsibilities.									

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.6 Biological Resources (cont.)										
Impact 5.6-10b: Implementation of the Project would result in significant direct impacts to maritime succulent scrub.	**5.6-10b: Maritime Succulent Scrub Restoration Plan**. Prior to the issuance of any land development permits (including clearing and grubbing or grading permits) on the Main Campus Property, the Project applicant shall prepare a restoration plan to restore 0.31 acre of maritime succulent scrub in the temporary impact (grading) footprint within the Preserve. The maritime succulent scrub restoration shall be prepared by a City approved biologist and to the satisfaction of the Development Services Director (or their designee) pursuant to the Otay Ranch RMP restoration requirements. The restoration plan shall include, at a minimum, an implementation strategy; species salvage and relocation, appropriate seed mixtures and planting method; irrigation; quantitative and qualitative success criteria; maintenance, monitoring, and reporting program; estimated completion time; and contingency measures. The Project applicant shall also be required to implement the restoration plan subject to the oversight and approval of the Development Services Director (or their designee).	X	X			City of Chula Vista				
Impact 5.6-10c: Implementation of the Project would result in significant direct impacts to Diegan coastal sage scrub.	**5.6-10c: Salt Creek Coastal Sage Scrub Restoration Plan**. Prior to the issuance of any grading permits for the Project, the Project applicant shall prepare a restoration plan to restore 20.6 acres of disturbed habitat within Salt Creek (shown on Figure 3-2 of the Chula Vista MSCP Subarea Plan) to coastal sage scrub habitat. The restoration plan shall be prepared by a City approved biologist and to the satisfaction of the Development Services Director (or their designee) consistent with the guidelines established in the Otay Ranch Coastal Sage Scrub and Maritime Succulent Scrub Habitat Replacement Master Plan. The restoration plan shall include, at a minimum, an implementation strategy; appropriate seed mixtures and planting method; irrigation; quantitative and qualitative success criteria; maintenance, monitoring, and reporting program; estimated completion time; and contingency measures. The Project applicant shall also be required to implement the restoration plan subject to the oversight and approval of the Development Services Director (or their designee).	X	X			City of Chula Vista				
Impact 5.6-10d: Implementation of the Project would result in significant direct impacts to Diegan coastal sage scrub/non-native grassland.	**5.6-10d: Coastal Sage Scrub and Non-Native Grassland Revegetation Plan**. Prior to issuance of land development permits, including clearing, grubbing, grading and construction permits for the Future and Planned Facilities associated with the Main Campus Property and the Lake Property, the Project applicant shall provide a revegetation plan for temporary impacts of Planned and Future Facilities within the Preserve, estimated at 0.66 acre of coastal sage scrub and 0.27 acre of non-native grassland. The revegetation plan must be prepared by a qualified City-approved biologist familiar with the City's MSCP Subarea Plan and must include, but not be limited to, an implementation plan; appropriate seed mixtures and planting method; irrigation method; quantitative and qualitative success criteria; maintenance, monitoring, and reporting program; estimated completion time; and contingency measures. The Project applicant shall be required to prepare and implement the revegetation plan subject to the oversight and approval of the Development Services Director (or their designee).	X	X			City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.6 Biological Resources (cont.)										
Impact 5.6-10e: Implementation of the Project would result in significant direct impacts to sensitive vegetation communities.	**5.6-10e: Annexation to Otay Ranch Preserve Community Facilities District (CFD) No. 97-2**. Prior to the approval of the First Final Map for the Project on the Main Campus Property, the Project applicant shall coordinate with the City Engineer and annex the Project area within the Otay Ranch Preserve Community Facilities District (CFD) No. 97-2.	X	X			City of Chula Vista				
	5.6-10f: Land Conveyance to Otay Ranch Preserve Owner/Manager. Prior to recordation of each Final Map, Project applicant shall convey land within the Otay Ranch Preserve to the Otay Ranch Preserve Owner/Manager (POM) or its designee at a ratio of 1.188 acres for each acre of development area (excluding "common use" areas as defined by the GDP and RMP), as defined in the RMP. Access for maintenance purposes shall also be conveyed to the satisfaction of the POM, and each tentative map shall be subject to a condition that the applicant shall execute a maintenance agreement with the POM stating that it is the responsibility of the applicant to maintain the conveyed parcel until the Preserve CFD has generated sufficient revenues to enable the POM to assume maintenance responsibilities. The applicant shall maintain and manage the offered conveyance property consistent with the RMP Phase 2 until the Preserve CFD has generated sufficient revenues to enable the POM to assume maintenance and management responsibilities.	X	X			City of Chula Vista				
	5.6-10g: Area Specific Management Directives for Conveyance Areas. Prior to the POM's formal acceptance of the conveyed land in fee title, the Project applicant shall prepare, to the satisfaction of the POM, Area Specific Management Directives (ASMDs) for the associated conveyance areas. The ASMDs shall incorporate the guidelines and specific requirements of the Otay Ranch RMP plans and programs, management requirements of Table 3-5 of the MSCP Subregional Plan and information and recommendations from any relevant special studies. Guidelines and requirements from these documents shall be evaluated in relationship to the Preserve configuration and specific habitats and species found within the associated conveyance areas and incorporated into the ASMDs to the satisfaction of the POM.	X	X			City of Chula Vista				
Impact 5.6-11: Implementation of the Project would result in significant direct impacts to USACE regulated jurisdictional waters and CDFW jurisdictional channels.	**5.6-11a: Wetland Delineation Studies**. Prior to issuance of any land development permits, including clearing, grubbing, and grading permits on the Main Campus Property and Lake Property and off-site impact areas, the Project applicant shall retain a qualified biologist to perform a formal wetland delineation in order to qualify and quantify existing wetland resources potentially subject to the regulatory jurisdiction of the USACE, RWQCB, and/or CDFW. Wetland delineations shall be conducted in accordance with the methods and current regulatory guidance recommended by these agencies. The results of the wetland delineation shall be documented in a report to determine Project impacts and avoidance, and if required, facilitate the acquisition of federal and state permits.	X	X	X		City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.6 Biological Resources (cont.)										
Impact 5.6-11 (cont.)	**5.6-11b: Wetland Permits**. Prior to issuance of land development permits, including clearing or grubbing and grading permits for areas that impact jurisdictional waters, the Project applicant shall provide evidence that all required regulatory permits, such as those required under Section 404 of the federal CWA, Section 1600 of the California Fish and Game Code, and the Porter Cologne Water Quality Act, have been obtained from the appropriate agencies. Wetland mitigation requirements under these permits might include preparation of a Habitat Mitigation and Monitoring Plan approved by USACE, CDFW, and RWQCB.	X	X	X		City of Chula Vista				
5.7 Cultural and Paleontological Resources										
Impact 5.7-1: Pending testing for significance, two sites within the Project area have been identified as potentially culturally significant, and construction activities associated with the Project could inadvertently result in adverse impacts to presently unknown archaeological resources that may be uncovered during clearing and grading.	**5.7-1a: Archaeological Monitor**. Prior to issuance of land development permits, including clearing or grubbing and grading permits, the applicant shall provide written confirmation and incorporate into grading plans, to the satisfaction of the Development Services Director (or their designee), that a principal investigator as listed by the Secretary of the Interior (CFR Title 36, Section 61) has been retained in an oversight capacity to ensure that an archaeological monitor will be present during all cutting of previously undisturbed soil. If these cutting activities would occur in more than one location, multiple monitors shall be provided to monitor these areas, as determined necessary by the principal investigator.	X	X	X		City of Chula Vista				
	5.7-1b: Resource Discovery Procedure. During the initial grading of previously undisturbed soils within the UID Project area and any off site improvement areas, prehistoric and historic resources may be encountered. In the event that the monitor identifies a potentially significant site, the archaeological monitor shall secure the discovery site from further impacts by delineating the site with staking and flagging, and by diverting grading equipment away from the archaeological site. Following notification to the Development Services Director (or their designee), the archaeological monitor shall conduct investigations as necessary to determine if the discovery is significant under the criteria listed in CEQA and the environmental guidelines of the City of Chula Vista. If the discovery is determined to be not significant, grading operations may resume, and the archaeological monitor shall summarize the findings in a letter report to the Development Services Director (or their designee) following the completion of mass grading activities. The letter report shall describe the results of the on-site archeological monitoring, each archaeological site observed, the scope of testing conducted, results of laboratory analysis (if applicable), and conclusions. The letter report will be completed to the satisfaction of the Development Services Director (or their designee) prior to release of grading bonds. Any artifacts recovered during the evaluation shall be curated at a curation facility approved by the Development Services Director (or their designee). For those prehistoric/historic resources that are determined to be significant, the following measures shall be implemented by the applicant.			X		City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.7 Cultural and Paleontological Resources (cont.)										
	i. An alternate means of achieving mitigation shall be pursued. In general, these forms of mitigation include: (1) site avoidance by preservation of the site in a natural state in open space or in open space easements; (2) site avoidance by preservation through capping the site and placing landscaping on top of the fill; (3) data recovery through implementation of an excavation and analysis program; or (4) a combination of one or more of the above measures. Procedures for implementing the alternative forms of mitigation described herein are further detailed in the Mitigation Monitoring and Reporting Program adopted as part of the 1993 Otay Ranch General Development Plan Program EIR (EIR 90 01). ii. For those sites for which avoidance and preservation is not feasible or appropriate, the applicant shall prepare a Data Recovery Plan. The plan will, at a minimum, include the following: (1) a statement of why data recovery is appropriate as a mitigating measure; (2) a research plan that explicitly provides the research questions that can reasonably be expected to be addressed by excavation and analysis of the site; (3) a statement of the types and kinds of data that can reasonably be expected to exist at the site and how these data will be used to answer important research questions; (4) a step-by-step discussion of field and laboratory methods to be employed and (5) a statement regarding provisions for curation and storage of the artifacts, notes, and photographs. In cases involving historic resources, archival research and historical documentation shall be used to augment field-testing programs. Grading operations within the affected area may resume once the site has been fully evaluated and mitigated to the satisfaction of the Development Services Director (or their designee). All significant artifacts collected during the implementation of the Data Recovery Plan shall be curated at a facility approved by the Development Services Director (or their designee). iii. Following the completion of mass grading operations, the applicant shall prepare a plan that addresses the temporary on-site presentation and interpretation of the results of the results of the archaeological studies for the Project. This could be accomplished through exhibition within a future community center, civic building, and/or multi-purpose building. This exhibition will only be for temporary curation of those materials being actively used for interpretation and display, and that permanent curation of artifacts and data will be at a regional repository when one is established. All significant artifacts collected during the implementation of the Data Recovery Plan shall be permanently curated at a facility approved by the Development Services Director (or their designee).									

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
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5.7 Cultural and Paleontological Resources (cont.)										
Impact 5.7-2: Although it is not considered likely, construction activities (e.g., clearing and grading) during Project implementation could inadvertently uncover unknown human remains. If such remains are adversely affected, the impact would be potentially significant.	**5.7-2: Human Remains Disturbance Protocol.** If human remains are discovered during grading or site preparation activities within the UID on-site development or off-site improvement Project areas, the archaeological monitor shall secure the discovery site from any further disturbance. State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the San Diego County Coroner has made the necessary findings as to the origin and disposition of the remains pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The Native American Heritage Commission will then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American. The Most Likely Descendent will assist the Development Services Director (or their designee) in determining what course of action shall be taken to deal with the remains. Grading operations within the affected area may resume once the site has been fully evaluated and mitigated to the satisfaction of the Development Services Director (or their designee). The Archaeological Monitor shall summarize the findings in a letter report to the Development Services Director (or their designee) following the completion of mass grading activities.			X		City of Chula Vista				
Impact 5.7-3: The Project site includes surficial deposits and underlying geologic formations with high paleontological resource sensitivity. As a result, Project-related construction activities would have potentially significant impact to these resources.	**5.7-3a: Paleontological Resource Mitigation Program.** Prior to the issuance of grading permits for the proposed on-site development or off-site improvement Project areas, the applicant shall provide written confirmation to the Development Services Director (or their designee) that a qualified paleontologist has been retained to carry out an appropriate mitigation program. 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 pre-grade meeting shall be held between the paleontologist and the grading and excavation contractors.	X	X			City of Chula Vista				
	5.7-3b: Paleontological Monitor. A paleontological monitor shall be on-site at all times during the original cutting of previously undisturbed areas of the Otay Formation or Quaternary alluvial terrace deposits to inspect cuts for contained fossils. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor shall work under the direction of a qualified paleontologist. i. The monitor shall be on the site at least on a quarter-time basis during the original cutting of previously undisturbed sediments of low sensitivity geologic formations (Holocene alluvial deposits) to inspect cuts for contained fossils. He or she shall periodically (every several weeks) inspect original cuts in deposits with unknown resource sensitivity, if applicable (e.g., Quaternary alluvium). ii. In the event that fossils are discovered in unknown, low or high sensitivity materials, the per-day field monitoring time shall be increased. Conversely, if fossils are not discovered, the monitoring, at the discretion of the Planning Department, shall be reduced. A paleontological monitor is not needed during grading in areas with deposits exhibiting no resource sensitivity (topsoil and artificial fill).			X		City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.7 Cultural and Paleontological Resources (cont.)										
Impact 5.7-3 (cont.)	**5.7-3c: Fossil Discovery Procedure.** If fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In most cases, this fossil salvage can be completed in a short time frame, although some fossil specimens (e.g., a complete whale skeleton) may require an extended salvage time. In these instances, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovery of small fossil remains such as isolated mammal teeth, it may be necessary in certain instances, and at the discretion of the paleontological monitor, to set up a screen-washing operation on the site.			X		City of Chula Vista				
	5.7-3d: Fossil Recording. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall be deposited in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed, and shall include discussions of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils.			X	X	City of Chula Vista				
5.8 Geology and Soils										
Impact 5.8-1a: The Project is subject to potential seismic-related ground shaking that could result in a significant impact. **Impact 5.8-1b:** Project grading activities could result in slope instabilities or landslides within the Project site and impacts prior to mitigation would be potentially significant.	**5.8-1a: Site-specific Geotechnical Evaluation.** Prior to the issuance of any grading permit for the UID, the applicant shall have a detailed, site-specific geotechnical evaluation conducted prior to finalization of Project plans. This evaluation will include appropriate subsurface exploration, laboratory testing and field inspection/verification to further evaluate geologic conditions and provide additional information on the engineering characteristics of earth materials and associated conditions present within the site. The site-specific geotechnical evaluation will be submitted to the City for review and approval prior to Project construction. All measures and recommendations included in the site-specific geotechnical evaluation will be incorporated into the final design plans for the Project.	X	X			City of Chula Vista				
	5.8-1b: Geotechnical Risk Reduction Measures. Prior to the issuance of any grading permit for the UID, the applicant shall verify that the applicable recommendations in the Geotechnical Evaluation prepared by Ninyo & Moore, dated May 27, 2016, have been incorporated into the final Project design and construction documents to the satisfaction of the City of Chula Vista Engineer. These recommendations address issues including soft ground, expansive soils, ground shaking, liquefaction, and shallow groundwater. Geotechnical review of grading plans shall include a review of all proposed storm drain facilities to ensure the storm water runoff would not interfere with the proposed geotechnical recommendations.	X	X			City of Chula Vista				
	5.8-1c: Slope Factor of Safety. Prior to the issuance of any grading permit for the UID, the City Engineer shall review and approve all slopes stability strategies to ensure all graded slopes have a minimum factor of safety of 1.5. Strategies to increase stability may include, but are not limited to, a stability buttress or sheer pins.		X	X		City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.8 Geology and Soils (cont.)										
Impact 5.8-2: Impacts associated with soil erosion and topsoil loss associated with Project construction and operation would be potentially significant.	See Mitigation Measures 5.11-1a through 5.11-1f.									
Impact 5.8-3a: The Otay Formation and surficial units (alluvium, undocumented fill, and topsoil) underlaying the Project site could become unstable as a result of the Project. As a result, there is the potential for landsliding, lateral spreading, and/or collapse and impacts would be potentially significant.	See Mitigation Measures 5.8-1a through 5.8-1c.									
Impact 5.8-3b: There is a potential to encounter corrosive soils during Project construction. Project impacts associated with potentially corrosive soils would be potentially significant.	See Mitigation Measures 5.8-1a through 5.8-1c.									
Impact 5.8-4: Soils documented within the Project site have a high expansion potential and development of structures on these soils could create substantial risks to life or property. As a result, impacts associated with potential soil expansion would be potentially significant.	See Mitigation Measures 5.8-1a through 5.8-1c.									
5.9 Public Services										
Fire and Emergency Medical Services										
Impact 5.9.1-1: The Project's increase in demand for fire and emergency medical services would be significant, if fully operational and appropriately equipped and staffed fire stations are not provided commensurate with the demand for fire and emergency medical services.	**5.9.1-1a: Growth Management Program's Fire and Emergency Medical Service Threshold Standard.** The City of Chula Vista shall continue to monitor the Chula Vista Fire Department responses to emergency fire and medical calls and report the results to the Growth Management Oversight Commission on an annual basis.				X	City of Chula Vista				
	5.9.1-1b: Public Facilities Development Impact Fees. Prior to the approval of each building permit, the Project applicant(s) shall pay a PFDIF in accordance with the fees in effect at the time of building permit issuance and phasing approved in the Public Facilities Finance Plan. Subject to approval of the City Council, in lieu of paying the required impact fee, the applicant(s) may satisfy that requirement through a written agreement, by which the applicant(s) agrees to either pay the fee or build the facility in question, pursuant to the terms of the agreement.	X	X			City of Chula Vista				
	5.9.1-1c: Fire Code Compliance. Prior to the approval of each building permit and to the satisfaction of the City of Chula Vista Fire Marshal, the Project shall meet the provisions of the current City-adopted California fire code. In meeting said provisions, the Project shall meet the minimum fire flow requirements based upon construction type and square footage.	X	X			City of Chula Vista and the Chula Vista Fire Department				
	5.9.1-1d: Fuel Modification Easements. Prior to approval of a Final Map requiring off-site fuel modification, as determined the City Fire Marshal, the applicant shall secure any required permits and/or access easements necessary to perform the required brush abatement activities contained in the UID Fire Protection Plan, to the satisfaction of the City's Fire Marshal and Development Services Director.	X	X	X		City of Chula Vista and the Chula Vista Fire Department				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.9 Public Services (cont.)										
Police Services										
Impact 5.9.2-1: The Project would result in an increase in service population that may adversely affect the City's police service standard if additional police officers are not provided commensurate with demand.	**5.9.2-1a: Public Facilities Development Impact Fees**. Prior to the issuance of each building permit for any residential dwelling units, the Project applicant(s) shall pay a PFDIF in accordance with the fees in effect at the time of building permit issuance and phasing approved in the Public Facilities Finance Plan, unless stated otherwise in a separate development agreement.	X	X			City of Chula Vista				
	5.9.2-1b: Growth Management Program's Police Threshold Standard. The City of Chula Vista shall continue to monitor the Chula Vista Police Department responses to emergency calls and report the results to the Growth Management Oversight Commission on an annual basis.				X	City of Chula Vista				
Schools										
Impact 5.9.3-1a: The Project's increase in elementary school students to the CVESD may potentially be significant.	**5.9.3-1: School Service Fees.** Prior to the issuance of any residential dwelling units, the Project applicant(s) shall provide evidence or certification by the CVESD and SUHSD that any fees, charges, dedications, or other requirements levied by the school districts have been complied with or that the districts have determined the fees, charges, dedications, or other requirements do not apply to the construction or that the Project applicant(s) has entered into a school mitigation agreement.	X	X			City of Chula Vista				
Impact 5.9.3-1b: The Project's increase in middle and high school students to the SUHSD may potentially be significant.	See Mitigation Measure 5.9.3-1.									
Libraries										
Impact 5.9.4-1: The Project's increase in demand to library facilities may potentially be significant.	**5.9.4-1: Public Facility Development Impact Fees.** Prior to the issuance of each building permit for any residential dwelling units, the Project applicant(s) shall pay a required PFDIF in accordance with the fees in effect at the time of building permit issuance and phasing approved in the Public Facilities Finance Plan.	X	X			City of Chula Vista				
Parks, Recreation, Open Space, and Trails										
Impact 5.9.5-1: The Project would result in a significant impact to parks if parkland is not development concurrent with market-rate housing.	**5.9.5-1:** Prior to the issuance of occupancy permits for any of the proposed 2,000 market-rate residential units, the Project applicant shall demonstrate that sufficient parkland areas are constructed within the UID SPA Plan to the satisfaction of the City's Parks Division. If the amount of constructed parkland areas does not equal or exceed the ratio of three acres per 1,000 residents, the City of Chula Vista, and its successor in interest, shall develop a plan specifying how the deficit will be eliminated. The method by which the Project's parkland obligation is met must consider, in addition to the dedication of acreage, the development of additional usable park acres, whether by payment of fees, construction of park facilities, or a combination of both, in order to meet the total UID obligation.	X	X			City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.11 Hydrology and Water Quality										
Impact 5.11-1a: Water quality impacts associated with erosion and sedimentation would be potentially significant. **Impact 5.11-1b**: Water quality impacts associated with construction-related hazardous materials would be potentially significant. **Impact 5.11-1c**: Water quality impacts related to extraction of groundwater during construction would be potentially significant. **Impact 5.11-1d**: Long-term Project-related water quality impacts would be considered significant. **Impact 5.11-1e**: Potentially significant impacts related to hydromodification requirements would occur.	**5.11-1a: Storm Water Pollution Prevention Plan (SWPPP).** Prior to the issuance of each grading permit for any land development permit, including clearing and grading, the Project applicant shall submit notice of intent and obtain coverage under the National Pollutant Discharge Elimination System permit for construction activity from the State Water Resources Control Board. Adherence to all conditions of the General Permit for Construction Activity is required. The applicant shall be required under the State Water Resources Control Board General Construction Permit to develop a SWPPP and monitoring plan that shall be submitted to the City Engineer and the Director of Public Works. The SWPPP shall be incorporated into the grading and drainage plans and shall specify both construction and post-construction structural and non-structural best management practices on the site to reduce the amount of sediments and pollutants in construction and post-construction surface runoff before it is discharged into off-site storm water facilities. Section 7 of the City's Storm Water Manual outlines construction site best management practice requirements. The SWPPP shall also address operation and maintenance of post-construction pollution prevention measures, including short-term and long-term funding sources and the party or parties that will be responsible for said measures, as well as measures to maintain the Project area free of trash and debris; employ appropriate standard spill prevention practices and clean-up materials; install and maintain sediment and erosion control measures in accordance with an approved SWPPP; maintain effective control of fugitive dust; and properly store, handle, and dispose of all toxins and pollutants including waste materials. The SWPPP shall incorporate construction and post-construction best management practices as outlined in the UID Edge Plan (Appendix D of the UID SPA Plan). The grading plans shall note the condition requiring a SWPPP and monitoring plans. Additional notes shall be included on the applicable construction plans to the satisfaction of the City Engineer and the Director of Public Works: • A qualified biologist shall be on site to monitor all vegetation clearing and periodically thereafter during construction to ensure implementation of appropriate resource protection measures. • Dewatering shall be conducted in accordance with standard regulations of the RWQCB. A permit to discharge water from dewatering activities will be required. • During construction, material stockpiles shall be placed such that they cause minimal interference with on-site drainage patterns. • Material stockpiles shall be covered when not in use. • Graded areas shall be periodically watered to minimize dust that may affect adjacent vegetation.	X	X	X	X	City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.11 Hydrology and Water Quality (cont.)										
	5.11-1a: Storm Water Pollution Prevention Plan (SWPPP) (cont.) Also, performance measures contained in the Edge Plan shall be implemented to avoid the release of toxic substances associated with urban runoff, including: • Sediment shall be retained on site by a system of sediment basins, traps, or other appropriate measures. • Storm drains shall be equipped with silt and oil traps to remove oils, debris, and other pollutants. Storm drain inlets shall be labeled "No Dumping-Drains to Ocean." Storm drains shall be regularly maintained to ensure their effectiveness. • The parking lots shall be designed to allow storm water runoff to be directed to vegetative filter strips and/or oil-water separators to control sediment, oil, and other contaminants. • Permanent energy dissipaters shall be included for drainage outlets. • The BMPs contained in the SWPPP shall include, but are not limited to, silt fences, fiber rolls, gravel bags, and soil stabilization measures such as erosion control mats and hydro-seeding.									
	5.11-1a: Storm Water Pollution Prevention Plan (SWPPP) (cont.) • The Project area drainage basins will be designed to provide effective water quality control measures, as outlined in the Project's Water Quality Technical Reports. Design and operational features of the drainage basins will include design features to provide maximum infiltration and maximum detention time for settling of fine particles; maximize the distance between basin inlets and outlets to reduce velocities; and establish maintenance schedules for periodic removal of sedimentation, excessive vegetation, and debris.									
	5.11-1b: Supplemental Water Quality Report. Prior to the issuance of each grading permit, the applicant shall submit a supplemental report to the site-specific PDP SWQMP (Rick Engineering Company 2015b; Appendix H of this EIR) that identifies which on-site storm water management measures from the PDP SWQMP have been incorporated into the Project to the satisfaction of the City Engineer. If a storm water management option is chosen by the planning area owner that is not shown in the water quality technical report, a Project-specific water quality technical report shall be prepared for the planning area, referencing the Water Quality Technical Report for the UID for information relevant to regional design concepts (e.g., downstream conditions of concern) to the satisfaction of the City Engineer.	X	X			City of Chula Vista				
	5.11-1c: Post-Construction/Permanent Best Management Practices. Prior to issuance of each grading permit, the City Engineer shall verify that applicants have incorporated and will implement post-construction BMPs in accordance with current regulations. In particular, applicants are required to comply with the requirements of Section 2c of the City of Chula Vista's Standard Urban Storm Water Management Plan, the Chula Vista Development Storm Water Manual, and the PDP SWQMP for the UID or any supplements thereto to the satisfaction of the City Engineer. Specifically, the applicant shall implement low impact development (LID) best management practices in the preparation of all site plans and				X	City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.11 Hydrology and Water Quality (cont.)										
	5.11-1c: Post-Construction/Permanent Best Management Practices (cont.) incorporate structural on-site design features into the Project design to address site design and treatment control best management practices as well as requirements of the hydromodification management plan. The applicant shall monitor and mitigate any erosion in downstream locations that may occur because of on-site development.									
	5.11-1d: Limitation of Grading. Prior to issuance of each grading permit, the Project applicant shall comply with the Chula Vista Development Storm Water Manual limitation of grading requirements, which limit disturbed soil area to 100 acres, unless expansion of a disturbed area is specifically approved by the Director of Public Works. With any phasing resulting from this limitation, if required, the Project applicant shall provide, to the satisfaction of the City Engineer, erosion and sediment control best management practices in areas that may not be completed, before grading of additional area begins.			X		City of Chula Vista				
	5.11-1e: Hydromodification Criteria. Prior to issuance of each grading permit, the Project applicant shall comply, to the satisfaction of the City Engineer, with City hydromodification criteria or the hydromodification management plan (see Appendix H), as applicable, addressed as part of the UID SPA Plan concurrent with grading and improvement plans for the Project.		X	X		City of Chula Vista				
	5.11-1f: Outfall Erosion. Prior to issuance of each grading permit, the Project applicant shall monitor any erosion at the Project's outfall at the Otay River and Lower Otay Lake and, prior to the last building permit for the Project, obtain approval for and complete any reconstructive work necessary to eliminate any existing erosion and prevent future erosion from occurring, all to the satisfaction of the Development Services Director.	X	X			City of Chula Vista				
Impact 5.11-2: Drainages serving the Project site would be susceptible to increased erosion resulting from increased peak flow rates, increased runoff volumes, and duration, which would result in a potentially significant impact.	See Mitigation Measures 5.11-1a through 5.11-1f.									
Impact 5.11-3: Drainages serving the southern basin would be susceptible to increased peak flow rates and increased runoff volumes, which would result in a potentially significant flooding impact.	See Mitigation Measures 5.11-1a through 5.11-1f.									
Impact 5.11-4: Without Project design features (also prescribed as mitigation measures), the Project could generate or contribute to flows that exceed capacity of existing or planned water systems.	See Mitigation Measures 5.11-1a through 5.11-1f.									
Impact 5.11-5: Potentially significant impacts related to degrading water quality could occur.	See Mitigation Measures 5.11-1a through 5.11-1f.									
Impact 5.11-6: Impacts related to inundation would be potentially significant.	See Mitigation Measures 5.8-1a through 5.8-1c.									

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.12 Agricultural Resources										
Impact 5.12-1a: Implementation of the Project would result in a significant impact to agricultural resources, due to the on-site loss of farmland of local importance and grazing land.	**5.12-1: Agriculture Plan**. The Agriculture Plan included in the SPA Plan shall be implemented as development proceeds within the UID to ensure compatibility between university-related crop production for research and small-scale production. The following measures shall be implemented to the satisfaction of the Chula Vista Development Services Director (or their designee): i. Prior to approval of each building permit, the applicant shall ensure that a 200-foot-wide fenced buffer shall be maintained between development and any university-related agricultural operations on the UID site. ii. In those areas where pesticides are to be applied, the university shall utilize vegetation to shield adjacent urban development (within 400 feet) from agricultural activities. Use of pesticides shall comply with federal, state, and local regulations. iii. The applicant shall notify adjacent property owners of potential pesticide application through advertisements in newspapers of general circulation.	X	X	X		City of Chula Vista				
Impact 5.12-1b: Short-term land use incompatibility issues from proposed agricultural activities associated with the university, which would be located adjacent to urban land uses, would be significant.	See Mitigation Measure 5.12-1.									
5.13 Hazards and Hazardous Materials										
Impact 5.13-1a: Impacts related to the routine use and accidental release of hazardous materials have been identified for the Project and are considered to be potentially significant.	**5.13-1: Hazardous Risk Reduction Measures**. Prior to the issuance of any grading permit for the UID, the applicant shall verify that the applicable recommendations in the Hazardous Materials Technical Study prepared by Ninyo & Moore, dated September 4, 2014, have been incorporated into the final Project design and construction documents to the satisfaction of the City of Chula Vista Engineer. These requirements include the following: • A Site Safety Plan shall be prepared and implemented prior to initiation of construction activities within the boundaries of the Project area to reduce potential health and safety hazards to construction workers and the public. • A Site Safety Plan shall be prepared and implemented prior to initiation of construction activities within the boundaries of the Project area to reduce potential health and safety hazards to construction workers and the public. • Appropriate references regarding the potential to encounter contaminated soil, illegal dumping, burn sites, and USTs shall be included in construction specifications. In the event that USTs or undocumented areas of contamination (including lead-based painted [LBP] and treated wood) are encountered during construction activities, work shall be ceased until appropriate health and safety procedures are implemented and appropriate notifications are made. A contingency plan shall be prepared to address contractor procedures for such an event, including a determination of whether regulatory notification is required.	X	X			City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
		SPA[1]	Pre Const.[2]	During Const.[3]	Post Const.[4]		Monitor	Report		
5.13 Hazards and Hazardous Materials (cont.)										
Impact 5.13-1a (cont.)	**5.13-1: Hazardous Risk Reduction Measures (cont.)** The associated remediation and removal activities shall be conducted by trained, licensed/certified personnel, and in accordance with pertinent local, state, and federal regulatory guidelines, under the oversight of the appropriate regulatory agency. • If any USTs are encountered during construction, construction activities in the immediate area of the UST shall cease until the UST can be removed under permit by the DEH and other regulatory agency, as appropriate. The soil and groundwater within the vicinity of the USTs should be adequately characterized and remediated, if necessary, to a standard that would be protective of water quality and human health, based on future site use. During construction activities, it may be necessary to excavate existing soil, or to bring fill soils to the Project area from off-site locations. If soil contamination is suspected during construction, sampling shall be performed in those areas. Prior to any excavation or removal of contaminated soil not suitable for on-site reuse, it shall be properly characterized for disposal at an off-site facility. Fill soils also shall be evaluated or sampled to document that imported soil does not contain unacceptable concentrations of contamination. If potentially hazardous waste is observed in the Project area (e.g., from illegal dumping), the waste should be appropriately disposed of prior to initiating construction activities.									
Impact 5.13-1b: Impacts related to hazards to schools have been identified for the Project and are considered to be potentially significant.	See Mitigation Measure 5.9.3-1.									
Impact 5.13-1c: Impacts related to listed hazardous sites have been identified for the Project and are considered to be potentially significant.	See Mitigation Measure 5.9.3-1.									
Impact 5.13-2: Potentially significant impacts could result due to the Project's location within the Overflight Notification Area for both Brown Field and Tijuana International Airport.	**5.13-2a: Airport Overflight Agreement**. Prior to approval of the first Final Map for those areas within the Overflight Notification Area for Brown Field, the applicant shall record the Airport Overflight Agreement with the County Recorder's office and provide a signed copy of the recorded Airport Overflight Agreement to the City's Development Service Director (or their designee).	X	X			City of Chula Vista				
	5.13-2b: Notice to Potential Buyers. The Project applicant will provide notification to potential buyers of properties within the Overflight Notification Area for Brown Field and/or the Tijuana International Airport.	X	X			City of Chula Vista				

Potential Significant Impact	Mitigation Measures	Timeframe of Mitigation and Responsible Party				Monitoring Reporting Agency	Verification Frequency Time Frame to		Date of Completion	Date of Verification
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5.15 Public Utilities										
Wastewater										
Impact 5.15.2-1: A significant impact would occur if adequate wastewater facilities are not provided concurrently with new demand.	**5.15.2-1: Sewer System Improvements**. Prior to the issuance of any building permits for the UID, the City Engineer shall verify that adequate on-site and off-site sewer facilities required to serve development in the UID are in place in accordance with the UID Public Facilities Finance Plan. Occupancy of buildings shall not be permitted unless it is demonstrated that on-site and off-site sewer facilities are adequate in capacity to serve the Project. If the Project will contribute to a deficiency in the capacity of the sewer system, the Project applicant shall pay its fair share of fees to increase the capacity to an adequate size.	X	X			City of Chula Vista				