

APPENDIX 1-2

Initial Study



County of San Diego

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December 15, 2016

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)

1. Title; Project Number(s); Environmental Log Numbers: PDS2016-SP-16-002, PDS2016-GPA-16-008, PDS2016-REZ-16-006, PDS2016-TM-5616, PDS2016-STP-16-027 and PDS2106-ER-16-19-006
2. Lead Agency Name and Address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123-1239

Contact: Greg Mattson, AICP, Project Manager
Phone Number: (858) 694-2249
E-mail: Gregory.Mattson@sdcounty.ca.gov
3. Project Location: APN's: 597-190-23; 597-140-04, -05; 597-020-06, -10; 597-150-03, -07, -08, -12, -13; 598-010-02; 598-020-04, -06; 598-021-02; 598-070-07, -09.

The Project site includes 1,284 acres located within the Otay Ranch Proctor Valley Parcel which comprises 7,895 acres total and includes Village 13, (which includes the Mary Birch-Patrick Estate), Village 14, (which includes the "Inverted L" in the City of Chula Vista), and Planning Areas (PAs) 16, and 19 (Refer to Figure 1).

The Project site is generally located within the Proctor Valley and the eastern slopes facing Jamul. The property is approximately one-quarter mile east of the City of Chula Vista and immediately south of the unincorporated community of Jamul. The Project is adjacent to preserve land that will be owned by the Otay Ranch Preserve Owner Manager, the State of California, the United States government and the City of San Diego. (Refer to Figure 2).

The Project is located entirely within the unincorporated portion of the County of San Diego within the Otay Subregional Plan (Vol. 2) and the Jamul/Dulzura Subregional Community Plan areas. The Project is located within Village 14 and Planning Areas 16 & 19 (PAs 16 & 19) of the County of San Diego/City of Chula Vista's Otay Ranch General Development Plan/Subregional Plan ("Otay Ranch GDP/SRP") and is referred to as the Otay Ranch Village 14 and PAs 16 & 19.

Primary access through the Proctor Valley is the existing Proctor Valley Road, which will serve the projects neighborhoods (Refer to Figure 2).

4. Project Applicant Name and Address:

Jackson Pendo Development Corporation
Attn: Rob Cameron
2245 San Diego Avenue, Suite 223
San Diego, California 92110
619.980.4979

5. General Plan Designations:

Community Plan:

Otay Subregional Plan, Vol 2
Jamul/Dulzura Subregional Plan

Land Use Designation:

Specific Plan Area (SPA) and Open Space
Conservation

Density:

Specific Plan Area – per Specific Plan criteria

Floor Area Ratio (FAR)

N/A

6. Zoning:

Use Regulation:

Specific Plan (S88) and Open Space (S80)

Minimum Lot Size:

Typical single/multi-family lots ranging from 5,000 to
2+ acre estate and Ranchettes residential lots

Special Area Regulation:

None

7. Description of Project:

Project Components: The Project proposes to develop 1,119 homes on approximately 1,284 total acres within an approximately 860 acre development footprint that lies within Otay Ranch Village 14 and Planning Areas 16 & 19 (PAs 16 & 19). The Project does not include the “Inverted L” Village 14 property because it is located within the City of Chula Vista. Approximately 994 of the 1,119 homes will be located in Village 14, set in three distinct neighborhoods (referred to herein as the South, Central and North Villages). All of the homes will be single-family detached homes. Within Village 14 there are 878 homes located within gated neighborhood enclaves and 116 non-gated homes located in the South Village area. In addition, there are 13 one-acre estates in PA 19 and 112 Ranchettes, averaging 3 acres in size, located in PA 16. The estate and Ranchettes residential lots in PAs 16 & 19 will not be gated. (Refer to Figure 3)

The Village Core will comprise a 9.7 acre elementary school, a 2.3 acre public safety site with a fire station, a 7.2 acre Village Green, and a 1.7 acre mixed use site with 10,000 square feet (sq.ft.) of neighborhood commercial uses. The Village Core will be located in the Central Village and comprise the heart of Village 14.

The Project's recreational opportunities will include three public parks and three swim clubs, as well as trails and other recreational facilities situated throughout the South, Central and North Villages. Public parks would include a 7.2 acre Village Green in the Village Core area, a 3.8 acre scenic park in the Central Village and a 2.9 acre park in the South Village. In addition, smaller pocket parks will be situated throughout Village 14. The Project also includes approximately 4.5 miles of Community Pathway that is along Proctor Valley Road between Chula Vista and Jamul and an internal neighborhood pedestrian network. (Refer to Figure 3)

The park obligation for PAs 16 and 19 will be satisfied through a combination of the payment of park fees and potential siting of a park within Planning Area 16.

Access: Access to the Project Village areas will be provided primarily via Proctor Valley Road which the County General Plan designates as a two-lane Light Collector road. Five roundabouts are on Proctor Valley Road throughout Village 14 and PA 16 to provide character, traffic calming and improve traffic flow while marking the entrances into the South, Central and North neighborhoods of Village 14 and PAs 16 and 19.

The site and circulation design for PAs 16 and 19 includes two primary points of access: 1) Proctor Valley Road into the westerly portion of PAs 16 and 19; and 2) an extension of Whispering Meadows Road across the State's property to the eastern portions of PA 16.

Off-site road improvements: Coordination with the City of Chula Vista & City of San Diego will be required to connect, realign and construct Proctor Valley Road, but the extent of improvements will be analyzed further in the Environmental Impact Report (EIR) and traffic technical analysis.

Services: The San Diego County Fire Authority will provide fire protection services to the Project site, sewer services will be provided via a recently adopted Sewage Transportation Agreement with the City of Chula Vista, and water services will be provided by the Otay Water District. Natural gas and electricity will be provided by the San Diego Gas & Electric Company (SDG&E).

Construction: Construction of the Project is anticipated to occur in multiple phases over a 5 to 10 year period in response to market demands to ensure infrastructure and road improvements are in place at the time of need.

Planning Intent: The Project is part of the larger Otay Ranch, an approximately 23,000-acre master-planned community in southern San Diego County. The Otay Ranch area is partially within the limits of the City of Chula Vista and partially within the unincorporated County of San Diego.

The underlying purpose of the Project is to implement the adopted Otay Ranch GDP/SRP, Volume 2 and complete the planned development of Otay Ranch Village 14 and Jamul Rural Estate Area (PAs 16 and 19). The Otay Ranch GDP/SRP allows for 2,123 homes in Village 14 and PAs 16 and 19.

Entitlements for the Project include a Specific Plan, General Plan Amendments, Rezone, Tentative Map, Site Plan, Amendments to the Otay Ranch RMP, annexation to the County Sanitation District, and a site development permit for Proctor Valley Road from the City of San Diego and may require a County MSCP Subarea Plan South County Segment Boundary Adjustment. In addition, the Project will require preparation of an EIR.

The approved Otay Ranch GDP/SRP calls for the extension and realignment of Proctor Valley Road as a four lane major road through PA 16 out to State Route (SR) 94. The Project proposes to eliminate this four lane portion of Proctor Valley Road; and instead the Project will leave Proctor Valley Road essentially in its current alignment from the northern edge of Village 14 down to the community of Jamul so as to be consistent with the County's General Plan Mobility Element. This existing Proctor Valley Road alignment will remain as a two lane road.

8. Surrounding land uses and setting:

The entire Otay Ranch Proctor Valley Parcel comprises 7,895 acres. The Proctor Valley area is the northernmost portion of the Otay Ranch and is generally bounded by Otay Lakes Road and Lower Otay Lake to the south, the Upper Otay Lake and San Miguel Mountains to the west, the community of Jamul to the north, and vacant land to the east. The Otay Ranch Proctor Valley Parcel includes Village 13, (which includes the Mary Birch-Patrick Estate), Village 14, (which includes the "Inverted L" in the City of Chula Vista), Planning Areas 16, and 19. Major landforms include the Jamul Mountains.

The topography of Proctor Valley generally consists of broad gentle hillsides, while the terrain eastward toward the Jamul Mountains becomes increasingly rugged. Several small, narrow drainages are present along the eastern edge of the valley. A low east-west trending ridgeline divides the valley near the upper end of the parcel. To the north of the Jamul Mountains, Proctor Valley continues as a broad even meadow with rolling hillsides to the south.

To the northeast of Proctor Valley lies the community of Jamul and to the northwest, Rancho San Diego. Most of the land to the northwest and east of the Project is vacant; some of it consists of gently rolling hills; and some is more rugged, steep open space. Development is primarily concentrated around Rancho San Diego to the north and the rural community of Jamul to the northeast. Jamul is comprised of primarily large-lot estates, horse ranches.

Existing adjacent development to the southwest of the Proctor Valley Village 14 includes the City of Chula Vista's Rolling Hills Ranch, Bella Lago, Eastlake and San Miguel Ranch master-planned communities. The Village 13 Specific Plan Resort development is located to the south of the Project along Otay Lakes Road.

9. Other public agencies whose approval is required (e.g., permits, financing approval, participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
General Plan Amendment	County of San Diego
Specific Plan	County of San Diego
Rezone	County of San Diego
Tentative Map(s)	County of San Diego
MSCP Boundary Adjustment (if req'd)	County of San Diego
RMP Amendment	County of San Diego
Landscape Plans	County of San Diego
Co. Right-of-Way Permits Construction & Encroachment Permit(s)	County of San Diego, City of Chula Vista, City of San Diego and other agencies
Site Development Permit - Proctor Valley Road	City of San Diego
Annexation to Co. Sanitation District – Sewer service	Local Agency Formation Comm. (LAFCO)
Grading Permit	County of San Diego
Improvement Plans	County of San Diego
Financial Parcel Map(s)	County of San Diego
401 Permit - Water Quality Certification	Regional Water Quality Control Board (RWQCB)
404 Permit – Dredge and Fill	US Army Corps of Engineers (ACOE)
1603 – Streambed Alteration Agreement	CA Department of Fish and Wildlife (CDFW)
Section 7 - Consultation or Section 10a Permit – Incidental Take	US Fish and Wildlife Services (USFWS)
National Pollutant Discharge Elimination System (NPDES) Permit	Regional Water Quality Control Board (RWQCB)
Air Quality Permit for Construction	Air Pollution Control District (APCD)
General Construction Storm Water Permit	RWQCB
Water District Approval	Otay Water District
Sewer District Approval	City of Chula Vista Sewage Transportation Agreement
Fire Service Availability	San Diego County Fire Authority
School Service Availability	Chula Vista Elementary & Sweetwater Union (HS), Jamul/Dulzura Union Elementary & Grossmont Union (HS) School Districts

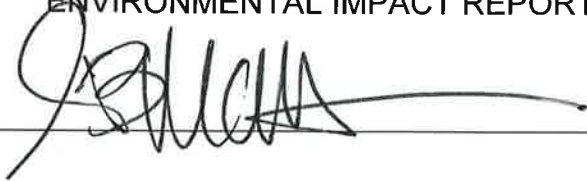
December 15, 2016

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

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

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, Planning & Development Services finds that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, Planning & Development Services finds that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ On the basis of this Initial Study, Planning & Development Services finds that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



Gregory Mattson, AICP, Project Manager
Printed Name

December 12, 2016
Date

Land Use/Environmental Planner III
Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

For purposes of this analysis, a scenic vista is a focal or panoramic view from a particular location or along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen from a scenic vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the view from the vista. Determining the level of impact to a scenic vista requires analyzing the changes to individual visual resources and also to the scenic vista as a whole.

Potentially Significant Impact: Scenic vistas are singular vantage points that offer unobstructed views of valued view sheds, including areas designated as official scenic vistas along major highways or County designated visual resources. The Project is located within an area of undisturbed open space and natural scenic beauty, characterized topographically by a rolling valley surrounded by Mt. San Miguel to the west and Jamul Mountain to the east, which could include scenic vistas. Since the Project would introduce development on a generally undeveloped site, it has the potential to result in significant impacts to scenic vistas. Therefore, a detailed visual analysis will be included in the EIR to determine if the development would have significant impacts to a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

Potentially Significant Impact: Since the County of San Diego contains several highways either designated or eligible for designation of scenic, the Project could potentially result in significant impacts to scenic highways. Therefore, the EIR will address any potentially significant impacts pertaining to degradation of the existing scenic resources within a scenic highway.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Visual character is the subjective composition of the visible landscape within a view shed. The visual character is based on the organization of the pattern elements line, form, color, and texture and is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers.

Potentially Significant Impact: The Project would change the Project site from primarily undeveloped and vegetated site to a residential development. Topography on the Project site is composed of hills and valleys dominated by rock outcroppings with moderate to steeply sloping terrain. The project has the potential to degrade the existing visual character or quality of the site and its surroundings. Therefore, Project impacts to visual character and quality on the Project site and surrounding area will be further analyzed in the EIR.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code, approximately 30 miles from the Mount Laguna Observatory. Because the Project could result in a potentially significant impact from new sources of substantial light or glare, including impacts on night sky, a detailed visual analysis will be included in the EIR to determine if the development would adversely affect day or nighttime views in the area.

II. AGRICULTURE AND FORESTRY RESOURCES -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

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- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project site could contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use, as designated on the maps prepared pursuant to the State Farmland Mapping and Monitoring Program (FMMP) by the Department of Conservation. Therefore, the Project could convert land designated as Important Farmland to non-agricultural use; thereby precluding it from potential agricultural use in the future. Therefore, the conversion of Important Farmland will be further analyzed in the EIR.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact. The Project area is zoned Specific Planning Area and Open Space. The Project area is not under a Williamson Act Contract or County Agricultural Preserve (Special Area Designator "A") and no agricultural practices currently exist on site. Therefore, the Project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The Project site, including offsite improvements, does impact nor not contain any forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The Project site, including any offsite improvements, does not contain any forest lands as defined in Public Resources Code section 12220(g); therefore, project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the Project is not located in the vicinity of offsite forest resources.

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The introduction of the residential master-planned community could result in additional similar development in the surrounding rural area. The Project must evaluate the potential impact that could occur to surrounding agricultural properties and operations as a result of the land uses on the project site. As such, agricultural impacts will be discussed within the context of the EIR.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Because the Project is part of the Otay Ranch community and located within the Otay Ranch GDP/SRP, which was approved in 1993, the development by the Project has been accounted for in the growth projections and emissions modeling used by the San Diego Air Pollution Control District to develop the regional air quality planning framework. However, the EIR will include a supporting project-specific Air Quality Technical Report, and will further analyze compatibility with the RAQS and SIP.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The County of San Diego Land Use Environment Group (LUEG) has established guidelines for

determining significance which incorporate the Air Pollution Control District's (APCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Because APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

Potentially Significant Impact: Since the Project proposes development of 1,119 dwelling units, 10,000 square feet of neighborhood commercial uses, fire/public safety site, and an elementary school site, the Project would generate air pollutants during construction and operation which have the potential to violate air quality standards and/or contribute substantially to an existing or air quality violation. Therefore, impacts to air quality will be addressed in an Air Quality Technical Report and discussed in the context of the EIR.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O_3). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM_{10}) under the CAAQS. O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Potentially Significant Impact: San Diego County is currently designated non-attainment for Ozone (O_3) and particulate matter, PM_{10} and $PM_{2.5}$ under the California Ambient Air Quality Standard (CAAQS). It is designated attainment for the CAAQS for CO, NO_2 , SO_2 , lead, and sulfates. The portion of the SDAB where the Project is located is designated by the EPA as an attainment area for the 1997 8-hour NAAQS for O_3 and as a marginal nonattainment area for the 2008 8-hour NAAQS for O_3 . The SDAB is designated in attainment for all other criteria pollutants under the NAAQS with the exception of PM_{10} , which was determined to be unclassifiable.

Ozone is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. The primary sources of VOCs and NO_x , the precursors of O_3 , are automobile exhaust and industrial sources; solvents, such as architectural coatings (e.g.,

paints); petroleum processing and storage; and pesticides. Fine particulate matter, or $PM_{2.5}$, results from fuel combustion (e.g., motor vehicles, power generation, and industrial facilities), residential fireplaces, and wood stoves. In addition, $PM_{2.5}$ can be formed in the atmosphere from gases such as sulfur oxides (SO_x), NO_x , and VOC. Major sources of inhalable or coarse particulate matter, or PM_{10} , include crushing or grinding operations; dust stirred up by vehicles traveling on roads; wood-burning stoves and fireplaces; dust from construction, landfills, and agriculture; wildfires and brush/waste burning; industrial sources; windblown dust from open lands; and atmospheric chemical and photochemical reactions.

The Project will generate emissions of PM_{10} , NO_x , CO and VOCs from construction/grading and blasting/rock crushing activities, and CO and VOCs from operational traffic (e.g., passenger vehicles) and the application of architectural coatings. Thus, the Project may contribute to a cumulatively considerable net increase of criteria pollutants for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard. Therefore, the EIR will discuss the Project's potential impacts to cumulative air quality and an Air Quality Technical Report will be prepared in support of the EIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors because they house children and the elderly.

Potentially Significant Impact: The Project would introduce new "sensitive receptors" into the Project area such as an elementary school, residential units or other facilities. Based upon these land use changes it is possible that Project-related emissions, particularly those associated with construction activities, will reach sensitive receptors. Therefore, the EIR will discuss the Project's potential to expose sensitive receptors to substantial pollutants concentrations and an Air Quality Technical Report will be prepared in support of the EIR.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project does not include permanent elements that would generate objectionable odors, nor would the Project attract persons to an area where there would be a potential for exposure to objectionable odors. Additionally, while the Project includes an on-site sewer lift station(s), the station(s) would be permitted by the

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San Diego Air Pollution Control District, operated and maintained by the County Department of Public Works and subject to odor control during operation and maintenance.

During construction, however, diesel equipment operating at the Project site may generate some nuisance odors. The Project's potential impacts related to objectionable odors will be addressed in the EIR and in an Air Quality Technical Report for the project.

IV. BIOLOGICAL RESOURCES -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project is located within the Multiple Species Conservation Program (MSCP) planning area, which is governed by the County of San Diego MSCP Subarea Plan, and the Otay Ranch Resource Management Plan (RMP). The South County MSCP planning area provides habitat for a number of special status species, including species listed as threatened or endangered under the California Endangered Species Act and/or the federal Endangered Species Act. The Project could result in significant impacts to one or more individuals of these special status species.

Potential project impacts to candidate, sensitive, or special status species will be analyzed in the EIR and a Biological Resources Technical Report. The EIR will analyze these impacts and discuss how they relate to the regional habitat plans and conservation programs that apply to the Project area – i.e., the MSCP, Subarea Plan, and RMP.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Project-related grading, clearing, construction, and other activities could temporarily or permanently remove sensitive native or naturalized habitat within the MSCP planning area. In addition, the Project has the potential to affect jurisdictional wetlands and/or riparian habitats as defined by U.S. Army Corps of Engineers (ACOE), California Department of Fish and Wildlife (CDFW), and the County of San Diego.

Because the Project may have an adverse effect, either directly or indirectly or through habitat modifications, on riparian habitats, EIR will address the Project's potential significant impacts on riparian habitats, including wetlands and waters of the U.S. In addition, the EIR will

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address the Project's potential impacts on sensitive natural communities and endangered, threatened or rare plant or animal species, as defined in the MSCP Subarea Plan, RMP, and any other applicable plan, policy, or regulation.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project area contains jurisdictional wetlands and waters, including several watercourses and conditions that support riparian and other wetland habitat. The EIR will identify and address the Project's potential impacts to federally protected wetlands and vernal pools. Conformance with the RMP will be demonstrated and discussed in the context of a Biological Technical Report and the EIR analysis.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project site is located within the central portion of Proctor Valley between Jamul and San Miguel Mountains with a variety of southeast-northwest trending ridgelines and scattered knolls. The site currently facilitates the movement of small and larger mammals to traverse across to adjacent undeveloped valley landscapes.

The Project open space design consists of large continuous blocks of biological resources situated to the northwest and southeast through the middle of the development. There is also an identified wildlife corridor along the existing SDG&E powerline easement.

Although open space has been designed to reduce interference with connectivity between blocks of habitat or local/regional wildlife corridor or linkages, the Project could interfere with connectivity between blocks of open space adjacent to the Project site and access to native wildlife nursery sites within the MSCP. Therefore, the Project's potential impacts to wildlife corridors will be analyzed in the EIR and Biological Resources Technical Report.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

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- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The MSCP planning area provides habitat for a number of special status species, including species listed as threatened or endangered under the California Endangered Species Act and/or the federal Endangered Species Act. The site is also subject to a variety of County, State, and Federal regulations designed to protect biological resources. Therefore, the EIR will identify and address any conflicts with approved local, regional, and state habitat conservation plans, including local policies and ordinances.

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Cattle grazing and ranching activities have previously altered portions of the Project area; however, the majority of the site remains undisturbed. Thus, the Project has the potential to affect cultural resources. Based on an analysis of records and a survey of the property by a County of San Diego approved archaeologist, it has been determined that there may be one or more historical resources within the Project site. Therefore, the EIR will include a Cultural Resources Technical Report to determine if significant historic resource(s) exist within the Project area, and whether the Project will adversely affect them.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project is within the Otay Ranch Subregional Plan and is therefore exempt from the County's Resource Protection Ordinance and subject, instead, to the Resource Management Plan. The Project would require excavation and grading for development. It is possible that such activities could encounter significant cultural resources beneath the surface of the Project area. Based on a preliminary analysis of records and a survey of the property by a County of San Diego approved archaeologist it has been determined that there may be one or more cultural resources within the Project site. These resources will be further evaluated in the EIR and within a site specific Cultural Resources Report.

c) Directly or indirectly destroy a unique geologic feature?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

POTENTIALLY SIGNIFICANT IMPACT: The Project is located within Proctor Valley, a south sloping valley located between the San Miguel and Jamul Mountains. The valley includes unique landforms that may be affected by the Project. Therefore, impacts to geologic features will be further analyzed in the EIR.

d) Directly or indirectly destroy a unique paleontological resource or site?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations such as Cretaceous Marine and non-marine granitic rock, and Jurassic-Cretaceous metavolcanic rock. These generally have very low to marginal sensitivity rating for potential fossils, while Cretaceous granitic rock has no potential. Nevertheless, excavating undisturbed ground beneath the soil horizons may cause a significant impact if unique paleontological resources are encountered. This issue will be further analyzed in the EIR.

e) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project site has been surveyed by a County approved archaeologist, and it has been determined that are archaeological resources present on site. As outlined in CEQA guidelines Section 15064.5, in the event that human remains are discovered during grading or construction of the Project, the Project Owner or their representative would engage in consultation with the "Most Likely Descendent" as identified by the Native American Heritage Commission (NAHC) to ensure that all human remains would be properly treated or disposed of, with appropriate dignity.

Since the Project would require excavation and grading for development, the Project has the potential to disturb human remains located beneath the surface of the Project area. Therefore, this issue area will be further analyzed in the EIR.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The project site is located within the seismically active Southern California region. Therefore, the Project could result in exposure of people or structures to adverse effects from a known fault-rupture hazard zone. This issue area will be further analyzed in the Geological Technical Report and in the context of the EIR.

- ii. Strong seismic ground shaking?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Less Than Significant Impact: The Project site is located within the seismically active Southern California region and has the potential to expose people to seismic ground shaking. However, to ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County of San Diego Building Code requires a soils compaction report with foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the Project would result in a less than significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

- iii. Seismic-related ground failure, including liquefaction?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The earth materials encountered throughout the Project site may consist of undocumented fill, topsoil/colluvium, alluvium, Cretaceous granitic rock, and Jurassic-Cretaceous rock. The majority of the Project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that the liquefaction potential at the site is low. However, there are indications that some specific areas may be susceptible to "potential liquefaction". Alluvial deposits are dispersed throughout drainages within the Project site, and ground failure could result in significant adverse effects to people or structures. A Geologic Technical Report

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will be prepared and incorporated into the EIR to provide specific analysis of site geologic conditions, and recommend appropriate measures to address potential impacts resulting from ground failure, including liquefaction.

iv. Landslides?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project site could be located within a State- or County-defined landslide hazard zone. A Geological Technical Report will be prepared and incorporated into the EIR to provide a specific analysis of site geologic conditions including the potential for the Project to expose people or structures to adverse effects resulting from landslides.

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The potential for erosion would increase during construction activities as a result of vehicles and heavy equipment accelerating the erosion process. Exposed soil surface may be susceptible to wind or water erosion. Wind erosion could occur on bare soils or where vehicles and equipment cause dust.

The Project will be required to prepare a Stormwater Management Plan that will include Best Management Practices to mitigate erosion impacts. Impacts to soil erosion and topsoil will be further analyzed in the Geological Technical Report and EIR.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project involves substantial grading that would result in the creation of areas of cut and areas underlain by fill, potentially resulting in unstable soil. In order to assure that any buildings are adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. The Soils Engineering Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a building meets the structural stability standards required by the California Building Code and must be approved by the County prior to the issuance of a Building Permit.

In addition, a Geological Technical Report would be prepared to at the time of the EIR to determine whether the Project is located on expansive soils, and if so, whether these conditions can be mitigated through site design and compliance with the Uniform Building Code Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. The Geological Technical Report and EIR will further address potential impacts regarding unstable and expansive soils.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Portions of the Project may be located on expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soil formations on the Project site include expansive properties. The Geological Technical Report and EIR will further address potential impacts to expansive soils.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The Project would rely on the use of public water (Otay Water District) and sewer services would be provided by the City of Chula Vista via a Sewage Transportation Agreement. Therefore, no septic tanks or alternative wastewater disposal systems are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The Project will generate GHG emissions from area sources, energy demand (electricity and natural gas), water consumption, solid waste handling, motor vehicle trips, and construction and land use change activities. A Greenhouse Gas Technical Report will be prepared in support of the EIR which will quantify the Project's GHG emissions and determine whether the Project has any potential impact on the environment in accordance with the framework established by CEQA Guidelines Section 15064.4.

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: GHG emissions from the Project would be quantified and analyzed with respect to potential conflicts with applicable plans, policies and regulations adopted for the purpose of reducing GHG emissions in the EIR and within a Greenhouse Gas Emissions Technical Report.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project could expose the public or environment to hazardous materials through the routine transport, storage, use, or disposal of hazardous materials during construction and operation of the Project. Accordingly, potential significant impacts from hazards associated with the Project will be further analyzed in the project-specific Phase I ESA and discussed in the context of the EIR.

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or school?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project proposes to build a school in the Village Core. Incorporating all of the discussion set forth in a) above, there is a potential for hazards within one quarter mile of an existing or school site. Accordingly, a Phase I ESA will be prepared for the Project. Potential significant impacts from hazards associated with the Project will be further analyzed in the EIR and in the Phase I ESA.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: A review of available federal, state, and local records documenting hazardous waste or contamination sites will be reviewed as a part of the Phase I ESA and incorporated in the hazardous materials analysis of the EIR. Potential significant impacts from hazards associated with the Project will be further analyzed in the EIR and in the Phase I ESA.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The Project is not located within an airport land use compatibility plan (ALUCP) or comprehensive land use plan (CLUP) for airports; or within two miles of a public airport or one mile of a private airstrip. The nearest public airport is Brown Field, which is approximately seven miles southwest of the Project, and the nearest private airstrip, John Nichol's Field, is approximately three miles southeast of the Project. Also, the Project does not include the construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the Project would not constitute a safety hazard for people residing or working in the development area.

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- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The nearest private airstrip, John Nichol's Field, is approximately three miles southeast of the Project. Also, the Project does not include the construction of any structure equal to or greater than 150 feet in height. Therefore, the Project would not constitute a safety hazard for people residing or working in the development area.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The County of San Diego has several emergency response plans including, but not limited to the following: Operational Area Emergency Plan; Multi-Jurisdictional Hazard Mitigation Plan; San Diego County Nuclear Power Station Emergency Response Plan; Oil Spill Contingency Element; and the Emergency Water Contingencies Annex and Energy Shortage Response Plan. The potential for the Project to interfere with these plans will be analyzed in the EIR.

- g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project is adjacent to wildlands that have the potential to support wildland fires. The Project would be required to comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. However, the Project may, nevertheless, expose people or structures to a significant risk of loss, injury or death involving wildland fires. A Fire Protection Plan will be required for the Project and these potentially significant impacts will be analyzed in the EIR.

- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would include a stormwater runoff system that would include bioretention areas and stormwater storage. It is not currently anticipated that water would be allowed to stand for a period of 72 hours (3 days) or more. However, analysis of the potential impact of the Project with respect to increasing exposure of the surrounding area to vectors will be addressed in the EIR and in technical studies that will be prepared for the Project including a Hydrology and Hydraulics Study, a Stormwater Management Plan, and a Vector Management Plan.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any waste discharge requirements?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project proposes a master planned community which could result in an increase in storm water runoff and pollutant discharge. The Project would incorporate erosion and sediment control design considerations, including construction and post-construction best management practices (BMPs) pursuant to the County of San Diego's Storm Watershed Protection Ordinance, and other measures required as part of the County Grading Permit. The Project also may require a National Pollutant Discharge Elimination System (NPDES) Permit for Discharges of Storm Water Associated with Construction Activities as the Project would grade more than one-acre in area.

The Project will be required to implement site design measures, source control BMPs, and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable. While these measures may enable the Project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP), compliance with these regulations relating to waste discharge and potentially significant impacts will be further analyzed in the EIR and supporting technical documents.

b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Under Section 303(d) of the Clean Water Act (CWA), the State Water Resources Control Board (SWRQCB) is required to develop a list of water quality limited segments for jurisdictional waters of the United States. The waters on the list do not meet water quality standards; therefore, the Regional Water Quality Control Board (RWQCB) was required to establish priority rankings, called total maximum daily loads (TMDL), levels of critical coarse sediment and develop action plans to improve water quality. Runoff from the Project area flows to the Upper Otay Reservoir via the Proctor Valley drainages. To ensure that water quality impacts are less than significant, runoff from the project site that flows to the Otay Reservoir system would require BMPs or other design measures.

Regional surface water and storm water permitting regulation for County of San Diego includes the following: San Diego Region, Order No. R9-2007-0001, (NPDES No. CAS 0108758); County Watershed Protection Ordinance; Stormwater Management, and Discharge Control Ordinance (WPO); County Stormwater Standards Manual. The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that would reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed. While the Project site is not tributary to any impaired water body, these potentially significant impacts will be analyzed in the EIR.

- c) Could the project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The RWQCB has designated water quality objectives for waters of the San Diego Region to protect the existing and potential beneficial uses of each hydrologic unit. The Project may contribute to the exceedance of surface or groundwater and generate pollutants into stormwater runoff from onsite construction and operation. Therefore, the EIR and Storm Water Management Plan will analyze potential impacts to groundwater and from the Project's stormwater runoff to beneficial uses and water quality objectives and ensure that all necessary BMPs for reducing pollutants in stormwater runoff to the maximum extent practicable and for compliance with the County's WPO are described and required for project implementation.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would obtain its water supply from the Otay Water District, which in turn obtains water from surface reservoirs or other imported water source. The Project does not propose the use of groundwater for any purpose. However, the Project's impervious surfaces may affect groundwater recharge. Therefore, the EIR will address this potentially significant impact.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project site consists of natural hills, knolls and valley encompassing a total of 1,283.5 acres that contribute to the Otay watershed drainages. The Project would increase the total area of impervious surfaces, which would result in an increase in peak runoff. The Project proposes to construct detention basins designed to reduce internal increases in flows to pre-development conditions prior to flows leaving the site. Due to the undeveloped nature of the Project site, no existing stormwater drainage systems are located on site. The Project would alter some of the existing drainage pattern in a manner that may result in erosion or siltation on site or off site or that could increase the rate or manner of surface runoff. Analysis of the potential impact of the Project on the drainage patterns of the site and surrounding area related to erosion and siltation will be addressed in the project EIR and in technical studies that will be prepared for the Project including a Hydrology and Hydraulics Study, and Stormwater Management Plan.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would introduce urban uses to a currently undeveloped site. While the Project would include the development of new drainage facilities, impervious surfaces developed as part of the Project may increase runoff. Accordingly, the EIR and technical reports will analyze these potential impacts.

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- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would increase the total area of impervious surfaces, which would result in an increase in peak runoff. The Project proposes to construct detention basins designed to reduce internal increases in flows to pre-development conditions prior to flows leaving the site. Due to the undeveloped nature of the Project site, no existing stormwater drainage systems are located on site. The EIR and Storm Water Management Plan, including Hydrology and Hydraulics studies, will analyze potential impacts of the Project on the drainage patterns of the site and surrounding area related to capacity of the stormwater drainage systems.

- h) Provide substantial additional sources of polluted runoff?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project may generate pollutants in stormwater runoff from onsite operations including, for example, construction activities, parking lots, streets, roof tops, and trash receptacles. The EIR and Storm Water Management Plan will analyze potential impacts from the Project's stormwater runoff to beneficial uses and water quality objectives and ensure that all necessary BMPs for reducing pollutants in stormwater runoff to the maximum extent practicable and for compliance with the County's WPO are described and required for Project implementation.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The County of San Diego Hazard Mitigation Plan indicates that the Project is outside of designated 100- and 500-year floodplain areas or other special flood hazard area. The Project site is not located within a floodway or mapped 100-year floodplain. Therefore, no hazards related to flooding are anticipated and no impacts have been identified.

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- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The County of San Diego Hazard Mitigation Plan indicates that the Project is outside of designated 100- and 500-year floodplain areas or other special flood hazard area. The project site is not located within a floodway or mapped 100-year floodplain. Therefore, no hazards related to flood hazard which would impede or redirect flood flows are anticipated and no impacts have been identified.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The County of San Diego Hazard Mitigation Plan indicates that the Project is outside of designated 100- and 500-year floodplain areas or other special flood hazard area. The Project site is not located within a floodway or mapped 100-year floodplain. Therefore, no hazards related to flood hazard which would impede or redirect flood flows are anticipated and no impacts have been identified.

- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The Project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the Project is not located immediately downstream of a levee or dam that could potentially flood the property. Therefore, the Project would not expose people to a significant risk of loss, injury or death involving flooding and no impacts have been identified.

- m) Inundation by seiche, tsunami, or mudflow?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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i. SEICHE

No Impact: The Project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

No Impact: The Project site is not located near the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

Potentially Significant Impact: Mudflow is a type of landslide. A Geotechnical Report and Hydrology Report will be prepared in order to determine if the area shows evidence of either pre-existing or potential conditions that could become unstable in the event of seismic activity or exposed soils. The analysis, impacts and mitigation measures will be incorporated into the EIR.

X. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would introduce a master planned community with new infrastructure such as roadways, water supply systems, and utilities to the area, located in the currently undeveloped Proctor Valley, which lies between the existing communities of Jamul to the northeast and Otay Ranch villages/Chula Vista to the southeast. Therefore, the EIR will further analyze whether the Project would physically divide an established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: A number of adopted regional and planning documents apply to the Project. These include but not limited to: San Diego County General Plan (2011); the Otay SRP; the San Diego County MSCP Subarea Plan South County Segment; the Otay Ranch Phase 1 RMP; the Otay Ranch Phase 2 RMP; the Federal Clean Water Act; the State Implementation Plan (SIP); the SDAPCD RAQS; the RWQCB Basin Plan; and SANDAG's Congestion Management Plan (CMP) and others.

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The Project may include, among other entitlements, General Plan and Otay SRP Amendments, Otay RMP Amendments, a Rezone, Site Plan, Specific Plan and a boundary adjustment to the County MSCP Subarea Plan. As such, the Project has the potential to conflict with the policies and requirements of these plans and the EIR will assess Project's consistency with these plans.

XI. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project site or land within the vicinity of a site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) -- as an area of "Potential Mineral Resource Significance" (MRZ-3). Accordingly, a Geological Technical Report will be prepared in order to determine whether the Project may result in the loss of mineral resources and provide discussions within the EIR.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The Project site is not within a Resource Conservation Area (County of San Diego 2011). Therefore, no impacts would occur related to the loss of a locally important mineral resource recovery site and the use of a locally important mineral resource will not be addressed in the EIR.

XII. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would generate noise from construction activities including blasting, and ongoing operations including vehicular and truck traffic, loading dock areas, and HVAC equipment noise, which could expose people to noise levels that exceed allowable limits of the County of San Diego General Plan, Noise Ordinance and other

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applicable standards. Therefore, a Noise Analysis Report will be completed and included in the EIR to address all potential impacts and recommend appropriate mitigation measures.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would generate noise from construction activities including blasting, and ongoing operations including vehicular and truck traffic, loading dock areas, and HVAC equipment noise, which may expose people to ground borne vibration or ground borne noise levels. To conduct blasting, a blasting permit must be obtained from the County of San Diego prior to blasting. Exposure to persons to or generation of ground borne vibration or ground borne noise levels will be addressed in the noise analysis and the results summarized within the EIR. The EIR will address potential impacts and recommend appropriate mitigation measures.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: As described above, the Project would generate noise from construction and other development activities, as well as vehicular noise which could result in a permanent increase in ambient noise levels in the project vicinity above levels existing without the Project. A noise analysis must be completed and included in the EIR to address potential impacts and recommend appropriate mitigation measures.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: As described above, the Project would generate noise from construction and other development activities, as well as vehicular noise which could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. A noise analysis must be completed and included in the EIR to address potential impacts and recommend appropriate mitigation measures.

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- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The closest public airport is Brownfield Airport located approximately seven miles southwest of the Project site. Therefore, the Project would not expose people residing or working in the Project area to excessive airport-related noise levels.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The nearest airstrip is located three miles southeast of the Project. However, due to topographic features and distance it anticipated that the Project would not result in a significant impact in regards to exposing people to excessive noise levels. This issue will be further analyzed in the EIR.

XIII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would result in the development of 1,119 dwelling units in a currently undeveloped area. Extension of utilities including water and sewer, as well as new road improvements, commercial and an elementary school are components of the Project. As such, the Project may induce population growth in the area, either directly or indirectly and will be further analyzed in the EIR.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

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No Impact: The Project will not displace or remove any existing housing since the site is currently undeveloped. The addition of 1,119 dwelling units will yield a net gain of available housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: The Project will not displace or remove any existing housing since the site is currently undeveloped. The addition of 1,119 dwelling units will yield a net gain of available housing.

XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Based on the service availability forms received for the Project, the Project will result in the need for public services and/or facilities. Service availability forms indicate services are available to the Project from the following agencies/districts:

- San Diego County Fire Authority (SDCFA)
- San Diego County Sheriff's Department
- San Diego County Sanitation District for Sewer
- Otay Water District
- Chula Vista School Elementary District
- Sweetwater Union High School District
- Jamul – Dulzura Union School District
- Grossmont Union School District

- i. The Project area is within the boundaries of the SDCFA. The Project would increase demand for fire protection and emergency services in the area. A permanent fire station would be established within the Village Core and staffing would be provided. The Project will prepare a Fire Protection Plan and analyze the impacts on fire services in the EIR.
- ii. The County Sheriff's Department currently provides law enforcement services to the Project area and would continue to provide services in the area. The Project would increase demand for law enforcement services. The Project's development guidelines would ensure that homes, recreational areas, and business facilities are designed in such a way as to deter crime. A sheriff's satellite office will be included in the Village Core at the public safety facility. The EIR will analyze potential impacts associated with law enforcement services for the Project.
- iii. The Project's sewer service was established in July 2016 through a mutual agreement between the City of Chula Vista and San Diego County Sanitation District. This recently adopted Sewage Transportation Agreement is the mechanism to provide sewer service for the Otay Ranch unincorporated villages within the County.
- iv. The Project's water service will be provided by the Otay Water District within whose boundary and master plan the Project is already located. Potential impacts associated with the provision of water service will be analyzed in the EIR.
- v. The Project is within the service boundaries of four public school districts: 1) Jamul Dulzura Union School District (JDUSD); 2) Grossmont Union High School District (GUHSD); 3) Chula Vista Elementary School District (CVESD); and 4) Sweetwater Union High School District (SUHSD). The Project proposes to leave PAs 16 and 19 in the JDUSD and GUHSD districts while leaving approximately three-fourths of Village 14 in the CVESD and SUHSD districts. A small portion of Village 14 (approximately one-fourth of the homes) actually lies within the Jamul/Grossmont districts and will be annexed into CVESD and SUHSD as contemplated by the Otay Ranch entitlement documents. The Project has reserved a 9.7 acre site for the CVESD elementary school. The Project would be required to pay state-mandated school facilities fees to each school district, or provide alternative financing mechanism, to contribute a fair-share amount to help maintain adequate school facilities and levels of service. The EIR will analyze potential impacts associated with school services for the Project.
- vi. The Project includes the provision of parks and other recreational facilities. Specifically, the Project would develop private and public parks, in addition to other community recreational facilities. The potential impacts associated with the construction of parks will be analyzed in the EIR.
- vii. Impacts to community facilities and other provisions for public facilities will be analyzed in the EIR.

XV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would introduce residential uses to a currently undeveloped area. While the demand for parks and other recreational facilities would be accommodated within the Project area concurrently with Project development (including the development of private and public parks), and while physical deterioration of other regional recreational facilities will presumably be addressed through the payment of fees or dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance, the Project could nevertheless have potentially significant impacts to existing neighborhood and regional parks. This issue area will be analyzed in the EIR.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would develop a variety of private and public parks that would provide recreational opportunities for the residents of the Project and San Diego County. The construction of Project recreational facilities and their physical effect on the environment will be analyzed in the EIR.

XVI. TRANSPORTATION AND TRAFFIC -- Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego

Public Road Standards and Mobility Element, the County of San Diego Transportation Impact Fee Program and the Congestion Management Program.

Potentially Significant Impact: The Project would be served by existing roads and planned new or expanded facilities. The Project's circulation plan incorporates vehicular and non-vehicular modes of transportation to create an integrated system of roads, bike lanes, trails, pathways, and sidewalks. Roads are arranged in a hierarchy, organized by function, to facilitate access within and around the Project area. The circulation plan includes a variety of street sections and other traffic-calming techniques to slow traffic, create a pleasant walking environment, and reduce urban "heat island" effects. Nevertheless, the Project includes the development of approximately 1,119 dwelling units in addition to commercial and public uses that would generate additional trips on existing roadways. The Project would have the potential to result in traffic impacts to streets and intersections outside of the Project boundary due to Project construction and operation. A Traffic Impact Study will be prepared and discussed in the context of the EIR.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

Potentially Significant Impact: The Project includes the development of approximately 1,119 dwelling units in addition to commercial and public uses that would generate additional trips on existing roadways. The development would have the potential to result in traffic impacts to streets and intersections outside of the Project boundary due to Project construction and operation. Analysis of the potential impact of the project with respect to conflicts with the RTP and CMP will be addressed in the project EIR and in technical studies that will be prepared for the project including a Traffic Impact Study.

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- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The main compatibility concerns for the protection of airport airspace are related to airspace obstructions (building height, antennas, etc.) and hazards to flight (wildlife attractants, distracting lighting or glare, etc.). The project is not located within two miles of a public or public use airport; therefore, it is anticipated that the Project would not result in a change in air traffic patterns. However, this issue area will be analyzed in the EIR.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The Project is expected require road improvements to Proctor Valley Road, in addition to the construction of new internal roads within the development. Analysis of the potential impact of the Project with respect to increasing hazards due to design features will be addressed in the project EIR and in technical studies that will be prepared for the project including a Traffic Impact Study.

- e) Result in inadequate emergency access?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: A Fire Protection Plan would be prepared for the Project. SDCFA would require project-specific measures based on the site, its intended use, and its fire environment. The Fire Protection Plan and EIR will identify and address the potentially significant impacts associated with emergency access.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The Project would result in additional traffic trips and would have a main access road – Proctor Valley Road which starts in the City of Chula Vista and ends in the community of Jamul. The Project includes off-site improvements within the Cities of Chula Vista and San Diego. Analysis of the potential impact of the Project with respect to conformance with applicable policies, plans, or programs regarding public transit, bicycle or pedestrian facilities will be addressed in the EIR and Traffic Impact Study.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The Project is located within the San Diego RWQCB (Region 9). In 2016 a mutual agreement was executed between the City of Chula Vista and San Diego County Sanitation District. This “Sewage Transportation Agreement for Salt Creek Interceptor Sewer” provides the unincorporated County projects with permanent wastewater services via the City’s existing sewer trunk facilities. This agreement will require annexation into the San Diego County Sanitation District. The EIR will address the Project’s potential impacts on wastewater treatment capacity.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The Project proposes to construct water and wastewater facilities to connect to existing facilities; both a Water Service Plan and a Sewer Service Plan will be prepared for the Project. As previously stated, the Project proposes wastewater services to be provided by the San Diego County Sanitation District, and sewer flow through the City of Chula Vista’s Salt Creek Interceptor by constructing the appropriate facilities to convey sewer flows accordingly.

Otay Water District is identified as the water provider for the Project. Otay Water District’s revised 2010 Urban Water Management Plan (2010 UWMP) anticipated that the Project would use only potable water due to the historic constraints on use of recycled water use in close proximity to Upper Otay Lake, a drinking water reservoir for the City of San Diego. Under the UWMP, the Project’s potable water would be provided by Otay Water District, which relies on SDCWA, a member of MWD. MWD’s water supply sources include the State Water Project (SWP) and the Colorado River Aqueduct (CRA). Potential impacts related to the construction of new facilities as a result of the Project, including a new water tank in Village 14, will be analyzed in the EIR.

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The Project would not require the Local Agency Formation's (LAFCO's) approval other than for the annexation into the County's sanitation district. Service availability forms will be required from the Otay Water District to ensure adequate facilities would be constructed. Environmental effects of construction of new and expanded water and wastewater conveyance facilities will be analyzed in the EIR.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: Implementation of the Project will result in the new construction of stormwater drainage facilities to convey runoff through or around the Project site. Potentially significant impacts could result from an increase of urban runoff reaching the Upper Otay Reservoir. Environmental effects of construction of new storm water drainage facilities will be analyzed in the EIR and in technical studies that will be prepared for the Project including a Hydrology and Hydraulics Study, and Stormwater Management Plan.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: As discussed above, the Otay Water District is the designated water provider for the Project. A Water Supply Assessment will be prepared in accordance with SB610 and SB221 to ensure adequate water supplies are available for the Project. This Water Supply Assessment will be prepared by Otay Water District and will be incorporated into the EIR.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: As discussed above, the Project proposes wastewater services will be provided by the San Diego County Sanitation District through the City of Chula Vista's Salt Creek Interceptor and would construct facilities to convey wastewater flows accordingly. A Sewer Service Plan will be prepared for the Project. Potential impacts related to wastewater treatment capacity and/or facilities to serve the Project will be further evaluated within the EIR.

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- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: Implementation of the Project would generate additional amounts of solid waste compared to what currently exists. All solid waste facilities, including landfills, require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). Potential impacts related to landfill capacity will be further analyzed in the EIR.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: As previously described, all solid waste facilities, including landfills require solid waste facility permits to operate. County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). Potential impacts related to solid waste regulations will be further analyzed in the EIR.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: Since the Project would result in the development of a master planned community in a currently undeveloped area, it has the potential to degrade the quality of the environment, may reduce the habitat of a fish or wildlife species, may cause a fish or wildlife population to drop below self-sustaining levels, may threaten to eliminate a plant

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or animal community, may reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

The Project was determined to have potential significant effects related to wildlife movement, wildlife corridors, impacts to the South County Multiple Species Conservation Program Subregional Plan, and historical and cultural resources. As a result, the potential significant effects related to biological and cultural resources will need to be analyzed in the EIR.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The Project has the potential to result in cumulatively considerable effects when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. The EIR will analyze the potential for cumulative impacts associated with the environmental topics addressed in the EIR.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

<input checked="" type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Potentially Significant Impact: The Project has the potential to result in impacts to environmental issue areas that could directly or indirectly affect human beings. The Project is required to prepare an EIR which shall address environmental effects which may cause adverse direct or indirect effects on humans.

XIX. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulations refer to <http://www4.law.cornell.edu/uscode/>. For State regulations refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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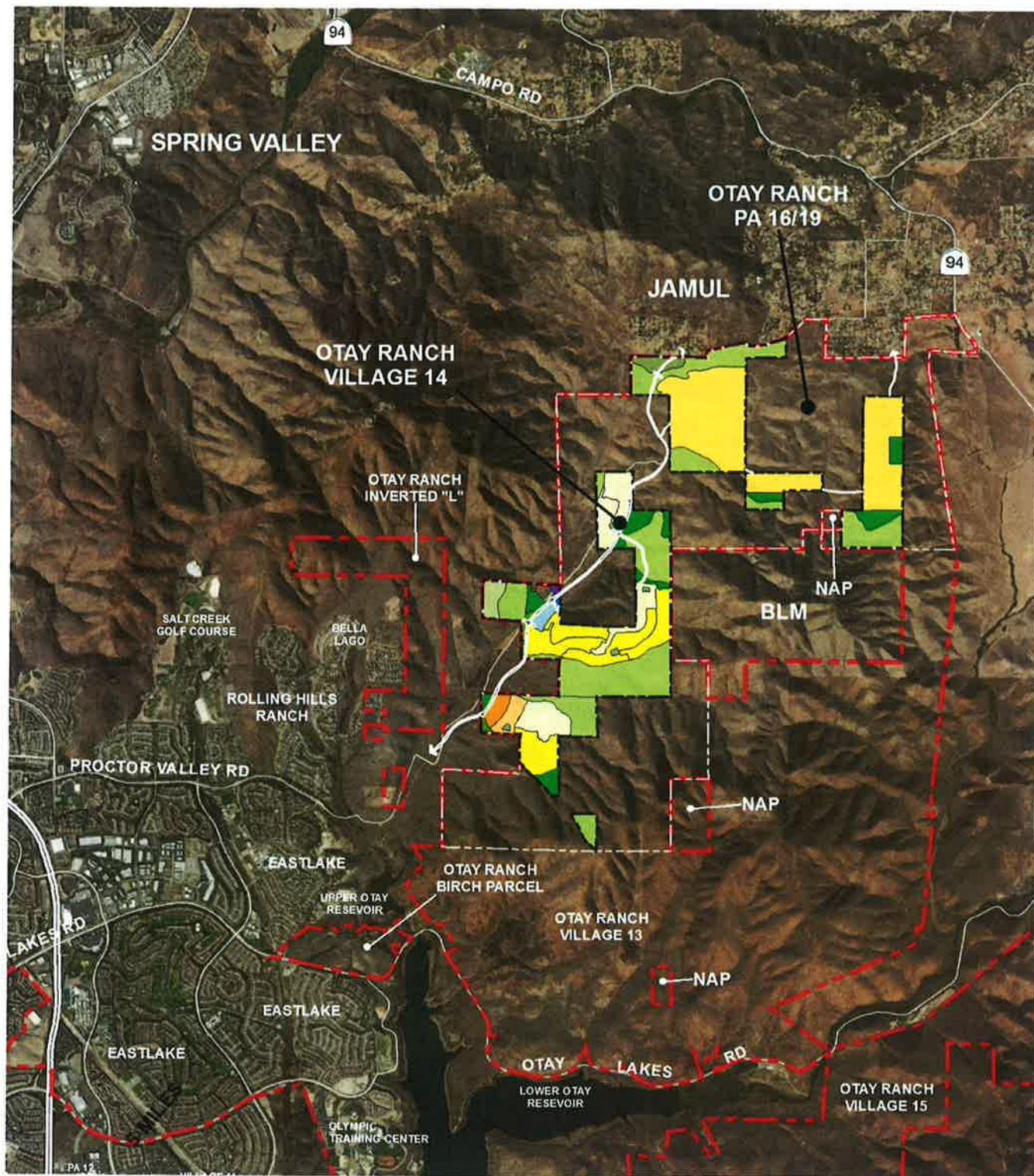
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FIGURE 1
REGIONAL LOCATION MAP



SOURCE LUEG-GIS 2014 AERIAL IMAGERY



FIGURE 2
VICINITY MAP WITH SURROUNDING LAND USES

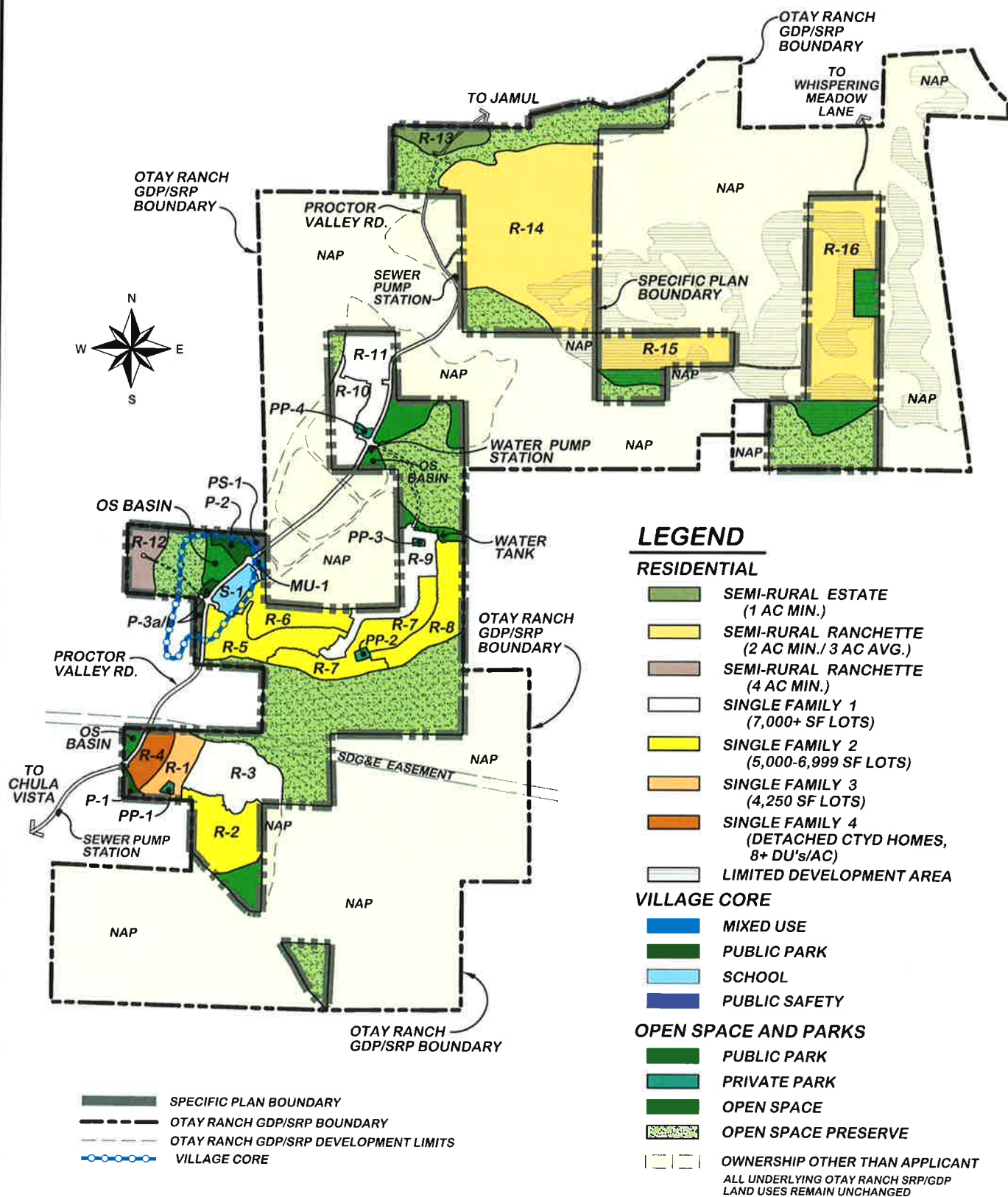


FIGURE 3
SPECIFIC PLAN LAND USES