

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # 2020110148

Lead Agency: City of Chula Vista

Project Title: Sunbow Sectional Planning Area Plan Amendment for the Sunbow II, Phase 3 Project

Project Location: Chula Vista

City

San Diego

County

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The project encompasses approximately 135.7 acres (project site) that includes a 67.5-acre development area comprised of 44.2 acres of residential uses, a 0.9-acre Community Purpose Facility (CPF) site, 5.9 acres of public streets and 16.5 manufactured slopes/basins. Approximately 4.3 acres of conserved Poggi Creek Easement area, 0.3 acre of conserved wetland resource area, and 63.6 acres of adjacent MSCP Preserve area are also within the project site. The proposed project includes a Chula Vista General Plan Amendment, Sunbow GDP Amendment, Sunbow II SPA Plan Amendment, a rezone, and a Tentative Map. The proposed project also includes a Chula Vista MSCP Boundary Adjustment to implement minor adjustments to the development limits and the adjacent MSCP Preserve areas that would result in a 0.09-acre increase to MSCP Preserve Area and an MSCP Minor Amendment to address off-site grading adjacent to the southwestern boundary of the development area.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would result in potentially significant impacts to biological resources, cultural and tribal cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, public services, recreation, and wildfire. The project would result in direct and indirect impacts to sensitive plant and wildlife species, sensitive natural communities, and would require compliance with an adopted habitat conservation plan. Mitigation would require dedication of preserve lands, pre construction surveying and monitoring, implementation of habitat restoration, implementation of a landscape master plan, lighting, and irrigation plans, construction best management practices, construction worker training, and processing of a boundary line adjustment and minor amendment to the MSCP. The project could potentially encounter unknown significant cultural and tribal cultural resources, which would be mitigated by a construction monitoring and reporting program. The project would have the potential to inadvertently encounter paleontological resources. Mitigation would require a construction paleontological monitoring program. The project would generate construction and operational greenhouse gas emissions, which would be reduced by greenhouse gas reduction mitigation measures, but not to a level below significance. The project has the potentially significant impacts related to wildfire, which would be mitigated by site planning, construction requirements, defensible space, vegetation management, and homeowner education. The project would result in an increase in demand for public services and recreation, which would be mitigated by payment of required impact fees.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Compliance with Assembly Bill 52 and Senate Bill 18.
Vehicle miles traveled analysis and encroachment onto state transportation facilities.
Impacts to biological resources under the purview of CDFW
Impacts from the landfill

Please provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife/U.S. Department of Fish and Wildlife