

OTAY RANCH VILLAGE SIX SECTIONAL PLANNING AREA (SPA) PLAN

Final Second Tier Environmental Impact Report

Second Tier EIR 98-01
SCH #2001041033

December 2001



**ADDENDUM
TO THE
FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE
OTAY RANCH VILLAGE SIX SECTIONAL PLANNING AREA (SPA) PLAN
EIR-98-01
SCH #2001041033**

PROJECT NAME: Otay Ranch Village Six Sectional Planning Area Plan

PROJECT LOCATION: City of Chula Vista

PROJECT APPLICANT: The Otay Ranch Company

DATE: February 5, 2002

I. INTRODUCTION

This addendum has been prepared to provide additional information to the Landform Alteration and Noise analysis of the Final Second Tier Environmental Impact Report 98-01 ("FEIR") for the Otay Ranch Village Six Sectional Planning Area Plan Project ("Project").

As the lead agency for the Project under the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 et seq.), the City of Chula Vista ("City") has prepared and conducted an environmental analysis of the Project. A Notice of Preparation was issued on April 5, 2001. A Draft Environmental Impact Report ("DEIR") was publicly circulated on September 28, 2001. After a 45-day public comment period, the City prepared responses to those comments and has included them in the FEIR. The City Council will consider the FEIR together with all of the documents in the record for this Project and will decide whether to certify the FEIR and approve the Project.

After the DEIR for the Otay Ranch Village Six SPA Plan was circulated, a Mitigated Negative Declaration (MND) (IS-02-009) was circulated by the City of Chula Vista for the disposal of soil from Olympic Parkway improvements between SR-125 and the SDG&E easement on to the Otay Ranch Village Six and other locations. The fill would be mass graded on the Otay Ranch Company property of the Village Six project site. As circulated, the DEIR did not include the export project in its analysis of the Village Six SPA Plan project.

Therefore, this addendum has been prepared to provide additional information and analysis concerning the mass grading of fill material on the Otay Ranch Company property of the Village Six project site.

II. CEQA REQUIREMENTS

Sections 15162 through 15164 of the CEQA Guidelines discuss a lead agency's responsibilities in handling new information that was not included in a project's final environmental impact report ("EIR").

Section 15164 of the CEQA Guidelines provides:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

Section 15162 of the CEQA Guidelines provides:

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the [Final] EIR;
 - (B) Significant effects previously examined will be substantially more severe than shown in the [Final] EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- (b) (D) Mitigation measures or alternatives which are considerably different from those analyzed in the [Final] EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In the event that one of these conditions would require preparation of a subsequent EIR but "only minor additions or changes would be necessary to make the [Final] EIR adequately apply to the project in the changed situation," the lead agency could choose instead to issue a supplement to the Final EIR. (CEQA Guidelines, § 15163, subd. (a).)

Thus, the City must consider under the standards articulated above whether there will be previously undisclosed significant environmental impacts or a substantial increase in the severity of previously disclosed impacts, (CEQA Guidelines, §§ 15162, 15163, 15164, subd. (a).)

As the discussion below demonstrates, implementing the Project with the addition of fill material from the export of soil from the Olympic Parkway improvements and the mass grading of a portion of the project site will result in no new noise or landform alteration/aesthetics impacts, or no more severe impacts, than were disclosed in the FEIR for the Project. Therefore, it is appropriate for the City to prepare an addendum pursuant to CEQA Guidelines, § 15164.

Section 15164 states that an addendum should include a "brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162" and that the explanation needs to be supported by substantial evidence. (CEQA Guidelines, § 15164, subd. (e).) The addendum need not be circulated for public review but may simply be attached to the Final EIR. (Ibid.; CEQA Guidelines, § 15164, subd. (c).)

Therefore, in accordance with Section 15164 of the CEQA Guidelines, the City has prepared the following Addendum to the Environmental Impact Report for the Otay Ranch Village Six Sectional Planning Area Plan EIR.

III. PROJECT SETTING

The Village Six project area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch General Development Plan. The Village Six SPA project area includes approximately 386.4 acres and is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway on the north, La Media Road on the west, and Birch Road on the south. The impact area considered totals 442.7 acres. This includes 386.4 acres within the project area and 56.3 acres in two borrow/storage areas. One borrow/storage area is east of the SR-125 alignment at the northeastern corner of the site and the second is south of Birch Road in the south central portion of the site.

The property is mostly comprised of fallow fields, with intermittent dirt roads, disturbed drainages, and a few fences. Recent use of the site includes ranching, grazing, dry farming, and truck farming activities. The project site is currently vacant. The land

surrounding the project area is also mostly undeveloped. The northern boundary of the project site is Olympic Parkway, which is under construction. Just north of the Olympic Parkway construction, Village Five is also currently under construction.

IV. PROJECT DESCRIPTION

After the DEIR was circulated, the City of Chula Vista prepared a Mitigated Negative Declaration (IS-02-009) for the export of material to the Otay Ranch Village Six SPA Plan project site. The project was approved and the export was disposed on the Village Six project site from drainage and roadway improvements on Olympic Parkway between SR-125 and the SDG&E easement. The fill material would be placed on the northeast portion of the site and the action under consideration at this time is the mass grading of the Otay Ranch Company portion of the Village Six project site. Therefore, portions of the Village Six project have been redesigned to accommodate the new fill on the project site. Since there is a potential that this action could result in noise and landform alteration/aesthetics impacts, these issues are summarized and analyzed below.

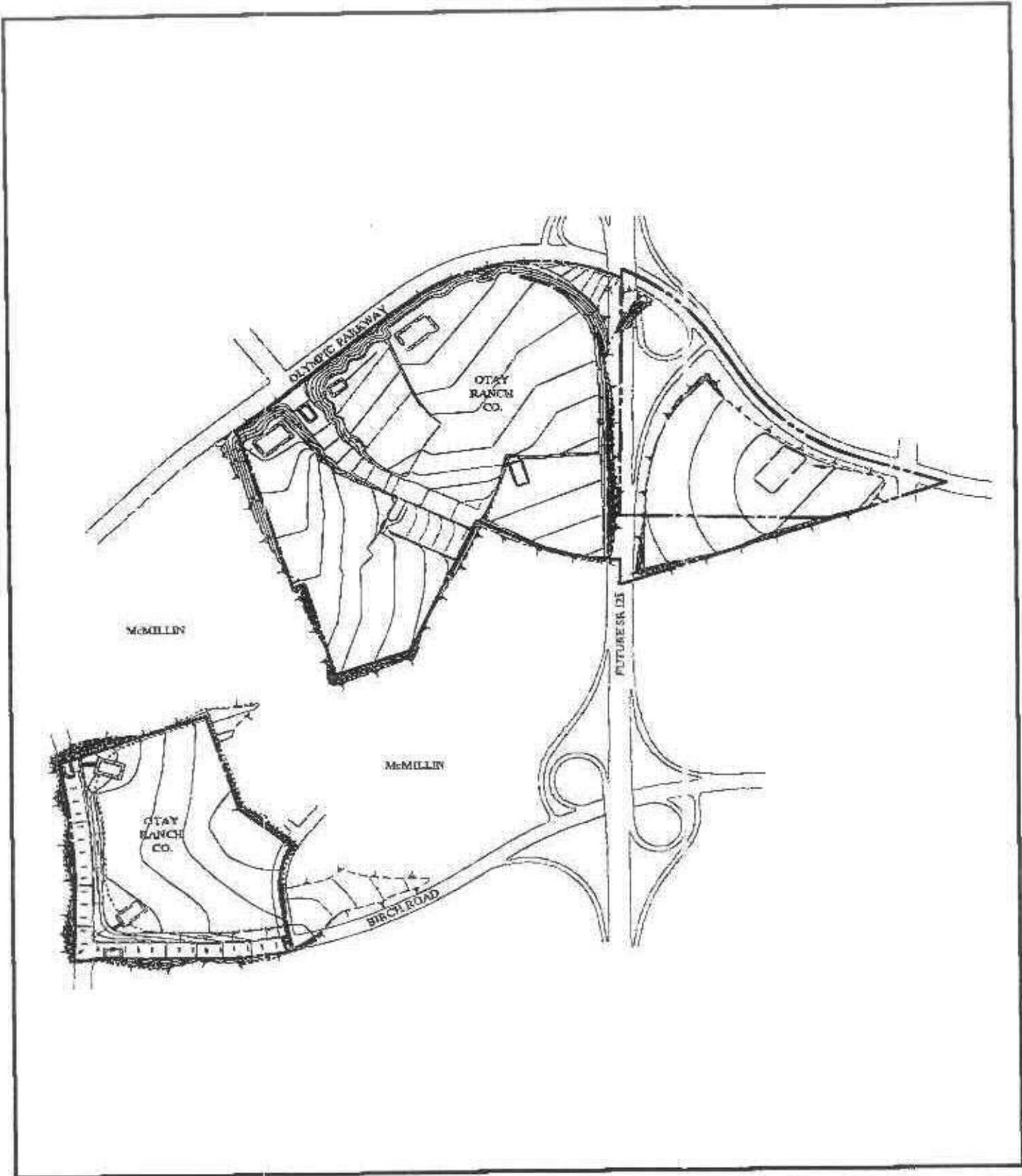
The Otay Ranch Company owns the southwest and the northeast portion of the Village Six SPA planning area plus a borrow site just west of the SR-125 and Olympic Parkway interchange. The proposed mass grading plans for the Otay Ranch Company's portion of the project site are shown in Figure 1. These plans show the addition of fill and mass grading for the southwest and northeast portion of the project site and a change of elevation and manufactured slopes at the borrow site. The revised mass grading plans for the Village Six project shows an elevation increase of approximately 3 to 5 feet in the northeast portion and an increase of 5 to 8 feet in the southwest portion of the site with the incorporation of the fill. In addition, the grading to the borrow site for the project has been revised to lower the elevation by approximately 15 feet and has included a detention basin on-site. Since the elevation of the borrow site has been changed, the height of manufactured slopes has decreased and the need for an access road has been eliminated.

V. ANALYSIS

Landform Alteration/Aesthetics

Elevations within the Village Six SPA Plan area range from approximately 410 feet above MSL to approximately 630 above MSL. The topography is gently rolling and consists of two east/west-trending ridges. The entire site has been disturbed by agricultural operations. The SPA plan and FEIR contemplated two conceptual Tentative Maps and a grading plan that resulted in typical slope heights along Olympic Parkway to vary between 20 feet and 50 feet and average approximately 40 feet (See Figure 3-9 in the FEIR). The approved grading plans proposed lots lines and preliminary pad grading overlooking Olympic Parkway would be varied in angle and setback in keeping with mitigation measure 5.2-1 of the FEIR. This measure requires conformance to the landform grading guidelines and standards set by the City of Chula Vista.

The Village Six project has been redesigned to accommodate the disposal of fill in the Otay Ranch Company property of the project site. The additional fill would be mass



Map Source: Hunsaker & Associates



FIGURE 1
Mass Grading Plans
for the Otay Ranch Company Property on Village Six

graded and result in a pad elevation increase of approximately 3 to 8 feet in certain areas of the property. Specifically, the northeast portion of the property will be increased approximately 3 to 5 feet and the southwest portion of the property will have an elevation increase of approximately 5 to 8 feet. The grading plans have also been revised to include additional slope contouring along Olympic Parkway and East Palomar Street. The addition of these contoured slopes will enhance the aesthetic appearance along the roadways. The project would conform to the mitigation measures listed in the FEIR and adhere to all the landform grading guidelines and standards set by the City of Chula Vista. The heights of the noise barriers would not be substantially increased over the heights analyzed in the FEIR for the change in pad elevation. The project would conform to Mitigation Measure 5.2-5 of the FEIR which requires a wall and berm combination and limits the height of the wall to eight feet with the remaining portion of the overall height accomplished through berming. Therefore, no new landform alteration/aesthetic impacts are anticipated by the mass grading of the project site.

Noise

A noise report for the Village Six project was performed by RECON in September, 2001 for the project and is included in the FEIR. Potential sources of noise related to the Village Six project include construction noise, traffic-generated noise, and commercial noise. The analysis discussed the locations and heights of noise barriers to be constructed to reduce the noise impacts to below a level of significance.

To address the potential impacts from the revised mass grading plan, a subsequent noise analysis was performed for the area adjacent to Olympic Parkway and SR-125. This report was performed by James P. Kurtz, Consulting Environmental Engineer, in September, 2001 (Attachment A). The new noise analysis evaluated the area of the Village Six site that had the potential to be affected by the placement of the fill.

The noise report analyzing the revised grading for the Village Six project has indicated that with the construction of noise barriers ranging in height from 6 feet to 18 feet the noise levels at ground floor, exterior receptors would be 65 dBA CNEL or less. Noise levels and barrier heights are shown in Table 1 of Attachment A. The wall heights specified in Table 1 conform to the mitigation requirements presented in the FEIR for the Village Six SPA Plan. As described in the FEIR, these impacts would continue to be mitigated by mitigation measure 5.12-1 and 5.12-2 of the FEIR for the Village Six SPA Plan.

Also shown in Table 1 of the noise report are the noise levels for receptors at the elevations of the second and third floor of future residences. In certain cases the noise levels are greater than 65 dBA CNEL. Mitigation measure 5.12-1 in the FEIR requires that interior noise levels due to exterior noise must be 45 dBA CNEL or less. The mass grading of the additional fill does not represent a change in this impact or require additional mitigation.

VI. CONCLUSION

The proposed mass grading for the placement of fill on the Village Six site will not cause any new or more severe physical impacts nor require any additional mitigation that were not already addressed in the DEIR that was circulated for public comment. As such, the analysis and conclusions presented in the FEIR are not changed by the proposed action.

Pursuant to Section 15164 of the State CEQA Guidelines and based upon the above discussion, I hereby find that the revisions to the proposed Project will result in only minor technical changes or additions to the Project, and that none of the conditions for preparing a subsequent or supplemental EIR, as identified by Sections 15162 and 15163, exist. Therefore, the preparation of this Addendum is appropriate to make the FEIR adequate under CEQA.

_____, Environmental Review Coordinator

_____, February 5, 2002

PREFACE TO THE OTAY RANCH VILLAGE SIX SPA PLAN FINAL ENVIRONMENTAL IMPACT REPORT EIR 98-01

The Final EIR for the Otay Ranch Village Six SPA Plan is comprised of the following:

- Comments and Responses to the Draft EIR
- Revisions to the Draft EIR

In response to public comments, the text of the EIR has been modified which is indicated in underline and strikeout format as follows:

~~Old Text~~ Revised Text

The Final EIR is organized in the same manner as the Draft EIR, as each section of the document has retained the same section number. Immediately following the title page of the EIR are the comments and responses to the Draft EIR. Following the comments and responses is the revised Draft EIR. Where changes in the text have been made in response to comments on the Draft EIR, such changes are noted in the responses. Specifically, these changes to the EIR are limited to the following sections:

- Executive Summary
- Project Description
- Land Use
- Biological Resources
- Cultural resources
- Water Resources and Water Quality
- Traffic, Circulation, and Access
- Noise
- Public Services and Utilities
- Cumulative Impacts

The Technical Appendices are contained in two separate volumes (Volume I and II). The Traffic Study found in Appendix F has been modified from the Draft EIR. These revisions include the addition of an attachment to the traffic study that analyzed a revised roadway network that realigned Alta Road, as the southern boundary of the Eastern Urban Center, and provides Hunte Drive as a connection between Hunte Parkway and SR-125. These network realignments are southeast of the Village Six SPA area, east of SR-125. The analysis concluded that no significant traffic impacts in addition to those determined in the Draft EIR would occur if the revised traffic network were constructed. The Traffic Study also includes an update on Tables 33 and 34 to include the LOS after mitigation.

1.0 EXECUTIVE SUMMARY

The purpose of this Second Tier Environmental Impact Report (EIR) is to evaluate the environmental effects of the proposed Village Six Sectional Planning Area (SPA) Plan. The SPA Plan is required to implement the Otay Ranch General Development Plan/Subregional Plan (GDP/SRP) as it pertains to Village Six. The Village Six SPA Plan is a document that refines and implements the land use plans, goals, and objectives of the Otay Ranch GDP/SRP for the development of Village Six.

This summary provides a brief synopsis of the project description, project alternatives considered, and results of the environmental analysis contained in this EIR. By necessity, this summary does not contain the extensive background and analysis found in the document. Therefore, the reader should review the entire document to fully understand the project and its environmental consequences.

1.1 Project Location and Setting

Otay Ranch lies within the approximately 37,585-acre Eastern Territories Planning Area of the city of Chula Vista. Interstate 805 (I-805) bound the Eastern Territories Planning Area on the west, San Miguel Mountain and State Route 54 on the north, the Otay Reservoirs and the Jamul foothills on the east, and the Otay River valley on the south. Village Six is located roughly in the center of the Eastern Territories Planning Area.

The Village Six project area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch General Development Plan. The Village Six SPA project area includes approximately 386.4 acres and is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway on the north, La Media Road on the west, and Birch Road on the south. The impact area considered in this EIR totals 442.7 acres. This includes 386.4 acres within the project area and 56.3 acres in two borrow/storage areas. One borrow/storage area is east of the SR-125 alignment at the northeastern corner of the site and the second is south of Birch Road in the south central portion of the site.

The property is mostly comprised of fallow fields, with intermittent dirt roads, disturbed drainages, and a few fences. Recent use of the site includes ranching, grazing, dry farming, and truck farming activities. The project site is currently vacant. The land surrounding the project area is also mostly undeveloped. The northern boundary of the project site is Olympic Parkway, which is under construction. Just north of the Olympic Parkway construction, Village Five is also currently under construction.

1.2 Project Background

Village Six is one of 11 urban villages in the Otay Ranch GDP. Otay Ranch is a master-planned community encompassing approximately 23,000 acres and includes a broad

range of residential, commercial, retail, and industrial development. Civic and community uses—such as libraries, parks, and schools—and about 11,375 acres of open space are also included in the community.

The Otay Ranch GDP was adopted by the City Council of the City of Chula Vista and the Board of Supervisors of the County of San Diego in October 1993. Both agencies were involved in the development and approval of the plan because the planning area included land falling within the jurisdiction of both agencies. The Otay Ranch GDP established goals and objectives for the development of the area. As part of the review and approval process for the GDP, a Program EIR was prepared.

Under the implementation program for the Otay Ranch GDP, SPA plans are required to be approved before final development entitlements can be considered. The proposed SPA plan will further refine the development standards, land plans, goals, objectives, and policies for Village Six.

This document is a Second Tier Environmental Impact Report addressing the adoption of a Sectional Planning Area Plan for Village Six of the Otay Ranch GDP/SRP. The document was prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 as amended and the guidelines of the City of Chula Vista.

1.3 Project Description

The proposed project is the adoption of a SPA plan for Village Six of the Otay Ranch GDP. There is also an amendment to the GDP to redesignate Birch Road to a six-lane major arterial between SR-125 and EastLake Parkway. The EIR considers the effects of adopting the SPA Plan and amending the GDP. It also includes an evaluation of two Conceptual Tentative Maps and the proposed use of an area as a church and private high school.

Village Six is defined by the Otay Ranch GDP as an Urban Village and is planned for transit-oriented development. The proposed Village Six SPA Plan proposes development of 2,086 dwelling units (883 single-family and 1,203 multi-family units) on approximately 237 acres. The transit center and multi-family housing is located around a village core. One hundred forty-nine acres would be developed with nonresidential uses, including community purpose facilities (CPF), an elementary school, a private high school, a public neighborhood park, commercial uses, open space, and circulation rights-of-way.

A private high school is proposed for the southern area of the project within the area designated R-11/S-2. Should the high school not be developed, the underlying land use would permit the construction of 146 single-family homes. If the single-family homes are built instead of the high school, the total number of units proposed for the project

would be 2,232. Both the high school and the residential use options are considered in this document. A tentative map would have to be processed for these residential units to be developed, and subsequent environmental review would be completed by the City of Chula Vista.

1.4 Environmental Analysis

Section 21002 of CEQA requires that an environmental impact report identify the significant effects of a project on the environment and provide measures or alternatives that can mitigate or avoid those effects.

Pursuant to Sections 15163 and 15152 of the CEQA Guidelines, this document incorporates by reference, or is tiered off of, previous environmental documents covering environmental issues relevant to the approval and development of Village Six. Table 1-1 provides a summary of the previous environmental documents from which this EIR has been tiered or which have been incorporated by reference. The Public Facilities Finance Plan (PFFP) (Burkett and Wong 2001) documents the timing and nature of many activities associated with the proposed project and required mitigation measures. This EIR references elements of that PFFP throughout this document and incorporates that PFFP by reference.

**TABLE 1-1
ENVIRONMENTAL DOCUMENTS INCORPORATED BY REFERENCE**

Date	Document	Project
1989	City of Chula Vista General Plan EIR	General Plan Update
1992	Final Program EIR for the Otay Ranch General Development Plan/Sub-Regional Plan EIR (90-01)	Otay Ranch General Development and Sub-Regional Plan
1995	City of Chula Vista Sphere of Influence Update Final Program EIR (94-03)	Amend the City of Chula Vista's Sphere of Influence to include Planning Areas 1, 2, 3, & 4
1995	Otay Ranch SPA One and Annexation Final Second Tier EIR (95-01)	SPA Plan EIR for SPA One
1998	Final Second Tier EIR for Otay Ranch SPA One and GDP/SRP Amendments (EIR 97-03)	SPA Plan EIR for SPA One West
1996	Otay Water District Water Resources Master Plan, Final Master EIR (EIR 97-04)	Update of Water Resources Master Plan, Programmatic EIR
1999	Olympic Parkway Mitigated Negative Declaration (IS 00-33)	Extension of Olympic Parkway
2001	Village Six SPA Plan	SPA Plan for Village Six
2001	Public Facilities Finance Plan	Otay Ranch Village Six SPA Plan
2001	EastLake III Woods and Vistas Replanning Program EIR (EIR 01-01)	EastLake III EIR

The environmental issues identified in the Initial Study for assessment in the EIR include land use planning and zoning, circulation and access, land use/urban design, air quality, noise, landform alteration/visual quality, agriculture, public services and utilities, biological resources, cultural resources, paleontology, geology and soils, hydrology/water quality, housing and population, hazards/risk of upset, growth inducement, and cumulative impacts.

Table 1-2 summarizes the potentially significant environmental impacts and proposed mitigation measures by major issue as analyzed in Section 5.0 of this EIR. Please refer to this section for detailed information on impacts and specific mitigation measures. The last column of this table indicates whether the impact would be reduced to below a level of significance with implementation of proposed mitigation.

1.5 Project Alternatives

Alternatives to the proposed project are evaluated in Section 10.0 of this EIR in terms of their ability to meet the primary objectives of the proposed project and eliminate or further reduce its significant environmental effects. The alternatives considered are No Project/No Development and Reduced Intensity Development. A comparative analysis matrix of each alternative is provided in Table 1-3.

The No Project alternative assumes that there would be no development within the Village Six property. Under this alternative, the property would continue to be used for limited agriculture.

The Reduced Density alternative assumes that the residential intensity of development would be reduced by approximately 29 percent by decreasing the total number of multi- and single-family residential units. The Reduced Density alternative would retain the high school and the church and reduce both the single-family and multi-family densities. It also retains the elementary school, public park, open space, and circulation roadways.

**TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION**

Impact	Mitigation Measures	Significance after Mitigation
Land Use		
Landscaping, grading, and buffering standards have been incorporated into the Village Six SPA Plan to prevent land use interface impacts between residential and non-residential land uses. The proposed Village Six projects are in compliance with the RMP.	No mitigation measures are required because no significant impacts were identified.	No impacts
Development of the Village Six SPA Plan would result in a significant change -in the character of the site from undeveloped to an urban use.	No feasible mitigation measures have been identified to reduce this impact to less than significant levels.	Significant and not mitigable
Landform Alteration/Aesthetics		
The overall change to the original Otay Ranch topography and the change from a rural to more urban use constitute a significant, adverse landform and aesthetic impact.	No mitigation is available to lessen the impact of changing from a rural to more urban use.	Significant and not mitigated
Development would require grading over the entire village. The proposed grading would reflect the original topography by incorporating a step-down design from east to west.	5.2-1 Prior to approval of grading plans, the applicant shall prepare grading and building plans that conform to the landform grading guidelines contained in the proposed Village Six SPA Plan and the grading ordinance, the Otay Ranch GDP, and General Plan. The plans shall be prepared to the satisfaction of the Director of Planning and Building and the City Engineer.	Less than significant
The proposed project would result in long-term direct potentially significant nighttime view impacts. The direct lines of sight to the field lighting and the general illumination over the stadium and baseball field would also have long-term direct and indirect potentially significant nighttime impacts.	5.2-2 Prior to approval of the final maps, the developer of the private high school shall prepare a lighting plan that shows the proposed height, location, and intensity of streetlights and athletic facilities lights on-site. The plan shall comply with the City's minimum standards for roadway lighting and shall be completed to the satisfaction of the Director of Planning and Building. The plan shall address all exterior lighting.	Less than significant
	5.2-3 The CUP for the private high school shall include a provision that requires that stadium and baseball field lights shall not be used after 10:00 P.M. on Sunday through Thursday and shall not be used after 11:00 P.M. on Friday or Saturday.	

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
 (continued)

Impact	Mitigation Measures	Significance after Mitigation
Landform Alteration/Aesthetics (cont.)		
	5.2-6 As a condition of the CUP, the installation of lights at the stadium or at the baseball field shall not be permitted until a lighting consultant experienced in stadium lighting design designs lighting standards to the satisfaction of the Director of Planning and Building. To the extent feasible for the events to be conducted within the stadium and baseball field, the lights shall be designed to direct downward and shall be shielded such that the light bulbs are not exposed to any residential areas in either Village Six or Village Seven. Lights shall be installed pursuant to the lighting plan approved by the Director of Planning and Building.	
Sound barriers built as part of the project would represent a significant visual impact if the portion of the barrier that is constructed as a wall is higher than eight and a half feet.	5.2-7 Noise barriers in excess of eight feet in height shall consist of a wall and berm combination. The wall height in this combination barrier shall not exceed eight feet, with the remaining portion of the overall height accomplished through berming. Appropriate landscaping of the wall/berm combination shall be implemented to the satisfaction of the Director of Planning. Noise barrier details and plans shall be reviewed and approved as part of the review and adoption of tentative maps	Less than significant
Biology		
There are no direct, adverse impacts to biological resources. Because biological conditions change over time, there is the potential for burrowing owl and northern harrier to occupy the site between project approval and development.	5.3-1 Focused surveys for burrowing owl shall be conducted prior to grading. If occupied burrows are detected, passive relocation of the species shall be conducted to avoid impacts from grading.	Less than significant
	5.3-2 Focused surveys for active nests of the northern harrier shall be conducted prior to grading. If active nests are detected, and if construction activities occur between March 1 and July 31, construction activities shall be restricted within 9500 feet of the active nest sites.	
The Village Six SPA Plan would have indirect, long-term significant impacts on biological resources if the project fails to preserve the Otay Ranch GDP regional open space proportionally and concurrently with development.	5.3-3 Prior to recording each final map, the applicants shall either convey land within the Otay Ranch RMP Resource Preserve at a ratio of 1.188 acres for each acre of development area or pay a fee in lieu.	

**TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)**

Impact	Mitigation Measures	Significance after Mitigation
Biology (cont.)		
Implementation of the Village Six SPA Plan and Conceptual TMs would eliminate approximately 386 acres of agricultural fields used for foraging by raptor species. The Program EIR 90-01 identified loss of raptor foraging habitat as a significant impact. The Village Six SPA Plan would contribute to this significant impact.	No mitigation is available to lessen this impact.	Significant and unmitigable
Cultural Resources		
Impacts to the recorded sites on the property are considered significant. Because of the extent of past agricultural disturbance to the area, only midden-bearing, subsurface deposits represent potentially significant cultural resources.	5.4-1 Concurrent with the start of grading, the project area should be brushed and a field reconnaissance should be conducted and the presence or absence of midden-bearing deposits determined. All brushing and grading within Village Six shall be monitored. The monitoring of the brushing and grading shall be conducted by one or more archaeologists, as dictated by the size of the grading operation. All utility excavations, road grading, and brush removal shall be coordinated with the archaeological monitor. Any resources that are graded shall be intensively monitored during grading to ensure that any important features, isolates, or deposits are either recorded and collected or excavated. Should any resources be encountered during the monitoring of the brushing or grading which were not previously recorded, the grading shall be temporarily stopped or redirected to another area while the nature of the discovery is evaluated. Any resources that may be encountered shall require testing to determine their significance. If the testing demonstrates that a resource is significant, then a data recovery program shall be prepared in accordance with mitigation measure 5.4-2.	Less than significant

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
 (continued)

Impact	Mitigation Measures	Significance after Mitigation
Cultural Resources (cont.)		
	<p>5.4-2 If, as a result of the reconnaissance conducted in accordance with 5.4-1 above, a medium<u>significant</u> deposit is identified, a research program shall be prepared to recover a valid sample of the materials present within the site.</p> <p>5.4-3 If a <u>significant</u> medium-bearing deposit is identified a data recovery program shall be completed prior to the issuance of a grading permit. This program shall be completed under the direction of a qualified archaeologist to the satisfaction of the Director of Planning and Building. <u>If significant materials are recovered, curation shall be required in a facility that is appropriate for the maintenance of archaeological materials.</u></p>	
Geology		
<p>The exposure of a residential community and individual persons to ground acceleration generated from potential earthquakes along off-site faults would be a direct, long-term, significant impact associated with implementation of the proposed project. Compliance with the requirements of the governing jurisdictions, building codes, and standard practices of the Association of Structural Engineers of California would reduce the potential impact resulting from seismic-induced ground shaking below a level of significance.</p>	<p>5.5-1 During construction, liquefiable soils within the colluvium/alluvium shall be removed and replaced with compacted fill.</p> <p>5.5-2 During construction, highly expansive soils shall be kept below finish grade. Where excavations expose highly expansive materials at finish grade, these materials shall be excavated a minimum of four feet below finish grade. Where excavations expose very highly expansive material at finish grade, these materials shall be excavated a minimum of five feet below finish grade. The excavations shall be replaced with a compacted fill soil that has a low to moderate expansion potential.</p> <p>5.5-3 During construction the developer shall remove loose, compressible soils and replace as compacted fill in areas that will be subjected to new fill or structural loads.</p>	Less than significant

**TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)**

Impact	Mitigation Measures	Significance after Mitigation
Geology (cont.)		
	<p>5.5-4 During grading, the developer shall construct earthen buttresses on unstable slopes with drains installed, as warranted, at the rear of the buttresses to control groundwater.</p> <p>5.5-5 Grading of building pads shall be designed so that foundations bear entirely on a relatively uniform depth of compacted fill. This may be accomplished by overexcavating the cut portion of the building pad.</p> <p>5.5-6 Prior to approval of grading plans for the proposed project, the applicant shall submit an additional geotechnical investigation. The detailed analysis shall be subject to approval of the City Engineer. The analysis shall include, but not be limited to, a delineation of specific locations where liquefiable, compressive, and expansive soils would affect structural stability and where graded slopes would expose bedrock susceptible to instability.</p>	
Paleontology		
<p>Grading impacts to alluvium would potentially impact paleontological resources. Destruction of the paleontological resources from either the Otay Formation or the San Diego Formation would result in a significant, direct, long-term impact.</p>	<p>5.6-1 Prior to issuance of any on-site (or off-site) grading permits, the applicant shall confirm to the City of Chula Vista that a qualified paleontologist has been retained to carry out the following mitigation program. The paleontologist shall attend pregrade meetings to consult with grading and excavation contractors. (A qualified paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques.)</p> <p>5.6-2 A paleontological monitor shall be on-site at all times during the original cutting of previously undisturbed sediments of highly sensitive geologic formations (Otay and San Diego Formations) to inspect cuts for contained fossils. The paleontological monitor shall work under the direction of a qualified paleontologist. The monitor shall periodically (every several weeks) inspect original cuts in deposits with an unknown resource sensitivity (Quaternary alluvium). (A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials.)</p>	<p>Less than significant</p>

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
 (continued)

Impact	Mitigation Measures	Significance after Mitigation
Paleontology (cont.)		
	<p>5.6-3 If fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In instances where recovery requires an extended salvage time, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Where deemed appropriate by the paleontologist (or paleontological monitor), a screen-washing operation for small fossil remains shall be set up.</p> <p>5.6-4 Prepared fossils, along with copies of all pertinent field notes, photographs, and maps, shall be deposited (with the applicant's permission) in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed which outlines the results of the mitigation program. This report shall include discussion of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils.</p>	
Agriculture		
<p>The loss of agricultural land and land suitable for the production of crops would result in a significant impact due to the incremental and irreversible loss or impairment of limited agricultural resources. Noise, odors, insects, rodents, and chemicals associated with agricultural operations would create indirect, short-term, potentially significant impacts between the agricultural uses and urban uses.</p>	<p>5.7-1 The agricultural plan included in the Village Six SPA Plan shall be implemented for the area as development proceeds on the project. The following measures shall be implemented by the developer, to the satisfaction of the Director of Planning and Building.</p> <ul style="list-style-type: none"> a) A 200-foot buffer between developed property and ongoing agriculture operations; b) Vegetation to shield adjacent urban development (within 400 feet) from agriculture activities where pesticides are to be applied; c) Notification of adjacent property owners of potential pesticide application through newspaper advertisements; and d) Fencing to ensure the safety of Village Six SPA residents. 	<p>Direct Less than significant</p> <p>Cumulative impacts remain significant and unmitigated</p>

**TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)**

Impact	Mitigation Measures	Significance after Mitigation
Housing and Population		
No significant adverse housing and population impacts have been identified.	No mitigation measures are required.	No impacts
Water Resources and Water Quality		
Project implementation may result in on-site flooding and off-site runoff flooding effects downstream, which would have long-term, direct and indirect, significant impacts. Project implementation may also result in uncontrolled discharge of pollutants with "first flush" events which would have a long-term, indirect, significant impact.	<p>5.9-1 Prior to issuance of a grading permit, a detailed drainage system design study shall be prepared to the satisfaction of the City Engineer, shall include:</p> <ul style="list-style-type: none"> a) Peak runoff at each inlet, outlet, interceptor, concentration, or confluence point, both predevelopment and postdevelopment conditions; and b) The integration of the proposed system with the existing and proposed downstream drainage facilities to effectively control flows within the entire system. c) Maps showing existing and postdevelopment conditions for existing topography and proposed grading plans incorporating a drainage system design with main lines and detention/desilting facilities pursuant to Section 3-202.1 of the Chula Vista Subdivision Manual; and on-site detention/desilting facilities shall be incorporated in the design for the various phases of construction and postconstruction. <p>5.9-2 Prior to the issuance of the first grading permit, the applicant shall submit a SWPPP including assignment of maintenance responsibilities for review and approval by the City Engineer prior to issuance of grading permits. The SWPPP shall be consistent with the requirements of the Clean Water Act and the BMPs of the RWQCB. BMPs identified in the SWPPP shall include but shall not be limited to the following:</p> <ul style="list-style-type: none"> a) Temporary erosion control measures designed in accordance with the Chula Vista Grading Ordinance shall be employed for disturbed areas and shown on the grading plans b) No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months. 	Less than significant

**TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)**

Impact	Mitigation Measures	Significance after Mitigation
<u>Water Resources and Water Quality (cont.)</u>		
	<p>c) Sediment will be retained on-site by a system of sediment basins, traps, or other appropriate measures, and shown on the grading plans.</p> <p>d) Silt and oil and other contaminants will be prevented from entering the storm drain system or removed from the system, by a means acceptable to the City Engineer. Storm drain inlets shall be labeled "No Dumping-Drains to Ocean."</p> <p>e) All parking lots shall be designed to allow storm water runoff to be directed to vegetative filter strips or oil-water separators to control sediment, oil, and other contaminants.</p> <p>f) Permanent energy dissipaters will be included for drainage outlets.</p> <p>g) <u>A combination of on-site structural and non-structural BMPs for the treatment of urban pollutants in compliance with the Municipal Permit.</u></p>	
<u>Traffic, Circulation, and Access</u>		
<u>Direct Impact</u>		
Otay Lakes Road: Between H Street and Telegraph Canyon Road.	5.10-1 If development exceeds 944 units without SR-125, it is necessary to widen to Otay Lakes Road to six lanes or construct intersection improvements on Otay Lakes Road that provide additional capacity to the satisfaction of the City Engineer.	Less than significant
<u>Cumulative Impacts</u>		
Olympic Parkway: The segment between SR-125 and Eastlake Parkway.	5.10-2 The General Plan shall be amended to designate this portion of the roadway as an Enhanced Prime Arterial with eight lanes. The required amendment shall be adopted no later than the first General Plan Amendment considered for adoption in 2002. The applicant shall contribute a fair share towards construction of the two additional lanes.	Less than significant
Olympic Parkway Between EastLake Parkway and Hunte Parkway	5.10-3 The applicant shall contribute a fair share towards the construction to six-lane Prime Arterial standards.	Less than significant

**TABLE I-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)**

Impact	Mitigation Measures	Significance after Mitigation
Traffic, Circulation, and Access (cont.)		
Otay Lakes Road: The segment between SR-125 and Eastlake Parkway.	5.10-4 The General Plan shall be amended to designate this portion of the roadway as an Enhanced Prime Arterial with seven lanes. The required amendment shall be adopted no later than the first General Plan Amendment considered for adoption in 2002. The applicant shall contribute a fair share towards construction of the additional eastbound lane.	Less than significant
Otay Lakes Road: The segment between II Street and Telegraph Canyon Road.	5.10-5 The applicant shall contribute a fair share towards widening to six lanes or towards intersection improvements that provide additional capacity along Otay Lakes Road to the satisfaction of the City Engineer.	Less than significant
Otay Lakes Road: The segment between Bonita Road and H Street.	5.10-6 The applicant shall contribute a fair share towards the widening to six lanes or towards intersection improvements that provide additional capacity along Otay Lakes Road to the satisfaction of the City Engineer.	Less than significant
Other intersections and roadways (only without SR-125).	5.10-7 Prior to the construction of SR-125, the City shall stop issuing new building permits for Village Six when the City, in its sole discretion, determines either: a) Building permits for a total of 9,429 dwelling units have been issued for projects east of I-805, or b) An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Management Ordinance. The start date for counting the 9,429 dwelling units is January 1, 2000. Notwithstanding the foregoing, the City may issue building permits if the City decides in its sole discretion that either traffic studies demonstrate, to the satisfaction of the City Engineer, that the circulation system has additional capacity without exceeding the GMOC traffic threshold standards; other improvements are constructed which provide additional necessary capacity; or the City selects an alternative method of implementing the GMOC standards.	Less than significant
Olympic Parkway/Wueste Road Intersection	5.10-8 The applicant shall contribute a fair share towards the future signalization of this intersection.	Less than significant

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
 (continued)

Impact	Mitigation Measures	Significance after Mitigation
Traffic, Circulation, and Access (cont.)		
I-805 Between Bonita Road and Telegraph Canyon Road	5.10-9 Additional lanes would be required to maintain acceptable LOS on I-805. Continued freeway planning efforts and deficiency planning by Caltrans and SANDAG will determine mitigation strategies for the regional freeway system.	Significant
Access to the project from perimeter roadways is required prior to project development	<p>5.10-10 Prior to approval of the first final map, which triggers the installation of the related street improvements, the applicant shall enter into an agreement to construct and secure a fully activated traffic signal including interconnect wiring at the following intersections:</p> <ul style="list-style-type: none"> • La Media and Street J • La Media and Birch Road • Birch Road and Street R • Birch Road and CPF-3 Access <p>The applicant shall fully design the aforementioned traffic signals as part of the improvement plans for the related street and shall install underground improvements, standard and luminaries in conjunction with the construction of the related street improvements. In addition, the applicant shall install mast arms, signal heads, and associated equipment with traffic signal warrants are met as determined by the City Engineer.</p> <p>Once 75 percent of the residential units within Village Six have been constructed, the applicant shall conduct a traffic signal warrant analysis at the Palomar Street/R Street and the R Street/J Street intersections. If traffic signal warrants are met at either or both of the intersections, the applicant shall construct a fully activated traffic signal including interconnect wiring.</p>	

**TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)**

Impact	Mitigation Measures	Significance after Mitigation
Traffic, Circulation, and Access (cont.)	<p>Prior to approval of the first final map, which triggers the installation of the related street improvements, the applicant shall enter into an agreement to construct and secure the necessary modifications, as required by the City Engineer, including interconnect wiring to the following intersections:</p> <ul style="list-style-type: none"> • Olympic Parkway and La Media Road • Olympic Parkway and East Palomar Street <p>The applicant shall fully design the aforementioned traffic signals as part of the improvement plans for the associated street.</p> <p>Prior to the approval of a CUP for the private high school, the applicant shall prepare a site-specific access study and provide the required improvements acceptable to the City Engineer.</p>	Less than significant
Village core traffic operations	<p>5.10-11 All site plans for non-residential uses (with the exception of schools) shall be prepared to the satisfaction of the City Engineer. The City Engineer may require a project-specific traffic study if the project has the potential for resulting in <u>unanticipated</u> circulation impacts. Recommendations to reduce potentially significant impacts shall be incorporated into the site plan or required as a condition of project approval.</p> <p>Potential traffic impacts resulting from development and operation of the schools shall be reviewed by the respective school districts when specific projects are under consideration. All street improvements shall be coordinated with the City and the City shall request review of all draft plans.</p>	Less than significant

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
 (continued)

Impact	Mitigation Measures	Significance after Mitigation
Traffic, Circulation, and Access (cont.)		
<p>At the time off-site improvements are designed and proposed, additional environmental review may be required to determine potential impacts related to construction, including water quality and traffic and impacts to paleontological resources and the need for specific mitigation measures to address these potential impacts.</p>	<p>5.10-12 Prior to approval of any off-site roadway improvement project, a biological reconnaissance based on detailed grading and design plans shall be conducted by the applicant to document any impacts to sensitive biological resources. Any impacts to sensitive biological habitats shall be mitigated pursuant to the mitigation ratios described in the draft or approved Chula Vista MSCP Subarea Plan.</p> <p>5.10-13 Prior to issuance of any grading permits for any off-site roadway improvement, a detailed acoustical study for the affected roadway segment shall be prepared to determine the need for any noise attenuation measures for adjacent sensitive land uses.</p> <p>5.10-14 Prior to the approval of the design plans for any off-site roadway improvement, a detailed landscaping plan shall be prepared to ensure that potential aesthetic impacts associated with any grading necessary for the improvement are mitigated.</p> <p>5.10-15 As a condition of any off-site roadway improvement approval, monitoring of any grading for the presence of cultural and paleontological resources shall be required. If such resources are encountered during grading operations, the protocol described in Section 5.6 of this EIR shall be required.</p> <p>5.10-16 As a condition of any off-site roadway improvement approval, applicable construction-related water quality mitigation measures shall be required by the City Engineer.</p> <p>5.10-17 As a condition of any off-site roadway improvement approval, preparation of a traffic control plan for delays and hazards associated with construction impacts shall be prepared by the applicant and subject to the approval of the City Engineer.</p> <p>5.10-18 For the widening of Otay Lakes Road between H Street and Telegraph Canyon Road, plans prepared for the improvements shall be designed to avoid impacts to the church and the library.</p>	<p>Less than significant</p>

**TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)**

Impact	Mitigation Measures	Significance after Mitigation
<p>Air Quality</p> <p>The construction of the proposed project would result in the generation of significant temporary construction equipment exhaust emissions, plus long-term significant cumulative emissions from project-generated vehicle trips. The proposed project would result in long-term operational emissions, primarily from vehicle emissions that will exceed SCAQMD thresholds.</p>	<p>5.11-1 The following mitigation measures shall be implemented during construction and placed as notes on all grading plans:</p> <ul style="list-style-type: none"> a) Minimize simultaneous operation of multiple construction equipment units b) Use low pollutant-emitting construction equipment c) Use electrical construction equipment as practical d) Use catalytic reduction for gasoline-powered equipment e) Use injection timing retard for diesel-powered equipment f) Water the construction area twice daily to minimize fugitive dust g) Stabilize graded areas as quickly as possible to minimize fugitive dust h) Pave permanent roads as quickly as possible to minimize dust i) Use electricity from power poles instead of temporary generators during building, if available j) Apply chemical stabilizer or pave the last 100 feet of internal travel path within a construction site prior to public road entry k) Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads l) Remove any visible track-out into traveled public streets within 30 minutes of occurrence m) Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred n) Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads o) Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling p) Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 miles per hour 	<p>Project and cumulative impacts remain significant and unmitigated</p>

**TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)**

Impact	Mitigation Measures	Significance after Mitigation
<p>Noise</p> <p>Potential sources of noise related to the proposed Village Six SPA Plan include construction noise, traffic-generated noise, and commercial noise. Traffic on La Media, Olympic Parkway, Birch Road, and SR-125 would cause a significant noise impact.</p>	<p>5.12-1 Prior to the approval of tentative maps, the applicant shall submit an acoustical study for approval by the Director of Building and Planning, which includes the following:</p> <p>a) Location and heights of noise barriers in accordance with Figure 5.12-1 of the EIR;</p> <p>b) A detailed analysis which demonstrates that barriers or setbacks have been incorporated into the project design, such that noise exposure to residential receivers placed in useable exterior areas are at below 65 dB CNEL; and</p> <p>c) A detailed analysis, which demonstrates that barriers or setbacks have been incorporated into the project design, such that, when considered with proposed construction specifications, interior noise levels shall not exceed 45 db CNEL.</p> <p>Should grading or traffic assumptions change during the processing of the tentative map, the barriers shall be refined to reflect those modifications.</p> <p>5.12-2 <u>Noise barriers shall be constructed as shown on Figure 5.12-1 with the following provisions:</u></p> <p>a) <u>The applicant shall construct the noise barriers as shown on Figure 5.12-1 prior to the issuance of any building permit for those lots within the noise contour of 65 CNEL or greater as described in the <i>Noise Technical Report for Otay Ranch Village Six, dated September 24, 2001</i>, unless earlier modified by agreement with the City of Chula Vista, California Transportation Ventures (CTV) or its successor in interest, and applicant. All noise barrier design and construction adjacent to SR-125 shall be coordinated with the City of Chula Vista, Caltrans, and CTV or its successor in interest. Noise barrier design and construction adjacent to SR-125 may be modified should a subsequent acoustical study demonstrate to the satisfaction of the Director of Planning and Building that the applicable noise standards will be achieved by a modified design.</u></p>	<p>Less than significant</p>

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
 (continued)

Impact	Mitigation Measures	Significance after Mitigation
Noise (cont.)	<p>b) <u>All other required noise barriers adjacent to Olympic Parkway, La Media Road, and Birch Road as shown on Figure 5.12-1 shall be constructed prior to the issuance of any building permit for lots adjacent to the aforementioned roadways.</u></p> <p>c) <u>Noise barriers shall be shown on wall and fence plans to be approved prior to issuance of the first grading permit to be approved by the City.</u></p> <p>The applicant shall grant an easement to the City along that portion of the project adjacent to SR-125 for future construction of required noise mitigation barriers.</p> <p>The applicant shall construct the noise barriers adjacent to SR-125 as shown on Figure 5.12-1 prior to the issuance of the first building permit within the adjacent neighborhood or the opening of SR-125, whichever occurs earlier. Noise barrier design and construction adjacent to SR-125 shall be coordinated with the City of Chula Vista, Caltrans, and California Transportation Ventures (CTV). All other required noise barriers adjacent to Olympic Parkway, La Media Road, and Birch Road shall be shown on the grading plan or a wall and fence plan to be approved prior to issuance of the first grading permit within any adjacent neighborhood. Walls adjacent to Olympic Parkway, La Media Road, and Birch Road shall be constructed prior to the issuance of the first building permit within the adjacent neighborhood.</p> <p>5.12-3 Prior to approval of building permits for commercial development, a report shall be prepared demonstrating that HVAC equipment is designed to insure that noise levels from the equipment will not exceed the City of Chula Vista's Noise Ordinance Standards.</p> <p>5.12-4 If balconies are proposed for the multi-family uses adjacent to SR-125, prior to approval of building plans, an acoustical analysis of site plans and building plans shall be prepared by the applicant and reviewed by the Director of Planning and Building to ensure that they meet the 65 dB(A) CNEL exterior.</p> <p>5.12-5 The water pump station shall be placed within an enclosure capable of reducing the noise of the pumps such that, when operating, the sound pressure level at a distance of 50 feet from the pumps is 50 decibels or less. Prior to the installation of the pump station, the applicant shall provide an acoustical report demonstrating that the proposed pumps and enclosure meet this condition, to the satisfaction of the Director of Planning and Building.</p>	

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
 (continued)

Impact	Mitigation Measures	Significance after Mitigation
<p>Public Services/Utilities: Potable Water</p> <p>The proposed project would result in an incremental increase in water consumption and place additional demands on water storage and pumping facilities. The impact to water storage and pumping facilities would be significant if construction of facilities does not coincide with the anticipated growth associated with the Village Six SPA.</p>	<p>5.13.1-1 The final Subarea Water Master Plan shall be approved prior to the approval of any tentative map. The Master Plan shall include the design of water system infrastructure including timing and cost by phase of development and must be in compliance with the OWD Master Plan.</p> <p>5.13.1-2 Prior to approval of the first tentative map, the applicant shall provide the City with a letter from the OWD stating that adequate pumping and storage capacity is available or will be available concurrent with need.</p> <p>5.13.1-3 Prior to approval each TM, the applicant shall provide the City with a letter from the OWD stating that adequate storage capacity exists or will be available concurrent with need.</p> <p>5.13.1-4 Water facilities improvements shall be financed or installed on- and off-site in accordance with the fees and phasing in the approved PFFP for the Village Six SPA Plan.</p>	<p>Less than significant</p>

**TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)**

Impact	Mitigation Measures	Significance after Mitigation
Public Services/Utilities: Recycled Water		
<p>The proposed project would result in an incremental increase in the use of recycled water and place additional demands on water storage and pumping facilities. The increase in use of recycled water has been planned for by OWD and will not have a significant impact. However, the impact to recycled water storage and distribution facilities would be significant if construction of new facilities does not coincide with the project's anticipated growth.</p>	<p>5.13.2-1 The applicant shall provide for adequate recycled water storage and distribution facilities, which shall be constructed in accordance with the Subarea Master Plan and to the satisfaction of the OWD. These water infrastructure improvements are described in the Village Six PFFP and SPA Plan. The proposed PFFP identifies the development impact fees that the applicant shall pay to mitigate impacts, the estimated cost of the facility, the applicant's obligation to construct or pay for the necessary mitigation, and the phasing improvements. Prior to approval of the first final map, the applicant would provide written proof from OWD that adequate water storage and distribution facilities are available to serve the proposed project area.</p> <p>A complete Subarea Master Plan shall be required for approval prior to approval of the tentative map. The recycled water system shall be designed at that time and the timing and cost shall be identified by phase of development.</p> <p>The final Subarea Water Master Plan shall be submitted to the City for review and approved by OWD prior to the approval of any tentative map. The Master Plan shall include the design of water system infrastructure including timing and cost by phase of development and must be in compliance with the OWD Master Plan.</p>	Less than significant
Public Services/Utilities: Sewer		
<p>The existing sewage disposal system does not have enough capacity to accommodate flows from the Village Six SPA Plan, which would result in a near-term significant impact until upgrades to the system are completed.</p>	<p>5.13.3-1 Prior to recording final maps, the City Engineer shall be satisfied that the Poggi Canyon Interceptor has adequate capacity in the interim to handle projected sewage flows. The calculation of existing and anticipated sewage flows has determined that two capital improvement projects are needed to provide capacity for the proposed development. These include the completion of the Salt Creek Interceptor Reach 9B connection to regionally exceed 947 EDUs (Improvement P-1) and increasing the size of the Poggi Canyon line beneath I-805 (Improvement P-2) to regionally exceed 3,770 EDUs.</p>	Less than significant
Public Services/Utilities: Integrated Waste Management		
<p>No significant waste impacts were identified.</p>	<p>No mitigation measures are required.</p>	No impact

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
 (continued)

Impact	Mitigation Measures	Significance after Mitigation
Public Services/Utilities: Law Enforcement *		
Development of the Village Six SPA Plan would result in a significant impact to law enforcement because of the predicted increase in calls for service and the additional travel time required to answer these calls.	5.13.5-1 Significant impacts to police services shall be addressed on a citywide level through the payment of development impact fees. The proposed PFFP describes public facilities fees for police services based on equivalent dwelling units by development phase. The applicant shall pay the public facilities fees at the rate in effect at the time building permits are issued.	Less than significant
Public Services/Utilities: Fire Protection and Emergency Medical Services		
The Chula Vista Fire Department does not currently meet the threshold standard for response time for the City, including the Otay Ranch community. Impacts to fire and emergency medical services would be significant if construction of these facilities does not coincide with the project's anticipated population growth and increased demand for services.	5.13.6-1 Fire service facilities shall be financed or provided in accordance with the fees and phasing in the approved PFFP for the Village 6 SPA Plan. 5.13.6-2 The City shall continue to monitor Fire Department responses to emergency fire and medical calls and report the results to the GMOC on an annual basis.	Less than significant
Public Services/Utilities: Schools		
Project implementation would result in a significant impact to schools unless construction of facilities coincides with student generation and associated service demands.	5.13.7-1 The applicant shall be required to pay all required school mitigation fees <u>or form a community facility district acceptable to the school district.</u>	Less than significant
Public Services/Utilities: Library Service		
A significant impact would result if construction of new library facilities and provision of additional documents does not coincide with project implementation and associated population growth.	5.13.8-1 Library facilities, supplies, and services shall be financed in accordance with the approved fees and phasing in the PFFP for the Village Six SPA Plan.	Less than significant

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
 (continued)

Impact	Mitigation Measures	Significance after Mitigation
Public Services/Utilities: Parks and Recreation		
Project implementation would generate increased demand for parks and recreation facilities. A significant impact could result if dedication of parkland and construction of new facilities does not coincide with project implementation and project population growth.	5.13.9-1 Neighborhood parks shall be financed and constructed on-site in accordance with the fees and phasing approved in the PFFP for the Village Six SPA Plan.	Less than significant
Hazards/Risk of Upset		
Potentially significant impacts related to the transport of hazardous materials could result from implementation of the Village Six SPA Plan.	5.14-1 The use, transport, storage, and disposal of hazardous materials shall be conducted in compliance with the relevant regulations of federal, state, and local agencies, including the EPA, California Department of Health Services (DHS), and Caltrans.	Less than significant

**TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES**

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Land Use	Significant impacts related to conversion of uses from undeveloped to urban would be avoided because no development would occur.	This alternative does not meet the Village Concept goals of the Otay Ranch GDP. This alternative reduces the amount of multi-family residential use, which would not meet the housing needs of future residents and would not adequately support the commercial and public uses in the village core.
Landform Alteration/ Aesthetics	Significant impacts to landform alteration and lighting would be avoided because no site disturbance would occur.	Significant impacts on landform and visual quality would be similar to the proposed project as the site would be developed, and urban development would be extended. Mitigation measures required for the proposed project would be required for this alternative.
Biological Resources	Impacts to biological resources would be avoided because no site disturbance would occur.	The impacts to biological resources would essentially be the same as the proposed project as the same area would be developed. These impacts would remain less than significant.
Cultural Resources	Impacts to cultural resources would be avoided because no grading would occur.	Potential impacts to cultural resources would be the same as the proposed project, as the same development area would be affected.
Paleontological Resources	Potential significant impacts to paleontological resources would be avoided because there would be no grading of the site.	Potential significant impacts to paleontological resources would be the same as the proposed project as the same development area would be affected. Mitigation measures required for the proposed project would be required for this alternative.

**TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES
(continued)**

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Geology and Soils	Potential geologic impacts related to ground shaking from seismic activity and localized unstable soils conditions would be avoided because no development or public access would occur.	Potential geologic impacts related to ground shaking from seismic activity and localized unstable soils would be the same as the proposed project as the same development area would be affected. Mitigation measures required for the proposed project would be required for this alternative.
Agricultural Resources	Impacts to agricultural resources would be avoided because no site development would occur. However, continued agricultural activity could result in significant land use compatibility issues between the agricultural operations and adjacent urban uses.	Impacts to agricultural resources would remain the same as the proposed project as the same development area would be converted from agricultural to urban uses. Mitigation measures required for the proposed project would be required for this alternative.
Housing and Population	Impacts on housing and population would be avoided because no site development would occur. This is considered an adverse impact of this alternative because the several of the goals and objectives of the GDP and project, such as provision of housing and employment opportunities, would not occur.	The reduction in available housing would reduce the City's ability to meet the projected need for an additional 13,500 dwelling units by 2005. This alternative would not conform to the SANDAG growth forecast and Growth Management Plan which would result in a potentially significant impact on housing and population.

TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES
 (continued)

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Water Resources/ Water Quality	<p>While potential impacts associated with increased runoff, erosion, and degraded water quality from paved surfaces would be avoided, this is considered an adverse impact of this alternative. No structural systems exist to control existing agriculture-related pollutants.</p> <p>Due to the lack of drainage improvements with this alternative, overall impacts to water resources and water quality are expected to be greater than the proposed project.</p>	<p>This alternative does not reduce the development area and would not be expected to result in a reduction in the volume or quality of the runoff from the site. Water resource and water quality impacts would remain unchanged from those associated with the proposed project. Mitigation measures required for the proposed project would be required for this alternative.</p>
Transportation, Circulation, and Access	<p>While the contribution of project-related traffic would be avoided, this alternative would complicate the completion of the Otay Ranch circulation network. Regional traffic impacts would still be significant without completion of Olympic Parkway, La Media, Birch Road and SR-125.</p>	<p>There would be an estimated reduction of 4,995 ADT with this alternative. The significant traffic impacts associated with the proposed project would be reduced but would not be avoided. The traffic mitigation measures required for the proposed project would remain unchanged as the reduction in ADTs would not bring the traffic volumes below the thresholds of significance.</p>

TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES
 (continued)

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Air Quality	<p>Air quality impacts associated with construction, vehicular emissions, building operations and additional emissions from energy producing facilities would be avoided. In addition, operational emissions from the proposed residential, commercial and institutional uses would be avoided. Existing air quality impacts associated with agricultural operations would continue.</p>	<p>Construction-related air quality impacts would remain essentially the same as the proposed project as the development area is essentially the same as the proposed project. Vehicular emissions would be reduced and there would be a slight decrease in overall long-term air quality impacts associated with power generation and the operation of commercial facilities due to the reduced population. Overall, the reduction in air quality impacts would be minor, and the cumulative impact would remain significant and unmitigated.</p>
Noise	<p>Significant noise impacts associated with project traffic would be avoided. Existing noise levels associated with agricultural operations as well as existing and future noise generated from regional traffic would continue. The overall noise levels within Otay Ranch would be reduced by this alternative due to the reduction in regional traffic.</p>	<p>The noise impacts associated with this alternative would be the same as the proposed project as the development area is essentially the same. Mitigation measures for noise impacts associated with construction and future development areas would be required.</p>

TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES
 (continued)

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Public Services and Utilities	Significant impacts related to the increased demand on public services and utilities would be avoided.	The demand on public services and utilities would be proportionately reduced. While the need for new and improved infrastructure would be reduced, it would not be avoided. Mitigation measures to reduce significant impacts on public services and utilities would be required. Thus public service and utility impacts would remain significant but mitigable.
Hazards/Risk of Upset	The potential for hazards and risk of upset would be avoided because no use, storage or transportation of potentially hazardous materials would occur. The site would continue to be used for limited agricultural operations which may involve the use of agricultural pesticides.	The reduction in population would reduce the potential impacts associated with hazards and risk of upset. This impact would remain less than significant.

Otay Ranch Village Six Sectional Planning Area (SPA) Plan
Second Tier EIR 98-01
Letters of Comment and Responses

Letters of comment to the Draft EIR were received from the following agencies and organizations. Comment letters received during the Draft EIR public review period contained accepted revisions that resulted in changes to the Final EIR text. Revisions to the Final EIR are intended to correct minor discrepancies and provide additional clarification. The revisions do not constitute significant changes to the project or environmental setting, no new significant environmental effects have been identified for the project, and the severity of environmental impacts would not be increased.

State and Federal Agencies

Letter A	California Department of Toxic Substance Control	PR-2
Letter B	California Regional Water Quality Control Board, San Diego Region	PR-3
Letter C	California Department of Fish and Game	PR-5
Letter D	California Department of Transportation (Caltrans District 11)	PR-8

Local Agencies

Letter E	City of San Diego	PR-11
Letter F	County of San Diego, Department of Public Works	PR-12
Letter G	Otay Water District	PR-15

Local Organizations

Letter H	San Diego County Archaeological Society	PR-16
Letter I	Sweetwater Valley Civic Association	PR-17
Letter J	The Otay Ranch Company	PR-18
Letter K	McMillin Land Development	PR-26

Other Individuals

Letter L	Ray Ymson	PR-27
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Winston H. Hickox
 Agency Secretary
 California Environmental
 Protection Agency

Department of Toxic Substances Control

Edwin F. Lowry, Director
 1001 "I" Street, 25th Floor
 P.O. Box 806
 Sacramento, California 95812-0806



Responses to Public Comments

October 5, 2001

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

Re: Otay Ranch Village Six Sectional Planning Area Plan

A-1 The Department of Toxic Substances Control (DTSC) is in receipt of the environmental document identified above. Based on a preliminary review of this document, we have determined that additional review by our regional office will be required to fully assess any potential hazardous waste related impacts from the proposed project. The regional office and contact person listed below will be responsible for the review of this document in DTSC's role as a Responsible Agency under the California Environmental Quality Act (CEQA) and for providing any necessary comments to your office:

Johnson Abraham
 Site Mitigation Branch
 5796 Corporate Avenue
 Cypress, California 90630

If you have any questions concerning DTSC's involvement in the review of this environmental document, please contact the regional office contact person identified above.

Sincerely,

Guenther W. Moskat, Chief
 Planning and Environmental Analysis Section

A-1 Comment noted. The EIR for the project analyzes potential impacts related to hazardous waste in compliance with CEQA. The role of the Department of Toxic Substances Control as a responsible agency is defined by CEQA in Public Resources Code Sections 21069 and 21167.3, and CEQA Guidelines sections 15096, 15233, and 15381. No additional comments were received from the Department of Toxic Substance Control.

PR-2



California Regional Water Quality Control Board
San Diego Region

Internet Address: <http://www.cwrwb.ca.gov/rwqcb/>
 9174 Sky Park Court, Suite 100, San Diego, California 92123
 Phone (858) 467-2952 • FAX (858) 571-6972

Winston H. Hickox
 Secretary for
 Environmental
 Protection



Gray Davis
 Governor

Responses to Public Comments

November 5, 2001

Ms. Marisa Lundstedt
 City of Chula Vista
 276 Fourth Avenue
 Chula Vista, CA 91910

SUBJECT: Notice of Completion – Otay Ranch Village Six SPA SCH#2001041033

Dear: Ms. Lundstedt

Thank you for your timely forwarding of the Notice of Completion for the Otay Ranch Village Six SPA Draft Second Tier Environmental Impact Report (Draft EIR). The Regional Water Quality Control Board (RWQCB) offers the following comments for consideration in the Final Program EIR.

- PR-3
- B-1 As a general comment, we are requiring full implementation of all SUSMP requirements per the Municipal Storm Water Permit (Municipal Permit) RWQCB Order No. 2001-01, NPDES No. CAS0108758 section F.1.b. for this SPA project. The Municipal Permit specifically mandates that SUSMP's 1. "Control the post-development peak storm water runoff discharge rates and velocities to maintain or reduce pre-development downstream erosion, and to protect stream habitat;" and 2. "...to implement a combination of BMPs selected from the recommended BMP list, including at a minimum (1) source control BMPs and (2) structural treatment BMPs.;" and 3. "All structural BMPs shall be located so as to infiltrate, filter, or treat the required runoff or flow prior to its discharge to any receiving waterbody... sized to comply with the following numeric sizing criteria (et al)" (See page 15 Municipal Permit, F.1.b.(2)(b)i and F.1.b.(2)(b) and page 16, F.1.b.(2)(c) respectively)
 - B-2 On page 145 of the Draft EIR, paragraph 3, the first two sentences state "The increase in runoff flows has the potential to impact downstream drainage facilities in Poggi Canyon. The existing Poggi Canyon detention basin has been designed to handle projected flows from Village Six." Because the Poggi Canyon detention basin was in-place prior to the adoption of the Municipal Permit, the Regional Board finds no objection to this approach to "control the post-development peak storm water runoff discharge rates." Please note that future planning will need to require on-site, not in-stream, post-development peak storm water runoff discharge rate control.
 - B-3
 - B-4 On page 143, section 5.9.3, paragraph 3, the last two sentences state "The Birch Road storm drain will connect to the culvert system proposed by Caltrans to convey drainage from the east side of SR-125 to the west at the Birch Road overpass. This storm drain will run west under

- B-1 Comment noted. The project will implement all SUSMP requirements per the Municipal Storm Water Permit Order No.2001-01.
- B-2 The RWQCB acknowledges that the Poggi Canyon detention basin was designed to control the post-development peak storm water runoff discharge rates. It is also important to note that the Poggi Canyon detention basin, as a regional basin, was designed to detain the post-development peak storm runoff discharge rate for the entire Poggi Canyon watershed. In fact, as approved under 401 and 404 permits, the newly existing Poggi Canyon channel was also designed to transport and provide some biofiltration for the post-development peak storm water runoff discharge rate for the entire watershed.
- B-3 Comment noted. The City of Chula Vista will continue to evaluate all runoff discharge control requirements for development projects and approve the most appropriate methods for detention and treatment from the basis of effectiveness and long-term operation, in compliance with the Municipal Permit.
- B-4 The SPA Plan for Village Six assumes all aspects of the project are complete. The ultimate design for the project will discharge all drainage into Poggi Canyon, which has been designed to handle the projected flows from Village Six. There is a potential that certain phases will occur before others. The discharge into the unnamed canyon, referenced in the EIR, could occur if the eastern Village Six development that flows to Birch Road storm drains was constructed before Neighborhood R-2. In the event that this happens, a temporary detention basin near the intersection of SR-125 and Birch Road or on Neighborhood R-2 would be installed to maintain or reduce flows caused by interim conditions. The general locations of these basins have been added to Figure 5.9-1 in the body of the EIR.

California Environmental Protection Agency

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at <http://www.cwrwb.ca.gov>

Recycled Paper



Responses to Public Comments

Ms. Marisa Lundstedt

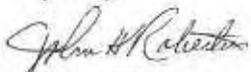
- 2 -

November 5, 2001

Birch Road and discharge into an unnamed canyon that is tributary to Poggi Canyon." Control measures "to maintain or reduce pre-development downstream erosion" are required in this case.

- PR-4
- B-5 On page 146, the second paragraph should include a sentence indicating the Municipal Permit's requirement that "All structural BMPs shall be located so as to infiltrate, filter, or treat the required runoff or flow prior to its discharge to any receiving waterbody..." While flood control by the Poggi Canyon detention basin is considered compliant for "downstream erosion (control), and to protect stream habitat" due to its "pre-permit" existence, its use as a water quality treatment BMP would be a direct violation of the Municipal Permit. Treatment for urban pollutants must be addressed through a combination of structural and non-structural BMPs prior to discharge to a receiving water.
- B-6 On page 146, second paragraph, the last sentence states "Uncontrolled discharge of pollutants long-term with "first flush" events would have an indirect potentially significant impact." The current Municipal Permit is being implemented because science has brought the conclusion that "Uncontrolled discharge of pollutants long-term with "first flush" events would *have a direct potentially significant impact.*" We suggest this or similar wording be included in the EIR.
- B-7 On page 146, third paragraph, the second to last sentence states "The State Water Quality Control Board has discussed calculations methods, which encompass a range of values from 0.6 inch of runoff from the impervious portion of the basin up to a two-year storm event." First, the *entire* (not just the impervious portions) basin would be considered in the calculation method, and second, very specific methods based on the 85-percentile storm are now mandated by the Municipal Permit. Some direction to these methods should be included in the EIR.
- B-8 On page 148, section 5.9.4, the last sentence, would again, read more appropriately if the word "indirect" were replaced with "direct."
- B-9 On page 148, section 5.9-2, first paragraph, the second to last sentence states "The SWPPP shall be consistent with the requirements of the Clean Water Act and the BMPs of the RWQCB." Because the RWQCB does not directly specify BMPs, please replace "...BMPs of the RWQCB." with "...all requirements set forth in the General Construction Permit."

Respectfully,



JOHN H. ROBERTUS

Executive Officer

San Diego Regional Water Quality Control Board

- B-5 As noted above, because of its design, it was the intent of the project to use the vegetation-lined Poggi Canyon channel to treat a portion of runoff. The basis of design for water quality treatment was the numeric sizing criteria established in the Municipal Storm Water Permit for San Diego, established by SDRWQCB, order No. 2001-01, NPDES No. CAS018758. Using this criteria, the available treatment capacity for the Poggi Canyon Channel was determined. Using this information, the project has been designed to provide treatment using a combination of nonstructural and structural BMPs. The project design will accommodate additional BMPs to achieve water quality treatment on-site, in compliance with the Municipal Permit.
- B-6 The Final EIR in Chapter 5.9.3 has been revised to change indirect to direct as requested.
- B-7 The Final EIR has been revised to include the new requirements as established by the Municipal Storm Water Permit, order No. 2001-01. This includes the requirement of BMPs for the project to mitigate the volume of runoff produced from an 85th percentile 24-hour rainfall event.
- B-8 See Response B-6.
- B-9 The Final EIR in Chapter 5.9-2 regarding the SWPPP has been revised.

STATE OF CALIFORNIA-THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
South Coast Region
4949 Viewridge Avenue
San Diego, California 92123
(858) 467-4201
FAX (858) 467-4239

GRAY DAVIS, Governor



November 13, 2001

Ms. Marilyn Pongeggi
City of Chula Vista Planning Department
276 Fourth Avenue
Chula Vista, CA 91910

RE: Review and Comment of the Draft Second Tier Environmental Impact Report for the Otay Ranch Village Six Sectional Planning Area (SPA) Plan, Chula Vista, California

Dear Ms. Pongeggi:

The California Department of Fish and Game (Department) has reviewed the draft Second Tier Environmental Impact Report for the Otay Ranch Village Six Sectional Planning Area (SPA) Plan, including the supporting Biology Technical Report. The California Department of Fish & Game is a trustee agency under the California Environmental Quality Act (CEQA) and is responsible for ensuring appropriate conservation of fish and wildlife resources including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act, and administers the Natural Community Conservation Planning Program (NCCP). The City is a participant in NCCP planning and is in the process of completing the Chula Vista Subarea Plan (Subarea Plan) under the Multiple Species Conservation Program (MSCP) subregional plan.

- C-1 The Village Six project area is located in the north-central portion of the Otay Valley Parcel on the Otay Ranch General Development Plan. It encompasses approximately 386.4 acres and is bordered by the proposed alignment of SR-125 on the east, Olympic Parkway on the north, La Media Road on the west, and Birch Road on the south. The Village Six SPA proposes the development of 2,086 dwelling units, community purpose facilities, an elementary school, a private high school, a public neighborhood park, commercial uses, open space, and circulation rights-of-way.

Implementation of the proposed Village 6 project would result in the conversion of approximately 386 acres of agricultural fields to urban development or associated uses. Of this amount, approximately 54 acres are designated for major arterials, neighborhood park, and an elementary school, and therefore are deducted from the conveyance requirement.

The loss of raptor foraging habitat is identified as a significant and unmitigable impact, consistent with that finding in the Program EIR 90-01. Two sensitive raptor species, the northern harrier (*Circus cyaneus*) and burrowing owl (*Athene cunicularia*) are identified as having potential to nest on-site and therefore required additional measures to reduce impacts.

Responses to Public Comments

- C-1 These comments from the CDFG regarding the project description, impacts, and mitigation measures are consistent with the information presented in the Draft EIR and no additional response is necessary.

PR-5

Responses to Public Comments

Ms. Marilyn Ponsoggi
November 13, 2001
Page 2

The dEIR identifies the following mitigation requirements for impacts to biological resources:

- Prior to recordation of each final map, the applicants shall convey land within the Otay Ranch RMP Resource preserve at a ratio of 1.188 acres for each acre of development. As currently proposed, the 332.73 acres of development would require a total conveyance of 395.28 acres.
- Prior to grading, focused surveys for burrowing owls are to be performed. If owls are present, passive relocation is proposed.
- Prior to grading, focused surveys for active nests of the northern harrier (*Circus cyaneus*) are proposed. Construction activities are to be restricted within 900 feet of an active harrier nest.
- The impact for the loss of approximately 386 acres of raptor foraging habitat is considered to be significant and unmitigable, consistent with the finding in the Program EIR 90-01.

Department Recommendations

The Department agrees with the proposed conveyance of 395.28 acres into the regional preserve. In addition, we offer the following comments and recommendations.

- PR-6
- | | | | |
|-----|---|-----|---|
| C-2 | 1. Focused surveys conforming to recommendations in the CDFG staff report for burrowing-owls (CDFG 1995) should be performed to determine the status of this species in the 386.4 -acre project area as well as within the combined 56.3 acres of the two borrow areas. If burrowing owls are present, passive relocation should be performed prior to the start of the breeding season (February 1). | C-2 | Surveys for the burrowing owl are required as mitigation measure 5.3-1 for the project (see EIR Table 1-2). |
| C-3 | In addition to the above, due to the extremely limited number of breeding burrowing owls found in San Diego County, including Otay Mesa, as identified by the recent San Diego Breeding Bird Atlas, it is recommended that the conveyed lands be evaluated for their potential to support this species. Installation of artificial burrows should be considered as a means of enhancing suitable preserve habitat for burrowing owls. Such pro-active measures on the part of the City may be necessary to ensure that burrowing owls remain resident within the subarea plan area. Such actions are also consistent with general conditions for coverage of this species in the MSCP, which notes the importance of conserving and enhancing occupied burrowing owl habitat in Otay Ranch, Otay Mesa, and Otay River Valley areas. | C-3 | As specified in mitigation measure 5.3-3 the conveyance of land is specified within the Otay Ranch RMP Resource Preserve. The RMP for the Otay Ranch Project considered the burrowing owl as a sensitive species. |
| C-4 | 2. If impacts are to occur in the breeding season of the northern harrier, focused pre-construction surveys should be performed to ensure that active nests would not be impacted by construction activities. We recommend that any active harrier nests be avoided by a minimum distance of 500 feet. | C-4 | As specified in mitigation measure 5.3-2, pre-construction surveys are required and shall be performed. The EIR has been revised to clarify the limit for construction activities based on the expertise and recommendation provided by California Department of Fish and Game. If active nests are detected, and if construction activities occur between March 1 and July 31, construction activities shall be restricted within 500 feet of the active nest sites. |

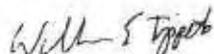
Responses to Public Comments

Ms. Marilyn Pongeggi
November 13, 2001
Page 3

- C-5 3. The Department recommends that clearing of all vegetation be performed in the non-breeding season (February 15 - August 30), including those areas considered to be highly disturbed, to avoid impacts to active breeding birds. Loggerhead shrikes (*Lanius ludovicianus*) are known to nest in Russian-thistle (*Salsola tragus*) in the immediate region, therefore even such disturbed areas can provide breeding habitat.
- C-6 4. Any unauthorized clearing of coastal sage scrub and other sensitive habitats outside of the defined construction corridor should be mitigated at a 5:1 ratio.

If you have any questions or would like to discuss our comments further, please do not hesitate to call David Mayer at 858-467-4234.

Sincerely,



William E. Tippetts
Environmental Program Manager
South Coast Region

cc: Nancy Gilbert, U.S. Fish and Wildlife Service

References

California Department of Fish and Game. 1995. Staff Report on Burrowing Owl Mitigation. September 28, 1995.

- C-5 The issue related to conveyed lands and the potential for these lands to support burrowing owls would likely be considered through the creation of Area Specific Management Directives following the formal acceptance of the Subarea Plan by the Resource Agencies. Additionally, it is unlikely that the loggerhead shrike nests on Russian thistle, as such, no suitable nesting habitat was found on the project site; therefore, impacts to the loggerhead shrikes are not considered significant and no mitigation is necessary.
- C-6 There is no proposed clearing of coastal sage scrub or any other sensitive habitats outside of the construction area.



November 9, 2001

11-SD-125 South

Mr. Scott Morgan
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Dear Mr. Morgan:

Draft EIR for the Proposed Otay Ranch Village Six Sectional Planning Area Plan -
SCH 2001041033

The California Department of Transportation (Department) District 11 comments are as follows:

Traffic

- D-1 • The design of the State Route 125 (SR-125) Toll Road is still preliminary and may be revised during final design.
- D-2 • Per the Department Highway Design Manual (HDM), the clearance from Caltrans right of way line to a slope catch point should be 5m. This allows for maintenance access to slopes and provides a safety factor against slope erosion and surface failures. Clearance requirements are increased when slopes exceed 10 meters in height.
- D-3 • The Department endeavors to maintain a target Level of Service (LOS) at the transition between LOS "C" and LOS "D" for State owned facilities, including intersections.
- D-4 • Provide lane volumes for all intersections at ramp junctions with the proposed SR-125.
- D-5 • All signalized intersections at future SR-125 ramp junctions should be analyzed using Intersecting Lane Vehicle (ILV) calculations per the HDM, Section 406, page 400-21.
- D-6 • The proposed land use amendments significantly degrade the intersection LOS at the future Otay Lakes Road/SR-125 SB Ramp. The 2015 intersection analysis at Otay Lakes Road/SR-125 SB Ramps is forecast with a 37 second (approaching LOS C) delay under the adopted land use and the delay at this intersection is forecast at 54.4 seconds (approaching LOS E) with the proposed land use amendments.

Responses to Public Comments

- D-1 Comment noted. This comment does not affect the traffic study analysis or conclusions.
- D-2 Comment noted. This comment does not affect the traffic study analysis or conclusions.
- D-3 The Draft EIR traffic analysis used significance criteria adopted by the City of Chula Vista. The City's criteria are consistent with the "SANTEC/ITE Guidelines for Traffic Impact Studies in the San Diego Region" dated March 2, 2000. The significance criteria for the study are outlined on pages 72 through 74 of the traffic study. The SANTEC/ITE guidelines specify that Level of Service (LOS) D is the regionwide goal for an acceptable LOS. This is described in more detail on page 3 of this document.

"In general, the region-wide goal for an acceptable level-of-service (LOS) on all freeways, roadway segments, and intersections is "D." For undeveloped or not densely developed locations, as determined by any local jurisdiction, the goal may be to achieve a level-of-service of "C." Individual local jurisdictions, as well as Caltrans, have slightly different LOS objectives. For example, the Regional Growth Management Strategy for San Diego has a level-of-service objective of "D," while the Congestion Management Program has established a minimum level-of-service of "E," or "F" if that is the existing 1990 base year LOS. In other words, if the existing LOS is "D" or worse, preservation of the existing LOS must be maintained or acceptable mitigation must be identified."

For the purposes of analyzing regional transportation impacts, it is appropriate to use the SANTEC/ITE Guidelines. It is SANDAG's policy to use these guidelines for transportation studies prepared in this region. Therefore, LOS D or better operations are considered acceptable. It should also be noted that the SANTEC/ITE Guidelines are consistent with the City of Chula Vista guidelines for analyzing freeway interchanges. The Final EIR includes the SANTEC/ITE Guidelines as referenced in preparing the traffic report.

- D-4 Appendix B of the traffic study contains all SR-125 ramp intersection traffic volumes.
- D-5 All intersections were analyzed using the regionally accepted Highway Capacity Manual (HCM) Methodology. The HCM methodology is more detailed than the ILV method and provides accurate and comprehensive analysis. The 1997 HCM method requires a significant amount of input and quantifies the operational characteristics of the intersection by a LOS from A to F. The ILV method requires significantly less input and only provides a planning level characteristic of the intersection as under, over, or near LOS C capacity.
- D-6 Table 6 presents the intersection operating conditions for 2015 cumulative traffic conditions at the southbound SR-125/Otay Lakes Road intersection. With adopted land uses, the AM peak is calculated at LOS D and the PM peak is calculated at LOS D. With the proposed land uses, including Village 6, the AM LOS changes to LOS C and the PM LOS continues to operate at LOS D. Since LOS D or better operations are maintained, no significant traffic impacts are calculated.

PR 8

Responses to Public Comments

Mr. Scott Morgan
November 9, 2001
Page 2

- D-7 • The proposed land use amendments significantly degrade the intersection LOS at the future Olympic Parkway/ SR-125 SB Ramp intersection. The 2015 intersection analysis at Olympic Parkway/SR-125 SB Ramps is forecast with a 27 second (LOS C) delay under the adopted land use and the delay at this intersection is forecast at 44.9 seconds (LOS D) with the proposed land use amendments.
- D-8 • The proposed land use amendments significantly degrade the intersection LOS at the future Rock Mountain Road/SR-125 NB Ramp intersection. The 2020 intersection analysis at Rock Mountain Road/SR-125 NB Ramps is forecast with a 21 second (approaching LOS B) delay under the adopted land use and the delay at this intersection is forecast at 48.5 seconds (LOS D) with the proposed land use amendments.
- D-9 • The delay time at the Olympic Parkway/SR-125 SB ramp intersection decreases between the 2015 and the 2020 horizon year while the segment volumes for Olympic Parkway are increasing. Please verify intersection delay time calculations.
- D-10 • Provide a LOS analysis for the future SR-125 Toll Road. Both a segment analysis and weave analysis should be performed in compliance with the 1997 Highway Capacity Manual methodology. It appears that the weaving distance between Olympic Parkway and Birch Road is less than the Department HDM requirements. A Design Exception, approved by the Department Headquarters, will be required for all non-standard interchange features.
- D-11 • Verify that the future LRT is compatible with the proposed SR-125. Provide a drawing showing the proposed profile for the future LRT at the crossing with the future SR-125.

D-7 See Response D-6.

D-8 See Response D-6.

D-9 A review of the calculations indicates that the peak hour volume estimates were slightly too high in the Year 2015 time frame. It is believed that Year 2015 delays are slightly overstated. However, the levels of service would not change and the significance of impacts would therefore, not change or result in unacceptable LOS.

D-10 Pages 32, 90, and 114 (Tables 9, 22, and 29) of the traffic study contain the SR-125 freeway analysis. The design of the SR-125 toll road is not the responsibility of the proposed Village Six SPA and Caltrans.

D-11 The proposed Village Six SPA plan has been designed in consideration of proposed trolley alignment; however, the alignment crossing with the future SR-125 will be coordinated by MTDB in consultation with CTV.

D-12 The calculations referenced in the EIR regarding SR-125 is addressed in detail in Attachment H of the Otay Ranch Village Six SPA Regional Drainage Study, which can be found in Appendix E of the EIR. The existing and proposed drainage flows were approximated using the detailed calculations contained in the Master Drainage Study, Poggi Canyon Creek prepared by Hunsaker and Associates on October 19, 1999. The detailed flow calculations were adjusted based on prorating the area of the drainage basins. The drainage flow calculations referenced for SR-125 in the EIR only include the area within the east boundary of Village Six that pertains to SR-125.

D-13 The borrow/storage sites near the interchanges at Olympic Parkway and Birch Road slightly encroach within the future SR-125 right-of-way. However, the proposed borrow/storage sites will only be used on a temporary basis.

Hydraulics

- D-12 • The DEIR states on page 145 that Q flows will be increased with SR-125 South; this is counter to SR-125 South documents and counter to the commitments made as part of the 401 water quality certification for SR-125 South.

Grading

- D-13 • Figure 3-5 shows borrow/storage sites near the interchanges at Olympic Parkway and Birch Road. Please clarify whether these are within the future SR-125 right of way or not.

PR-9

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Responses to Public Comments

Mr. Scott Morgan
November 9, 2001
Page 3

Landscaping

- D-14
- The DEIR identifies on Figure 5.2-2 a special SR-125 Landscape Zone, but the document does not discuss what this is. The City of Chula Vista needs to coordinate with Caltrans/CTV on this, given that this special zone is at the widened interchange with Birch Road.

D-14 Comment noted. The Special SR-125 Landscape Zone is discussed in the Village Six SPA Plan. This zone acts as buffer zone between the freeway and residential homes. The landscape design for this area follows the criteria stipulated in the State Route 125 Design Guidelines and the SPA plan lists the trees, shrubs, and groundcover that is allowed for this area.

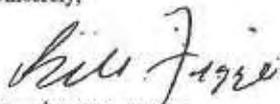
Permits

- D-15
- Any work performed within Department right of way will require an encroachment permit. For those portions of the project within Department right of way, the permit application must be stated in both English and Metric units (English first, with Metric in parentheses). Information regarding encroachment permits may be obtained by contacting our Permits Office at (619) 688-6158. Early coordination with our agency is strongly advised for all encroachment permits.

D-15 Comment noted.

Thank you for the opportunity to comment on the Draft EIR. We look forward to further coordination and joint planning with the City of Chula Vista as the SR-125 South project proceeds through final design and as Otay Ranch continues to be developed and planned. Our contact person for SR-125 South is Laurie Berman, Project Manager, at (619) 688-3631.

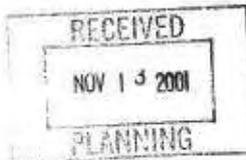
Sincerely,



BILL FIGGE, Chief
Development Review and Public Transportation Branch



THE CITY OF SAN DIEGO



November 8, 2001

Ms. Marisa Lundstedt
Environmental Projects Manager
City of Chula Vista Planning Department
276 Fourth Avenue
Chula Vista, CA 91910

Dear Ms. Lundstedt:

Subject: Public Notice of the Availability of the Draft Environmental Impact Report for the Otay Ranch GDP Amendments/Village 11 Sectional Planning Area Plan in the City of Chula Vista

We have completed our review of the subject Draft Environmental Impact Report (EIR) dated September 28, 2001. The project involves the consideration of a Sectional Planning Area Plan and Conceptual Tentative Maps for a 386.4-acre mixed-use project. The project is designed in accordance with a village concept that includes residential, commercial, recreational and educational uses in a transit-oriented development.

The project is bordered on the north by Olympic Parkway and the proposed alignment of State Route 125 borders the project site on the east. The future alignments of La Media Road and Birch Road border the site on the west and south, respectively.

- E-1 The proposed project lies within the watershed of the City of San Diego's Lower Otay Reservoir. Our review of the current Draft EIR and reviews of past projects assures the Water Department that Best Management Practices have been addressed and will be implemented.
- E-2

If you have any questions or require further information, please call me at (619) 533-5150.

Shahin Moshref, P.E.
Senior Civil Engineer

cc: Kelly Broughton, Deputy Director, Development Services
Marsi Steirer, Deputy Director, Water Department
Chris Gascon, Associate Civil Engineer, Development Services

01-162-22.05



Land Development Review Division • Planning and Development Review

600 B Street, Suite 800, MS 908A • San Diego, CA 92101-4507

Responses to Public Comments

- E-1 The project does not lie within the watershed of the City of San Diego's Lower Otay Reservoir.
- E-2 Comment noted.

PR-11



County of San Diego

DEPARTMENT OF PUBLIC WORKS

8666 OVERLAND AVE, SAN DIEGO, CALIFORNIA 92121-1298

JOHN L. SNYDER
DIRECTOR
(619) 494-2933
FAX: (619) 294-0481

COUNTY ENGINEER
COUNTY AIRPORTS
COUNTY ROAD COMMISSIONER
TRANSIT SERVICES
COUNTY SURVEYOR
FLOOD CONTROL
WASTEWATER MANAGEMENT

Responses to Public Comments

November 7, 2001

Marisa Lundstedt
Environmental Project Manager
City of Chula Vista
276 Fourth Avenue
Chula Vista, California 91910

Dear Ms. Lundstedt:

OTAY RANCH GDP AMENDMENTS/VILLAGE SIX - DRAFT ENVIRONMENTAL IMPACT REPORT

County staff has reviewed the following documents related to the Otay Ranch GDP Amendments/Village Six Section Planning Area Plan:

- Draft Environmental Impact Report (DEIR) prepared by RECON dated September 2001
- Traffic study prepared by Linscott, Law, and Greenspan dated September 20, 2001

The following are our comments:

TRAFFIC/CIRCULATION

- F-1 1. The DEIR and the traffic study should explain what land use and roadway network assumptions were made for the area within the County's jurisdiction for all project scenarios. Specially, both documents should explain the differences between 2020 and buildout scenarios. The DEIR and the traffic study should clarify whether the buildout scenario assumes full development of the adopted General Plan and Circulation Element within the County's East Otay Mesa Specific Plan area.
- F-2 2. Page 181 states that the near-term cumulative analysis includes all proposed projects in eastern Chula Vista. The City should coordinate with the County's Department of Planning and Land Use in order to verify that all proposed projects

F-1 The SANDAG Series 9 Traffic Model was used as the basis for all future year traffic models. The land use assumptions for County property are based on the applicable General Plans. Appendix E of the traffic study contains the land use assumptions for all study years, including 2020 and buildout. The buildout scenario does include full development of the adopted County's East Otay Mesa Specific Plan area.

F-2 Year 2005 served as the near-term cumulative analysis scenario. The Year 2005 Model assumed additional development of the San Miguel Ranch project and also assumed additional growth within the city of Chula Vista and the county of San Diego. The near-term cumulative scenario was fully addressed. Also see comment F-1.

PR-12

Responses to Public Comments

Marisa Lundstedt

- 2 -

November 7, 2001

within both the unincorporated area and the Otay Ranch study area are included in the near-term cumulative analysis. In addition, the DEIR and traffic study should confirm the inclusion of the proposed San Miguel Ranch development in the near-term cumulative analysis.

- F-3 3. The City of Chula Vista should coordinate the development of the Otay Ranch project with the County's Department of Planning and Land Use (DPLU). The County's Planning Department has initiated a project to revise the East Otay Mesa Specific Plan. The DPLU Project Manager for the revised Specific Plan project is Stella Caldwell (858-495-5375).
- F-4 4. The traffic study (Pg. 47) should elaborate on the explanation of the 30% internal capture factor that was applied to the project's trip generation totals. The 30% factor exceeds the recommended trip reductions factors used by the City of San Diego for mixed-use developments. The City of San Diego's trip reduction factors are no greater than a 10% reduction.
- F-5 5. The scope of the Year 2005 without the SR-125 freeway analyses should be expanded to include an assessment of the project's impacts to roads within the Bonita/Sweetwater area. Without SR-125, project-related trips are more likely to use Otay Lakes Road/La Media Road, Corral Canyon Road/Rutgers Road, and Eastlake Parkway/Proctor Valley Road to travel to/from areas north of the project site. The DEIR and traffic study should evaluate potential impacts to roads in the Bonita /Sweetwater area such as Bonita Road, Central Avenue, and Sweetwater Road.
- F-6 6. The traffic study states (Pg. 56) that two Select Zone assignments were prepared. Select Zone assignments were performed with and without SR-125. The traffic study should clarify whether both Select Zone assignments were based on the Year 2005 scenario. If the Year 2005 scenario was the basis for the project's trip distribution assumptions, the traffic study should explain how the long-range trip distribution assumptions were derived.
- F-7 7. The DEIR and traffic study based the trip generation estimate for the proposed elementary school on the school site's total acreage (10 acres). If available, the DEIR and traffic study should identify the number of students that are expected to be enrolled at the elementary school. A comparison of the elementary school's trip generation estimate should be performed based on the school's acreage and the number of students. The more conservative of the two school trip generation estimates should be used in the DEIR and traffic study.

FLOOD CONTROL

- F-8 1. The original EIR for Otay Ranch indicated severe impacts to drainage volumes and flooding from unknown, undefined planning land uses. It was finally agreed to allow the preparation of a detailed Flood Control Master Plan to be delayed

- F-3 The City of Chula Vista, through SANDAG, has provided Otay Ranch land use assumptions to the County and will continue to coordinate with the County in the development of the Otay Ranch, particularly regarding the east Otay Mesa land uses.
- F-4 The 30 percent residential internal capture was based on the large amount of non-residential uses located within the Village including an elementary school, parks, commercial uses, a high school and other community uses. Table 10 of the traffic study shows that the non-residential users within the village are calculated to generate 14,330 ADT, almost 80 percent of the residential use generation. Since the non-residential users are principally intended to serve the residential users within the village, the 30 percent internal capture is considered to be appropriate and conservative. Additionally, the internal capture is consistent with the project's select zone analysis.
- F-5 The project site is located over four miles from Bonita Road, Central Avenue, and Sweetwater Road and does not add a large enough amount of traffic to these locations (50 peak hour trips) to warrant analysis based on the project volumes shown on Figure 21 of the traffic study.
- F-6 Page 56 of the traffic study also states that the distribution was altered for future year scenarios to account for an additional roadway network that will be constructed. The long-range distribution was estimated using a Year 2005 (with SR-125) Select Zone Assignment as a basis and modifying it as appropriate for the Year 2010, 2015, 2020, and buildout scenarios to account for the planned additional roadway network.
- F-7 The number of students at the elementary school was not known at the time the traffic study was completed. At this time, 750 students are planned. This number corresponds to 900 ADT, 300 more ADT than was assumed in the traffic study. The 300 additional ADT would mean an increase in project ADT of less than one percent. Therefore, no additional traffic impacts would be calculated if students were used as the independent trip generation variable, as opposed to acreage.
- F-8 The Tentative Map for Village Eleven was approved. The plan included in the EIR is not a detailed plan for Village Eleven as indicated in the comment, but for Village Six.

Responses to Public Comments

Marisa Lundstedt

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November 7, 2001

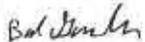
until such time as each Village was to be planned or the first TM within an area was filled (whichever came first). **This is a detailed plan for Village 11. It is now time to prepare, provide, and obtain Flood Control approval of a Flood Control Master Plan for the entire drainage basin that Village 11 is in.**

- F-9 2. The "Drainage Plan" on figure 5.9-1 is not approved and is not appropriate to be in this General Plan Document. All proposed drainage facilities should reference the Flood Control approved "Master Drainage Plan" of the drainage basin that contains Village 11.

If you have any questions regarding Flood Control issues, please call Kent Burnham at (858) 874-4084.

We appreciate the opportunity to be able to review and comment on the proposed plan. Please call me at (858) 694-3728, if you have any questions regarding our comments.

Very truly yours,



BOB GORALKA
Land Development Project Manager

cc: Barry Beech (DPW); Kent Burnham (DPW); Doug Isbell (DPW); Stella Caldwell (DPLU)

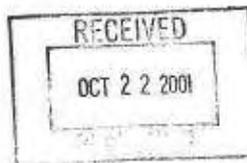
MLTR/Otay Ranch EIR

- F-9: Village Six is not in the drainage basin that contains Village Eleven.

PR-14



Dedicated to Community Service
 2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2098
 TELEPHONE: 619-2222, AREA CODE 619



Responses to Public Comments

October 18, 2001

W.O. 8644

Ms. Marisa Lundstedt, Environmental Projects Manager
 Planning and Building Department
 City of Chula Vista
 276 Fourth Avenue
 Chula Vista, CA 91910

**Subject: Draft Second Tier Environmental Impact Report for Otay Ranch Village Six
 Sectional Planning Area (SPA) Plan, Second Tier EIR #98-01 SCH #2001041033
 & SPA Plan for Village Six, Otay Ranch**

Dear Ms. Lundstedt:

The Otay Water District (OWD) appreciates the opportunity to review and comment on the subject Environmental Impact Report (EIR) and SPA Plan for Village Six. The District has reviewed the EIR and SPA Plan and has the following comments:

G-1 **Potable Water - Existing Conditions** The information stated in the subject EIR is not current. The SAMP for Otay Ranch Village Six has been approved by OWD resulting in conflicting information in the EIR and SPA Plan. Please have the author revise the EIR and the SPA Plan to correspond with the content within the Village Six SAMP.

G-1 The Final EIR has been revised to reflect the approved SAMP for Otay Ranch Village Six.

Please call me at (619) 670-2297 if you need any information with regard to water facilities or service.

Sincerely,

Christine Craven
 Engineering Technician

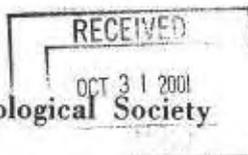
cc: Ron Ripperger
 David Charles
 Jim Peasley

PR-15



San Diego County Archaeological Society
Environmental Review Committee

28 October 2001



Responses to Public Comments

To: Ms. Marisa Lundstedt
Environmental Projects Manager
Planning and Building Department
City of Chula Vista
276 Fourth Avenue
Chula Vista, California 91910

Subject: Draft Environmental Impact Report
Otay Ranch Village Six Sectional Planning Area (SPA) Plan
And Conceptual Tentative Map

Dear Ms. Lundstedt:

I have reviewed the subject DEIR on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the DEIR and its Appendix C, we have the following comments:

- H-1 (1) While mitigation measure 5.4-1 would apply equally to prehistoric and historic sites, measure 5.4-2 employs wording which is more appropriate to the former. We suggest simply changing the word "midden" to "significant".
- H-2 (2) To the specified mitigation measures should be added a requirement for curation at an appropriate institution of any collections (including associated records) resulting from the present work.

SDCAS appreciates being included in the environmental review process for this project.

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: RECON
SDCAS President
File

- H-1 The Final EIR in Chapter 5.4.5 regarding mitigation measure 5.4-2 has been revised.
- H-2 The Final EIR in Chapter 5.4.5 regarding mitigation measure 5.4-3 has been revised to include a requirement for curation of any significant materials found.

Responses to Public Comments

November 12, 2001

To: Marisa Lundstedt
City of Chula Vista Environmental Projects Manager
276 Fourth Avenue, Chula Vista, CA 91910

From: Sweetwater Valley Civic Association

Subject: Otay Ranch Village Six Sectional Planning Area

Subject SPA is deemed inadequate and requires further review for the following reasons:

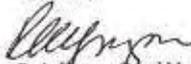
- I-1 1. The analyses presented are superficial and considered inadequate to justify continuing with the project.
- I-2 2. Subject project will impose additional costs and hardship to the Chula Vista community and the region.
- I-3 3. The cumulative impacts of subject project have been minimized like all previous project developments approved by the city of Chula Vista. Somehow as if by magic, it all arrived at the same conclusion that the effects are insignificant or justifiable.

Costs to the population of the region continue to escalate. The future of the region is being placed at risk by continued sprawl developments. Some such costs and risk are as follows:

- I-4 A. A bill signed into California law in October 2001 stipulates that all developments of 500 homes or more must be prohibited by local officials unless there is proof of adequate water over at least the next 20 years, including long periods of drought. This law must be applied to this development of 3000 homes for this project. Water usage from this development will come off the backs of existing homes' usage. The law must be expanded to perpetuity, since these homes will not go away after 20 years. Chula Vista must identify new sources over what currently exists, for this development. (Section 5.13).
- I-5 B. Water quality studies will not pass the test of logic, where impervious surfaces and increased run-off would somehow be of insignificant impact to water quality. (Section 5.9)
- I-6 C. The traffic circulation of the region will further deteriorate under already chaotic conditions. The SPA mentions critical arteries under Level of Service (LOS) E and F. These listed, as LOS D and E are truly F. How can these conditions withstand another estimated 32,780 ADT generated by subject development? What justifies Chula Vista's continued adding to the costs of the region's residents and businesses for the loss of productivity caused by the chaotic traffic jams? (Section 5.10)
- I-7 D. The significant irreversible environmental damage excluded details and its true extent, thus keeping the reviewing public from understanding such significance. (Section 8.0)

Similar remarks as above are applicable to all sections of subject SPA. It is for this reason that the Sweetwater Valley Civic Association opposes approval of subject SPA pending further review and realistic application of current laws and guidelines for such development.

Yours truly,


R. A. Vinzon, Board Member
Sweetwater Valley Civic Association
5732 Sweetwater Rd., Bonita, CA 91902


Dave Gillespie, President
Sweetwater Valley Civic Association

Distribution List:

- I-1 Commenter's opinion is noted. The EIR has been prepared in accordance with the guidelines and significance criteria established by the City of Chula Vista and State CEQA guidelines.
- I-2 Commenter's opinion is noted. A PFFP has been prepared for the Village Six project to address financing mechanisms.
- I-3 Commenter's opinion is noted. See response I-1.
- I-4 As noted in the EIR, the water for the project is supplied by the Otay Water District. The SAMP for the project has been approved by the District. This report demonstrates the availability of water for the project.
- I-5 The comment does not indicate the basis for the claim of inadequacy. The Regional Water Quality Control Board has reviewed the EIR and hydrology and water quality analyses that have been completed for the project and their comments have been addressed in this Final EIR (see letter "B"). These studies demonstrate the adequacy of assessment of impacts and mitigation provided in the EIR.
- I-6 A traffic analysis was performed for the project area. The report identified traffic impacts and specified mitigation measures to reduce these impacts in accordance with the guidelines and significance criteria established by the City of Chula Vista. Substantial evidence in the record demonstrates that detailed mitigation measures will be effective and meet City standards.
- I-7 Commenter's opinion is noted. The analysis provided in the EIR is based on several technical studies, which are included as appendices to the document.

Responses to Public Comments



THE OTAY RANCH COMPANY

November 12, 2001

Ms. Marisa Lundstedt
 Environmental Projects Manager
 CITY OF CHULA VISTA
 276 Fourth Avenue
 Chula Vista, CA 91913

RE: Otay Ranch Village Six SPA Plan Draft EIR Comments

Dear Marisa:

The Otay Ranch Company has reviewed the Otay Ranch Village Six SPA Plan Draft EIR and offers the following comments:

PR-18

	Page Reference	Comment		
J-1	Page 6, Table 1-2	Consistent with the Phase 2 RMP, revise Mitigation Measure 5.3-3: ...Preserve at a ratio of 1.188 acres for each acre of development area <u>or pay a fee in lieu</u>	J-1	The Final EIR in Table 1-2 and Chapter 5.3.5 regarding mitigation measure 5.3-3 has been revised to include the option of paying a fee in lieu.
J-2	Page 11, Table 1-2	Mitigation Measure 5.7-1 n) – We can only control our property how can this measure be implemented with adjacent properties (i.e. Village 7 and Planning area 12)?	J-2	Comment noted. The preparation of an agricultural plan is a requirement of the Otay Ranch GDP and contemplates the need to provide adequate buffering between agricultural operations and nearby development.
J-3	Page 13, Table 1-2	Mitigation Measure 5.10-7 removes the Council's discretion to stop or not stop the issuance of building permits based on the timing of SR-125. This is not appropriate. Basing a mitigation measure on an estimated 9,429-unit threshold is also not appropriate. The threshold should be failure of streets – mitigation should reference GMOC monitoring rather than an estimated unit threshold.	J-3	The City's discretion in evaluating this is included in the mitigation measure (Mitigation Measure 5.10-7). No changes to this mitigation measure are necessary.
J-4	Page 14, Table 1-2	Mitigation Measure 5.10-10 – Revise language: Prior to approval of the first final map which triggers ... Development of the church property should trigger the requirement to secure and construct the Birch Road and CPF-3 access. Therefore, the church developer would be required to meet this mitigation requirement.	J-4	The Final EIR in Table 1-2 and Chapter 5.10 regarding mitigation measure 5.10-10 has been revised.
J-5	Page 15, Table 1-2	Mitigation Measure 5.10-11 – Revise language: ...traffic study if the project has the potential for resulting in <u>unanticipated adverse</u>	J-5	The Final EIR in Table 1.2 and Chapter 5.10 regarding mitigation measure 5.10-11 has been revised. The language was revised to include the word "unanticipated."

November 12, 2001
Page 2

Responses to Public Comments

Page Reference

Comment

circulation impact. All known project related impacts have been evaluated in this EIR.

J-6 Page 16, Table 1-2 Revise Mitigation Measure 5.10-12: Prior to approval of an offsite roadway improvement project...

J-6 The Final EIR in Table 1.2 and Chapter 5.10 regarding mitigation measures 5.10-12, 13, and 14 have been revised to include the word off-site.

Page 16, Table 1-2 Revise Mitigation Measure 5.10-13: Prior to issuance of any grading permits for an offsite roadway improvement...

Page 16, Table 1-2 Revise Mitigation Measure 5.10-14: Prior to the approval of the design plans for an offsite roadway improvement...

J-7 Page 17, Table 1-2 Revise Mitigation Measure 5.11-1 i) Use electricity from power poles instead of temporary generators during building, if available

J-7 The Final EIR in Table 1.2 and Chapter 5.1 regarding mitigation measure 5.11-1 has been revised.

J-8 Page 18, Table 1-2 Revise Mitigation Measure 5.12-2 – The applicant shall grant to the City in fee title, the open space lots located outside of private lots along that portion of the project adjacent to SR-125 for future construction of required noise mitigation barriers. The applicant shall construct the n-Noise barriers adjacent to SR-125 as shown on Figure 5.12-1 shall be constructed in accordance with the City of Chula Vista Toll Road Agreement with San Diego Expressway Limited Partnership and Agreement Affecting Real Property prior to the issuance of the first building permit within the adjacent neighborhood or the opening of SR-125 whichever occurs earlier. Noise barrier design and construction adjacent to SR-125 shall be coordinated with the City of Chula Vista, Caltrans, and California Transportation Ventures (CTV).

J-8 The noise mitigation has been revised to clarify the construction and timing of sound barriers.

Walls adjacent to Olympic Parkway, La Media Road, and Birch Road shall be constructed prior to the issuance of the first building permit within the adjacent neighborhood.

J-9 Page 19, Table 1-2 Revise Mitigation Measure 5.12.4 – If balconies are proposed for the multi-family uses adjacent to SR-125 and if these balconies are used to satisfy the private useable open space requirement, prior to approval of building plans...

J-9 The suggested criterion is not consistent with policies of the City of Chula Vista.

Note: if the balconies are not used to meet the private open space requirement, there is no requirement to meet the 65dB(A) CNEL exterior noise standard.

J-10 Page 19, Table 1-2 Revise Mitigation Measure 5.13.1-1: The final Subarea Water Master Plan shall be approved submitted to OWD prior ...

J-10 The SAMP has been approved and the EIR has been revised to reflect this change.

Note: OWD typically does not approve SAMPs prior to TM approval.

J-11 Page 21, Table 1-2 Revise Mitigation Measure 5.13.3: Prior to recording final maps, (The City Engineer shall ...

J-11 This mitigation measure is triggered by the recording of Final maps and the requested change is not needed.

PR-19

November 12, 2001
Page 3

Responses to Public Comments

	<u>Page Reference</u>	<u>Comment</u>
J-12		...two capital improvement projects, to be funded by development impact fees in accordance with ordinance 2716, ...
J-13	Page 24, Table 1-2	Revise Mitigation Measure 5.13.7-1: The applicant shall be required to pay all required school mitigation fees <u>or form a community facility district acceptable to the school district(s).</u>
J-14	Page 43	1 st paragraph – we were under the impression that the EIR does provide the environmental review for approval of the tentative maps for Village 6. Since the City required submittal of TMs to analyze lotting and grading, why wouldn't the EIR cover that level of detail?
J-15		2 nd paragraph – CUOSs should be excluded from the CUP and DRC review requirements – clarify language.
J-16	Page 43, 3.3.3	Revise language – Multi-family dwelling units would be <u>either three or two</u> to four stories tall in the village core...
J-17	Page 45	Top of page – Multi-family neighborhoods are planned to separate the village core commercial and civic uses from SR-125. Delete – this statement is not true since there is a single family neighborhood (R-6) separating the village core from SR-125.
J-18	Page 45, Section 3.3.4	Revise language – The proposed project meets these <u>a portion of this</u> requirements with a 7.6-gross-acre (7.0 net acres) neighborhood park proposed adjacent to the elementary school site, within the village core. <u>The balance of this local park obligation will be met off-site in a future community park site.</u>
J-19	Page 46, 3.3.5	...which results in a conveyance requirement of 395.28 acres of the regional Otay Ranch preserve. Revise language – There is a proposed elementary school centrally located to <u>within</u> proposed...
J-20	Page 46, 3.3.6	Revise language – The church <u>on CPF-2</u> would include...
J-21	Page 46	2 nd paragraph – These common useable open spaces could <u>would receive CPF if certain maintenance and design criteria are met.</u>
J-22	Page 46	Last paragraph – Consistent with the GDP, the village core has a designated trolley <u>light rail</u> station ...
J-23	Page 47, Figure 3-7	Modify exhibit – delete core promenade designation at the CPF-1x site adjacent to neighborhoods R-5 and R-9a (this is a residential street)
J-24	Page 48	1 st paragraph – <u>The first 500 feet of</u> streets J and R would be designated as Secondary Village Entry Streets.

J-12	The requested modification is not necessary. The funding will be in accordance with the policies and procedures of the City of Chula Vista.
J-13	The Final EIR in Table 1.2 and Chapter 5.13 regarding mitigation measure 5.13.7-I has been revised.
J-14	As noted in the EIR, the tentative maps for the project will require environmental review.
J-15	The CUOS's may be subject to design review, CUP or other city approvals.
J-16	The Final EIR in Chapter 3.3.3 regarding the height of the multi-family dwelling units has been revised.
J-17	The Final EIR in Chapter 3.3.3 regarding the multi-family neighborhood separating the village core with SR-125 has been deleted.
J-18	The Final EIR in Chapter 3.3.4 parkland requirements has been revised.
J-19	The Final EIR in Chapter 3.3.5 has been revised.
J-20	The Final EIR in Chapter 3.3.6 has been revised.
J-21	Comment noted. The Final EIR was not revised because the comment does not pertain to an EIR issue.
J-22	The Final EIR in Chapter 3.3.7 regarding transit has been revised.
J-23	The exhibit (Figure 3 of the Final EIR) has been modified to delete the core promenade designation on the residential street.
J-24	The Final EIR in Chapter 3.3.7 regarding Streets J and R has been revised.

PR-20

November 12, 2001
Page 4

Responses to Public Comments

	<u>Page Reference</u>	<u>Comment</u>
J-25	Page 48	2 nd paragraph - ...would be provided at the intersection of Olympic Parkway and East Palomar Road Street.
J-26	Page 48, 3.3.8	Revise language - ...as open space in an average 75-foot buffer around the perimeter of the village along prime arterials (La Media Road and Olympic Parkway).
J-27	Page 48, 3.3.8	2 nd paragraph - this paragraph is very confusing. There should be references to the pedestrian bridges between Villages 6 and 5 and 6 and 2. Also, the village pathway is 10' in some sections and 15' along E. Palomar Street.
J-28	Page 50, 3.3.10	1 st paragraph - Approximately 7.2 million cubic yards of earthwork is proposed in two <u>or more</u> separate operations...
J-29		2 nd paragraph - Grading design is based upon meeting elevations established within the SR-125 right-of-way coordinated to work with the preliminary profiles for SR-125 provided by California Transportation Ventures. Final grading design would be determined during the grading permit process.
J-30		5 th paragraph - ...disposal area for excess soil resulting from the construction of area roads Olympic Parkway, Phase 4.
J-31	Page 52, Figure 39	Note 3. The land swap is complete - delete note.
J-32	Page 52	2 nd paragraph - The issue regarding which properties will be irrigated with recycled water has not been resolved - this issue is really a TM issue.
J-33	Page 52	5 th paragraph - ...then connect with flows traveling through <u>East Palomar Street</u> , Birch Road and La Media to the <u>Poggi Canyon Interceptor</u> .
J-34	Page 53, 3.5	Wasn't the reclassification for Birch Road done with the GDP 2001 GPA/GDP Amendment? There are multiple references throughout the EIR.
J-35	Page 66, 5.1.3	3 rd paragraph - ...multi-family housing (medium-high density of up to 48-0 28.8 dwelling units per acre.
J-36	Page 67, Table 5.1-1	Birch Rd. amendment already done.
J-37	Page 69	1 st paragraph - Open space slopes will have to comply with...Landscape Master Plan. What document is this? The Landscape Master Plan will be complete after SPA approval - is this actually a reference to the City Landscape Manual?
J-38	Page 69	3 rd paragraph - The planned open space around the perimeter of the project area along the prime arterials would provide an average

J-25	The Final EIR in Chapter 3.3.7 regarding East Palomar Street has been revised.
J-26	The 75-foot open space buffer requirement applies to the four roads that border Village Six. The reference to arterials is generic and the buffer must extend around the perimeter of the SPA Plan area.
J-27	The overpass between Village Five and Village Two are both noted in the EIR. There are different pathway widths for different areas of the project site as discussed in the document.
J-28	The Final EIR in Chapter 3.3.10 regarding the cubic yards of earthwork has been revised.
J-29	The Final EIR in Chapter 3.3.10 has been revised.
J-30	The Final EIR in Chapter 3.3.10 regarding the disposal area for excess soil has been revised.
J-31	The exhibit (Figure 3-9 of the Final EIR) has been modified to delete Note 3.
J-32	The discussion in the Final EIR in Chapter 3.3.11 regarding the use of recycled water has been modified.
J-33	The Final EIR in Chapter 3.3.11 regarding project sewage flows has been revised.
J-34	The EIR indicates that if Birch Road has been reclassified before the EIR has been finalized it does not need to be reclassified as part of the Village Six project. Birch Road was reclassified as part of the Village Eleven project and therefore, does not need to be reclassified as part of this project.
J-35	According to the adopted GDP (page 68), the land use designation for multi-family housing of medium-high density is 18 dwelling units per acre.
J-36	See Response J-34.
J-37	The Final EIR in Chapter 5.1.3 has been revised to include the Olympic Parkway Landscape Master Plan.
J-38	See Response J-26.

PR-21

November 12, 2001
Page 5

Responses to Public Comments

Page Reference	Comment	
	buffer of 75 feet...	
J-39 Page 70	4 th paragraph – the Birch Rd GPA is already done.	J-39 See Response J-34.
J-40 Page 71	1 st paragraph – In the village core, residential density averages of 13.4 18.8 dwelling units per acre...	J-40 The Final EIR has been revised to include a range of 13.4 to 18.8 dwelling units per acre depending on how the village core boundaries are determined.
J-41 Page 71	3 rd paragraph – add to end of paragraph – <u>However, if the private high school site develops as residential, all units authorized by the GDP would be utilized.</u>	J-41 The Final EIR in Chapter 5.1.3 regarding the GDP if the high school site is developed as residential has been revised.
J-42	4 th paragraph – The reference to easements along the perimeter should be clarified to reflect the fact that the developer will grant to the City, in fee title, open space lots along the perimeter of the project.	J-42 Comment noted. However, this is not an EIR issue.
J-43 Page 72	1 st paragraph - ...the eastern boundary of the Village 6 SPA Plan, will be established at the tentative map stage – this has already been done for the SPA.	J-43 Comment noted.
J-44	4 th paragraph – the GDP amendment for Birch Rd. is already done	J-44 See Response J-34.
Page 73	1 st paragraph – the GDP amendment for Birch Rd. is already done.	
J-45	2 nd paragraph – this language indicates that private recreation facilities will require a CUP and DRC review – This should not apply to CUOSs	J-45 See Response J-15.
J-46 Page 74	2 nd paragraph – open space lots will be dedicated to this City – not easements. 3 rd paragraph – Streets J & R and secondary village entry streets for the first 500' 4 th paragraph - ...with a combination of masonry sound walls and earthen mounding berms.	J-46 The Final EIR in Chapter 5.1.3 regarding the Conceptual Tentative Maps text has been revised.
J-47 Page 91, Figure 5.2-2	Add SR-125 Community Entry at Birch Rd & SR-125 to exhibit. Revise legend - <u>Secondary Village Entry Street</u>	J-47 The exhibit (Figure 5.2-2) has been revised.
J-48 Page 108	See Attachment "A"	
J-49 Page 143, 5.9.3	2 nd paragraph – ...a 60-inch storm drain in Olympic Parkway, a 36-42 96-inch storm drain within proposed La Media Road, and a 60-96-inch storm drain... 3 rd paragraph (insert after 1 st sentence) – <u>CALTRANS may opt to continue the open channel rather than pipe the flows.</u>	J-48 Comment noted. The third paragraph on page 108 of the EIR has been provided for informational purposes only and is intended to serve as a general summary of the RMP. The City also acknowledges that since the adoption of the RMP, there have been several discussions with the U.S. Fish and Wildlife Service and the California Department of Fish and Game with respect to amending the RMP coastal sage scrub (CSS) restoration requirement. Although it was agreed that the CSS revegetation requirement could be eliminated as proposed by the Baldwin Agreement, the RMP has not been formally amended to recognize these discussions; therefore, the EIR discussion has not been changed.
J-50	Last sentence – This storm drain will run west under <u>in the 96-inch pipe in Birch Road and discharge into an unnamed canyon that is a tributary to Poggi Canyon via the 96-inch pipe in La Media Rd.</u>	Mitigation Measure 5.3-3 has been revised to clarify that that conveyance obligation can be satisfied through the payment of a fee in lieu of actual conveyance.
		J-49 The Final EIR in Chapter 5.9.3 regarding the hydrology/surface water impacts has been revised.
		J-50 See response number B-4 regarding the unnamed channel.

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Page 6

Responses to Public Comments

	<u>Page Reference</u>	<u>Comment</u>
J-51	Page 170	Top of page - It was determined <u>estimated</u> that 9,429 dwelling units... 1 st paragraph - Based on the phasing assumed in Appendix H of the traffic technical study, City standards will <u>may</u> be exceeded...
J-52	Page 205, Figure 5.12-1	Modify legend to indicate the maximum height wall height will not exceed 8 1/2 feet. Anything over 8 1/2 feet will include a landscaped berm for noise attenuation.
J-53	Page 207	3 rd paragraph - delete reference to Villages Seven and Planning Area 12.
J-54	Page 213, Figure 5.13-2	Delete water line within neighborhood R-7a since it is a 6" line.
J-55	Page 217	Mitigation Measure 5.13.1-2 - Prior to the approval of the first tentative final "B" map... Mitigation Measure 5.13.1-3 - Prior to the approval of the first tentative final "B" map...
	Page 224, Figure 5.13-4	Add sewer connection from Street J, adjacent to neighborhood R-2A to La Media Rd. (consistent with SPA document.)
J-56	Page 233	3 rd paragraph - ...By 2002, <u>phase one of</u> a new high school would be built...
J-57	Page 253	1 st paragraph - Elementary, junior <u>middle</u> , and high school ...
J-58		3 rd paragraph - The PFFP does not analyze or discuss the financing or provision of regional parks. Delete reference.

J-51	The Final EIR in Chapter 5.10.3 regarding the near-term traffic impacts has been revised.
J-52	The exhibit (Figure 5.12-1 of the Final EIR) has been modified.
J-53	Volume I of the approved SAMP applies to Village Six, Village Seven, and Planning Area 12.
J-54	The exhibit (Figure 5.13-2 of the Final EIR) has been modified.
J-55	The requirement that ties mitigation to the first Tentative Map has not been changed.
J-56	The Final EIR in Chapter 5.13.7 regarding the construction of the high school has been revised.
J-57	The Final EIR in Chapter 6.1.11 regarding the schools has been revised.
J-58	The Final EIR in Chapter 6.1.11 has been revised to delete the reference about the PFFP analyzing the financing or provision of regional parks.

Thank you for the opportunity to review and comment on the Village Six SPA Plan EIR. Please feel free to contact me if you have any questions.

Sincerely,

THE OTAY RANCH COMPANY

Ranie L. Hunter
Vice President

Attachment

PR-23

Responses to Public Comments

Attachment A

Village 6 EIR Comment

Page 108, 3rd Paragraph: This paragraph references the Otay Ranch Resource Management Plan's (RMP) provisions regarding restoration of coastal sage scrub (CSS) and maritime succulent scrub (MSS). The Village Six land plan neither contains nor impacts these habitats so the paragraph is unnecessary and should be deleted. If the discussion is retained it should be, at a minimum, clarified as discussed below.

The United States Fish and Wildlife Service and the California Department of Fish and Game agreed that the RMP provision concerning restoration of CSS could be eliminated from the RMP and the MSCP Subarea Plan as part of the Baldwin MSCP agreement adjusting the development bubbles throughout the Otay Ranch Plan to achieve a development footprint more to the liking of the resource agencies. The elimination of the CSS restoration requirement was further justified by the emerging belief that CSS tends to restore itself over time without affirmative restoration efforts. The Otay Ranch Company processed, and the City and the County enacted, GDP amendments implementing the land plan adjustment contained in the Baldwin agreement. The Otay Ranch Company also applied to eliminate the CSS restoration requirement as part of the SPA One plan. The proposal was thoroughly analyzed in the SPA One EIR, and recommended for approval by the Chula Vista Planning Commission. The proposal was not acted on by the City Council because the City Attorney was concerned that Council action might interfere with ongoing discussion with the agencies over the Chula Vista Subarea plan. Subsequently, the proposal was deferred to the City MSCP Subarea plan effort. The Otay Ranch Company is concerned that an incomplete and inaccurate reference to the CSS restoration provisions might inadvertently resurrect a proposal that all parties agreed should have been eliminated several years ago. This concern is particularly troublesome since the City and the County have both already eliminated the development bubbles that were part of the Baldwin MSCP agreement and in exchange for

Responses to Public Comments

which the property owner should have received relief from the CSS restoration provisions.

The discussion concerning MSS restoration provisions presents a similar incomplete statement. Both the RMP and the pending MSCP Subarea Plan require 1:1 restoration. The Baldwin Agreement did not alter this requirement. The SPA One Plan impacted MSS. However, because the City has yet to enact the Subarea Plan, the Otay Ranch Company was compelled to secure a 4d permit for the MSS take. A condition of the 4d permit was 2:1 restoration and preservation. This experience is noted to demonstrate that it is important to accurately reflect the relationship between the Baldwin Agreement, RMP and MSCP, especially since the EIR further states that the Chula Vista Subarea Plan "relies on the preserve design and policies contained in the Otay Ranch RMP" (Page 109). As discussed above regarding the CSS restoration issue, this simple statement is not entirely correct.

Page 113: Mitigation Measure 5.3.3. This measure requires the conveyance of land at the rate of 1.188 acre for each acre of development. The Phase 2 RMP provides that land may be conveyed in fee or through the use of an easement (Phase 2 RMP, Page 64). The RMP also provides that conveyance obligation can be satisfied through the payment of a fee in lieu of actual conveyance (Phase 2 RMP, Page 67). The mitigation measure should be clarified to ensure that the flexibility afforded in the RMP is incorporated in the EIR.

Responses to Public Comments

Excerpt of Minutes
For Planning Commission Meeting 11/14/01

Public Hearing Opened: 6:12 p.m.

1. Public Hearing: Close of public review period for the Otay Ranch Village Six Sectional Planning Area Plan Draft, Second Tier Environmental Impact Report (EIR98-01)

L-1 **Ray Ymzon, 5732 Sweetwater Road, Bonita, CA 91902** "I represent the Sweetwater Valley Civic Association. I'm here to speak for my Association, which in essence wants to have further review of the SPA. Its our belief that its totally inadequate in that it does not address many of the subjects in debts. For instance, in terms of water services; there is a recent California law enacted in this past month, which says, "...Any development of over 500 homes must have....show proof that there will be water sufficient to provide that development for the next 20 years..". If fact, it should be for eternity since those homes will not evaporate after 20 years.

I don't think this has ever been addressed. All the water usage increase in this region is on the backs of those already living here. Consequently, we are all going to suffer eventually, especially if another drought hits our area. Its already known every time there is a new discovery of how we can get more water, something always comes up and nullifies that new finding. But that's not all, the citizens of Chula Vista are the ones that are suffering a lot every time you put this many homes in any one spot because the jobs that will enable the to pay for the homes they area buying is way up north. There are very few jobs in this general vicinity. Consequently, every morning when I try to drive up north before 6:30 there are already a lot of Chula Vistans coming from the south and I can't get into the road 805.

L-3 This is one of the very sad facts that we are going into Los Angelesation. Los Angelesation doesn't happen in minutes; it happens slowly, but you in essence keep approving all of this without adequate planning, there is no way out of it.

L-4 The main philosophy is that we just don't have enough homes for everybody. We just cannot build them fast enough, but we increase the misery of everyone who buys a home and those who are already living here. Is that really a good reasoning? Its not. I think that if by any chance you could allow a way to getting these people to work without getting into cars...there will be something. But then, there are the other reasons like I mentioned before; water, the environment.

L-5 Hardly any mention was made except maybe less than a page long about the environmental damage to the species that it will occupy. And yet, everyone in this room will drive a car without a gas gauge, without the brake lights that says your brakes are no longer working, or you're almost running empty. And yet, everyone of these species that we are going to destroy are indicators of what is going to protect us that we are not the next one in line for extinction. So those are not being addressed."

Public Hearing Closed: 6:17 p.m.

L-1 Comment refers to Senate Bill No. 221 (SB 221), which was signed by Governor Gray Davis on October 9, 2001. SB 221 is scheduled to take effect January 1, 2002. The bill prohibits a city or county from approving development agreements, parcel maps, or tentative tract maps for any subdivision with more than 500 residential units unless a sufficient water supply is, or will be, available for the subdivision prior to its completion.

When the legislation takes effect, it will pertain to the approval of tentative maps and not to the adoption of a SPA plan. Since the EIR for Village Six evaluates the SPA Plan and only conceptual tentative maps, this legislation does not apply until the formal submittal of the tentative map. With the subsequent processing of the tentative map, confirmation of water availability from OWD will be required. OWD has already approved the SAMP for Village Six. This SAMP demonstrates the ability of OWD to provide water to the Village Six project. Please also see the response to comment I-4.

L-2 Traffic impacts to I-805 were found cumulatively significant and not mitigable in the EIR.

L-3 Comment noted.

L-4 This comment does not address the adequacy of the EIR.

L-5 A biology report for the project was prepared during the SPA planning process. Substantial evidence in the report supports the conclusion that there will be no significant adverse impacts to sensitive or endangered species.

**FINAL
SECOND TIER ENVIRONMENTAL IMPACT REPORT
FOR
OTAY RANCH VILLAGE SIX
SECTIONAL PLANNING AREA (SPA) PLAN
SECOND TIER EIR 98-01
SCH #2001041033**

Prepared for

**CITY OF CHULA VISTA
PLANNING & BUILDING DEPARTMENT
430 F STREET
CHULA VISTA, CA 91910**

Prepared by

**RECON NUMBER 3541E
DECEMBER 17, 2001**

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APPENDIXES

A:	Notice of Preparation and Responses
B:	Biology Technical Report (RECON)
C:	Cultural Resource Report (RECON)
D:	Geology Reports (Geotechnics Incorporated and GEOCON, Inc.)
E:	Hydrology Reports (P&D Consultants, Inc. and Hunsaker and Associates)
F:	Traffic Report (Linscott, Law & Greenspan Engineers)
G:	Air Quality Report (Mooney & Associates)
H:	Noise Technical Report (RECON)
I:	Water Reports (John Powell & Associates, Inc./PBS&J and Dexter Wilson Engineering, Inc.)
J:	Sewer Reports (John Powell & Associates, Inc./PBS&J and Dexter Wilson Engineering, Inc.)

1.0 EXECUTIVE SUMMARY

The purpose of this Second Tier Environmental Impact Report (EIR) is to evaluate the environmental effects of the proposed Village Six Sectional Planning Area (SPA) Plan. The SPA Plan is required to implement the Otay Ranch General Development Plan/Subregional Plan (GDP/SRP) as it pertains to Village Six. The Village Six SPA Plan is a document that refines and implements the land use plans, goals, and objectives of the Otay Ranch GDP/SRP for the development of Village Six.

This summary provides a brief synopsis of the project description, project alternatives considered, and results of the environmental analysis contained in this EIR. By necessity, this summary does not contain the extensive background and analysis found in the document. Therefore, the reader should review the entire document to fully understand the project and its environmental consequences.

1.1 Project Location and Setting

Otay Ranch lies within the approximately 37,585-acre Eastern Territories Planning Area of the city of Chula Vista. Interstate 805 (I-805) bound the Eastern Territories Planning Area on the west, San Miguel Mountain and State Route 54 on the north, the Otay Reservoirs and the Jamul foothills on the east, and the Otay River valley on the south. Village Six is located roughly in the center of the Eastern Territories Planning Area.

The Village Six project area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch General Development Plan. The Village Six SPA project area includes approximately 386.4 acres and is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway on the north, La Media Road on the west, and Birch Road on the south. The impact area considered in this EIR totals 442.7 acres. This includes 386.4 acres within the project area and 56.3 acres in two borrow/storage areas. One borrow/storage area is east of the SR-125 alignment at the northeastern corner of the site and the second is south of Birch Road in the south central portion of the site.

The property is mostly comprised of fallow fields, with intermittent dirt roads, disturbed drainages, and a few fences. Recent use of the site includes ranching, grazing, dry farming, and truck farming activities. The project site is currently vacant. The land surrounding the project area is also mostly undeveloped. The northern boundary of the project site is Olympic Parkway, which is under construction. Just north of the Olympic Parkway construction, Village Five is also currently under construction.

1.2 Project Background

Village Six is one of 11 urban villages in the Otay Ranch GDP. Otay Ranch is a master-planned community encompassing approximately 23,000 acres and includes a broad

range of residential, commercial, retail, and industrial development. Civic and community uses—such as libraries, parks, and schools—and about 11,375 acres of open space are also included in the community.

The Otay Ranch GDP was adopted by the City Council of the City of Chula Vista and the Board of Supervisors of the County of San Diego in October 1993. Both agencies were involved in the development and approval of the plan because the planning area included land falling within the jurisdiction of both agencies. The Otay Ranch GDP established goals and objectives for the development of the area. As part of the review and approval process for the GDP, a Program EIR was prepared.

Under the implementation program for the Otay Ranch GDP, SPA plans are required to be approved before final development entitlements can be considered. The proposed SPA plan will further refine the development standards, land plans, goals, objectives, and policies for Village Six.

This document is a Second Tier Environmental Impact Report addressing the adoption of a Sectional Planning Area Plan for Village Six of the Otay Ranch GDP/SRP. The document was prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 as amended and the guidelines of the City of Chula Vista.

1.3 Project Description

The proposed project is the adoption of a SPA plan for Village Six of the Otay Ranch GDP. There is also an amendment to the GDP to redesignate Birch Road to a six-lane major arterial between SR-125 and EastLake Parkway. The EIR considers the effects of adopting the SPA Plan and amending the GDP. It also includes an evaluation of two Conceptual Tentative Maps and the proposed use of an area as a church and private high school.

Village Six is defined by the Otay Ranch GDP as an Urban Village and is planned for transit-oriented development. The proposed Village Six SPA Plan proposes development of 2,086 dwelling units (883 single-family and 1,203 multi-family units) on approximately 237 acres. The transit center and multi-family housing is located around a village core. One hundred forty-nine acres would be developed with nonresidential uses, including community purpose facilities (CPF), an elementary school, a private high school, a public neighborhood park, commercial uses, open space, and circulation rights-of-way.

A private high school is proposed for the southern area of the project within the area designated R-11/S-2. Should the high school not be developed, the underlying land use would permit the construction of 146 single-family homes. If the single-family homes are built instead of the high school, the total number of units proposed for the project

would be 2,232. Both the high school and the residential use options are considered in this document. A tentative map would have to be processed for these residential units to be developed, and subsequent environmental review would be completed by the City of Chula Vista.

1.4 Environmental Analysis

Section 21002 of CEQA requires that an environmental impact report identify the significant effects of a project on the environment and provide measures or alternatives that can mitigate or avoid those effects.

Pursuant to Sections 15163 and 15152 of the CEQA Guidelines, this document incorporates by reference, or is tiered off of, previous environmental documents covering environmental issues relevant to the approval and development of Village Six. Table 1-1 provides a summary of the previous environmental documents from which this EIR has been tiered or which have been incorporated by reference. The Public Facilities Finance Plan (PFFP) (Burkett and Wong 2001) documents the timing and nature of many activities associated with the proposed project and required mitigation measures. This EIR references elements of that PFFP throughout this document and incorporates that PFFP by reference.

**TABLE 1-1
ENVIRONMENTAL DOCUMENTS INCORPORATED BY REFERENCE**

Date	Document	Project
1989	City of Chula Vista General Plan EIR	General Plan Update
1992	Final Program EIR for the Otay Ranch General Development Plan/Sub-Regional Plan EIR (90-01)	Otay Ranch General Development and Sub-Regional Plan
1995	City of Chula Vista Sphere of Influence Update Final Program EIR (94-03)	Amend the City of Chula Vista's Sphere of Influence to include Planning Areas 1, 2, 3, & 4
1995	Otay Ranch SPA One and Annexation Final Second Tier EIR (95-01)	SPA Plan EIR for SPA One
1998	Final Second Tier EIR for Otay Ranch SPA One and GDP/SRP Amendments (EIR 97-03)	SPA Plan EIR for SPA One West
1996	Otay Water District Water Resources Master Plan, Final Master EIR (EIR 97-04)	Update of Water Resources Master Plan, Programmatic EIR
1999	Olympic Parkway Mitigated Negative Declaration (IS 00-33)	Extension of Olympic Parkway
2001	Village Six SPA Plan	SPA Plan for Village Six
2001	Public Facilities Finance Plan	Otay Ranch Village Six SPA Plan
2001	EastLake III Woods and Vistas Replanning Program EIR (EIR 01-01)	EastLake III EIR

The environmental issues identified in the Initial Study for assessment in the EIR include land use planning and zoning, circulation and access, land use/urban design, air quality, noise, landform alteration/visual quality, agriculture, public services and utilities, biological resources, cultural resources, paleontology, geology and soils, hydrology/water quality, housing and population, hazards/risk of upset, growth inducement, and cumulative impacts.

Table 1-2 summarizes the potentially significant environmental impacts and proposed mitigation measures by major issue as analyzed in Section 5.0 of this EIR. Please refer to this section for detailed information on impacts and specific mitigation measures. The last column of this table indicates whether the impact would be reduced to below a level of significance with implementation of proposed mitigation.

1.5 Project Alternatives

Alternatives to the proposed project are evaluated in Section 10.0 of this EIR in terms of their ability to meet the primary objectives of the proposed project and eliminate or further reduce its significant environmental effects. The alternatives considered are No Project/No Development and Reduced Intensity Development. A comparative analysis matrix of each alternative is provided in Table 1-3.

The No Project alternative assumes that there would be no development within the Village Six property. Under this alternative, the property would continue to be used for limited agriculture.

The Reduced Density alternative assumes that the residential intensity of development would be reduced by approximately 29 percent by decreasing the total number of multi- and single-family residential units. The Reduced Density alternative would retain the high school and the church and reduce both the single-family and multi-family densities. It also retains the elementary school, public park, open space, and circulation roadways.

**TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION**

Impact	Mitigation Measures	Significance after Mitigation
Land Use		
Landscaping, grading, and buffering standards have been incorporated into the Village Six SPA Plan to prevent land use interface impacts between residential and non-residential land uses. The proposed Village Six projects are in compliance with the RMP.	No mitigation measures are required because no significant impacts were identified.	No impacts
Development of the Village Six SPA Plan would result in a significant change -in the character of the site from undeveloped to an urban use.	No feasible mitigation measures have been identified to reduce this impact to less than significant levels.	Significant and not mitigable
Landform Alteration/Aesthetics		
The overall change to the original Otay Ranch topography and the change from a rural to more urban use constitute a significant, adverse landform and aesthetic impact.	No mitigation is available to lessen the impact of changing from a rural to more urban use.	Significant and not mitigated
Development would require grading over the entire village. The proposed grading would reflect the original topography by incorporating a step-down design from east to west.	5.2-1 Prior to approval of grading plans, the applicant shall prepare grading and building plans that conform to the landform grading guidelines contained in the proposed Village Six SPA Plan and the grading ordinance, the Otay Ranch GDP, and General Plan. The plans shall be prepared to the satisfaction of the Director of Planning and Building and the City Engineer.	Less than significant Less than significant
The proposed project would result in long-term direct potentially significant nighttime view impacts. The direct lines of sight to the field lighting and the general illumination over the stadium and baseball field would also have long-term direct and indirect potentially significant nighttime impacts.	5.2-2 Prior to approval of the final maps, the developer of the private high school shall prepare a lighting plan that shows the proposed height, location, and intensity of streetlights and athletic facilities lights on-site. The plan shall comply with the City's minimum standards for roadway lighting and shall be completed to the satisfaction of the Director of Planning and Building. The plan shall address all exterior lighting. 5.2-3 The CUP for the private high school shall include a provision that requires that stadium and baseball field lights shall not be used after 10:00 P.M. on Sunday through Thursday and shall not be used after 11:00 P.M. on Friday or Saturday.	Less than significant

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)

Impact	Mitigation Measures	Significance after Mitigation
Landform Alteration/Aesthetics (cont.)		
<p>Sound barriers built as part of the project would represent a significant visual impact if the portion of the barrier that is constructed as a wall is higher than eight and a half feet.</p>	<p>5.2-6 As a condition of the CUP, the installation of lights at the stadium or at the baseball field shall not be permitted until a lighting consultant experienced in stadium lighting design designs lighting standards to the satisfaction of the Director of Planning and Building. To the extent feasible for the events to be conducted within the stadium and baseball field, the lights shall be designed to direct downward and shall be shielded such that the light bulbs are not exposed to any residential areas in either Village Six or Village Seven. Lights shall be installed pursuant to the lighting plan approved by the Director of Planning and Building.</p> <p>5.2-7 Noise barriers in excess of eight feet in height shall consist of a wall and berm combination. The wall height in this combination barrier shall not exceed eight feet, with the remaining portion of the overall height accomplished through berming. Appropriate landscaping of the wall/berm combination shall be implemented to the satisfaction of the Director of Planning. Noise barrier details and plans shall be reviewed and approved as part of the review and adoption of tentative maps</p>	<p>Less than significant</p>
Biology		
<p>There are no direct, adverse impacts to biological resources. Because biological conditions change over time, there is the potential for burrowing owl and northern harrier to occupy the site between project approval and development.</p> <p>The Village Six SPA Plan would have indirect, long-term significant impacts on biological resources if the project fails to preserve the Otay Ranch GDP regional open space proportionally and concurrently with development.</p>	<p>5.3-1 Focused surveys for burrowing owl shall be conducted prior to grading. If occupied burrows are detected, passive relocation of the species shall be conducted to avoid impacts from grading.</p> <p>5.3-2 Focused surveys for active nests of the northern harrier shall be conducted prior to grading. If active nests are detected, and if construction activities occur between March 1 and July 31, construction activities shall be restricted within 9500 feet of the active nest sites.</p> <p>5.3-3 Prior to recording each final map, the applicants shall either convey land within the Otay Ranch RMP Resource Preserve at a ratio of 1.188 acres for each acre of development area <u>or pay a fee in lieu.</u></p>	<p>Less than significant</p>

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
 (continued)

Impact	Mitigation Measures	Significance after Mitigation
Biology (cont.)		
Implementation of the Village Six SPA Plan and Conceptual TMs would eliminate approximately 386 acres of agricultural fields used for foraging by raptor species. The Program EIR 90-01 identified loss of raptor foraging habitat as a significant impact. The Village Six SPA Plan would contribute to this significant impact.	No mitigation is available to lessen this impact.	Significant and unmitigable
Cultural Resources		
Impacts to the recorded sites on the property are considered significant. Because of the extent of past agricultural disturbance to the area, only midden-bearing, subsurface deposits represent potentially significant cultural resources.	5.4-1 Concurrent with the start of grading, the project area should be brushed and a field reconnaissance should be conducted and the presence or absence of midden-bearing deposits determined. All brushing and grading within Village Six shall be monitored. The monitoring of the brushing and grading shall be conducted by one or more archaeologists, as dictated by the size of the grading operation. All utility excavations, road grading, and brush removal shall be coordinated with the archaeological monitor. Any resources that are graded shall be intensively monitored during grading to ensure that any important features, isolates, or deposits are either recorded and collected or excavated. Should any resources be encountered during the monitoring of the brushing or grading which were not previously recorded, the grading shall be temporarily stopped or redirected to another area while the nature of the discovery is evaluated. Any resources that may be encountered shall require testing to determine their significance. If the testing demonstrates that a resource is significant, then a data recovery program shall be prepared in accordance with mitigation measure 5.4-2.	Less than significant

**TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)**

Impact	Mitigation Measures	Significance after Mitigation
Cultural Resources (cont.)		
	<p>5.4-2 If, as a result of the reconnaissance conducted in accordance with 5.4-1 above, a midden<u>significant</u> deposit is identified, a research program shall be prepared to recover a valid sample of the materials present within the site.</p> <p>5.4-3 If a <u>significant</u> midden-bearing deposit is identified a data recovery program shall be completed prior to the issuance of a grading permit. This program shall be completed under the direction of a qualified archaeologist to the satisfaction of the Director of Planning and Building. <u>If significant materials are recovered, curation shall be required in a facility that is appropriate for the maintenance of archaeological materials.</u></p>	
Geology		
<p>The exposure of a residential community and individual persons to ground acceleration generated from potential earthquakes along off-site faults would be a direct, long-term, significant impact associated with implementation of the proposed project. Compliance with the requirements of the governing jurisdictions, building codes, and standard practices of the Association of Structural Engineers of California would reduce the potential impact resulting from seismic-induced ground shaking below a level of significance.</p>	<p>5.5-1 During construction, liquefiable soils within the colluvium/alluvium shall be removed and replaced with compacted fill.</p> <p>5.5-2 During construction, highly expansive soils shall be kept below finish grade. Where excavations expose highly expansive materials at finish grade, these materials shall be excavated a minimum of four feet below finish grade. Where excavations expose very highly expansive material at finish grade, these materials shall be excavated a minimum of five feet below finish grade. The excavations shall be replaced with a compacted fill soil that has a low to moderate expansion potential.</p> <p>5.5-3 During construction the developer shall remove loose, compressible soils and replace as compacted fill in areas that will be subjected to new fill or structural loads.</p>	Less than significant

**TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)**

Impact	Mitigation Measures	Significance after Mitigation
Geology (cont.)		
	<p>5.5-4 During grading, the developer shall construct earthen buttresses on unstable slopes with drains installed, as warranted, at the rear of the buttresses to control groundwater.</p> <p>5.5-5 Grading of building pads shall be designed so that foundations bear entirely on a relatively uniform depth of compacted fill. This may be accomplished by overexcavating the cut portion of the building pad.</p> <p>5.5-6 Prior to approval of grading plans for the proposed project, the applicant shall submit an additional geotechnical investigation. The detailed analysis shall be subject to approval of the City Engineer. The analysis shall include, but not be limited to, a delineation of specific locations where liquefiable, compressive, and expansive soils would affect structural stability and where graded slopes would expose bedrock susceptible to instability.</p>	
Paleontology		
Grading impacts to alluvium would potentially impact paleontological resources. Destruction of the paleontological resources from either the Otay Formation or the San Diego Formation would result in a significant, direct, long-term impact.	<p>5.6-1 Prior to issuance of any on-site (or off-site) grading permits, the applicant shall confirm to the City of Chula Vista that a qualified paleontologist has been retained to carry out the following mitigation program. The paleontologist shall attend pregrade meetings to consult with grading and excavation contractors. (A qualified paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques.)</p> <p>5.6-2 A paleontological monitor shall be on-site at all times during the original cutting of previously undisturbed sediments of highly sensitive geologic formations (Otay and San Diego Formations) to inspect cuts for contained fossils. The paleontological monitor shall work under the direction of a qualified paleontologist. The monitor shall periodically (every several weeks) inspect original cuts in deposits with an unknown resource sensitivity (Quaternary alluvium). (A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials.)</p>	Less than significant

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)

Impact	Mitigation Measures	Significance after Mitigation
Paleontology (cont.)		
	<p>5.6-3 If fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In instances where recovery requires an extended salvage time, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Where deemed appropriate by the paleontologist (or paleontological monitor), a screen-washing operation for small fossil remains shall be set up.</p> <p>5.6-4 Prepared fossils, along with copies of all pertinent field notes, photographs, and maps, shall be deposited (with the applicant's permission) in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed which outlines the results of the mitigation program. This report shall include discussion of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils.</p>	
Agriculture		
<p>The loss of agricultural land and land suitable for the production of crops would result in a significant impact due to the incremental and irreversible loss or impairment of limited agricultural resources. Noise, odors, insects, rodents, and chemicals associated with agricultural operations would create indirect, short-term, potentially significant impacts between the agricultural uses and urban uses.</p>	<p>5.7-1 The agricultural plan included in the Village Six SPA Plan shall be implemented for the area as development proceeds on the project. The following measures shall be implemented by the developer, to the satisfaction of the Director of Planning and Building.</p> <ul style="list-style-type: none"> a) A 200-foot buffer between developed property and ongoing agriculture operations; b) Vegetation to shield adjacent urban development (within 400 feet) from agriculture activities where pesticides are to be applied; c) Notification of adjacent property owners of potential pesticide application through newspaper advertisements; and d) Fencing to ensure the safety of Village Six SPA residents. 	<p>Direct Less than significant</p> <p>Cumulative impacts remain significant and unmitigated</p>

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)

Impact	Mitigation Measures	Significance after Mitigation
Housing and Population		
No significant adverse housing and population impacts have been identified.	No mitigation measures are required.	No impacts
Water Resources and Water Quality		
Project implementation may result in on-site flooding and off-site runoff flooding effects downstream, which would have long-term, direct and indirect, significant impacts. Project implementation may also result in uncontrolled discharge of pollutants with "first flush" events which would have a long-term, indirect, significant impact.	<p>5.9-1 Prior to issuance of a grading permit, a detailed drainage system design study shall be prepared to the satisfaction of the City Engineer, shall include:</p> <ul style="list-style-type: none"> a) Peak runoff at each inlet, outlet, interceptor, concentration, or confluence point, both predevelopment and postdevelopment conditions; and b) The integration of the proposed system with the existing and proposed downstream drainage facilities to effectively control flows within the entire system. c) Maps showing existing and postdevelopment conditions for existing topography and proposed grading plans incorporating a drainage system design with main lines and detention/desilting facilities pursuant to Section 3-202.1 of the Chula Vista Subdivision Manual; and on-site detention/desilting facilities shall be incorporated in the design for the various phases of construction and postconstruction. <p>5.9-2 Prior to the issuance of the first grading permit, the applicant shall submit a SWPPP including assignment of maintenance responsibilities for review and approval by the City Engineer prior to issuance of grading permits. The SWPPP shall be consistent with the requirements of the Clean Water Act and the BMPs of the RWQCB. BMPs identified in the SWPPP shall include but shall not be limited to the following:</p> <ul style="list-style-type: none"> a) Temporary erosion control measures designed in accordance with the Chula Vista Grading Ordinance shall be employed for disturbed areas and shown on the grading plans b) No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months. 	Less than significant

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)

Impact	Mitigation Measures	Significance after Mitigation
<u>Water Resources and Water Quality (cont.)</u>		
	c) Sediment will be retained on-site by a system of sediment basins, traps, or other appropriate measures, and shown on the grading plans.	
	d) Silt and oil and other contaminants will be prevented from entering the storm drain system or removed from the system, by a means acceptable to the City Engineer. Storm drain inlets shall be labeled "No Dumping-Drains to Ocean."	
	e) All parking lots shall be designed to allow storm water runoff to be directed to vegetative filter strips or oil-water separators to control sediment, oil, and other contaminants.	
	f) Permanent energy dissipaters will be included for drainage outlets.	
	g) <u>A combination of on-site structural and non-structural BMPs for the treatment of urban pollutants in compliance with the Municipal Permit.</u>	
<u>Traffic, Circulation, and Access</u>		
<u>Direct Impact</u>		
Otay Lakes Road: Between H Street and Telegraph Canyon Road.	5.10-1 If development exceeds 944 units without SR-125, it is necessary to widen to Otay Lakes Road to six lanes or construct intersection improvements on Otay Lakes Road that provide additional capacity to the satisfaction of the City Engineer.	Less than significant
<u>Cumulative Impacts</u>		
Olympic Parkway: The segment between SR-125 and Eastlake Parkway.	5.10-2 The General Plan shall be amended to designate this portion of the roadway as an Enhanced Prime Arterial with eight lanes. The required amendment shall be adopted no later than the first General Plan Amendment considered for adoption in 2002. The applicant shall contribute a fair share towards construction of the two additional lanes.	Less than significant
Olympic Parkway Between EastLake Parkway and Hunte Parkway	5.10-3 The applicant shall contribute a fair share towards the construction to six-lane Prime Arterial standards.	Less than significant

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)

Impact	Mitigation Measures	Significance after Mitigation
Traffic, Circulation, and Access (cont.)		
Otay Lakes Road: The segment between SR-125 and Eastlake Parkway.	5.10-4 The General Plan shall be amended to designate this portion of the roadway as an Enhanced Prime Arterial with seven lanes. The required amendment shall be adopted no later than the first General Plan Amendment considered for adoption in 2002. The applicant shall contribute a fair share towards construction of the additional eastbound lane.	Less than significant
Otay Lakes Road: The segment between H Street and Telegraph Canyon Road.	5.10-5 The applicant shall contribute a fair share towards widening to six lanes or towards intersection improvements that provide additional capacity along Otay Lakes Road to the satisfaction of the City Engineer.	Less than significant
Otay Lakes Road: The segment between Bonita Road and H Street.	5.10-6 The applicant shall contribute a fair share towards the widening to six lanes or towards intersection improvements that provide additional capacity along Otay Lakes Road to the satisfaction of the City Engineer.	Less than significant
Other intersections and roadways (only without SR-125).	5.10-7 Prior to the construction of SR-125, the City shall stop issuing new building permits for Village Six when the City, in its sole discretion, determines either: a) Building permits for a total of 9,429 dwelling units have been issued for projects east of I-805, or b) An alternative measure is selected by the City in accordance with the City of Chula Vista Growth Management Ordinance. The start date for counting the 9,429 dwelling units is January 1, 2000. Notwithstanding the foregoing, the City may issue building permits if the City decides in its sole discretion that either traffic studies demonstrate, to the satisfaction of the City Engineer, that the circulation system has additional capacity without exceeding the GMOC traffic threshold standards; other improvements are constructed which provide additional necessary capacity; or the City selects an alternative method of implementing the GMOC standards.	Less than significant
Olympic Parkway/Wueste Road Intersection	5.10-8 The applicant shall contribute a fair share towards the future signalization of this intersection.	Less than significant

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)

Impact	Mitigation Measures	Significance after Mitigation
Traffic, Circulation, and Access (cont.)		
I-805 Between Bonita Road and Telegraph Canyon Road	5.10-9 Additional lanes would be required to maintain acceptable LOS on I-805. Continued freeway planning efforts and deficiency planning by Caltrans and SANDAG will determine mitigation strategies for the regional freeway system.	Significant
Access to the project from perimeter roadways is required prior to project development	<p>5.10-10 Prior to approval of the first final map, which triggers the installation of the related street improvements, the applicant shall enter into an agreement to construct and secure a fully activated traffic signal including interconnect wiring at the following intersections:</p> <ul style="list-style-type: none"> • La Media and Street J • La Media and Birch Road • Birch Road and Street R • Birch Road and CPF-3 Access <p>The applicant shall fully design the aforementioned traffic signals as part of the improvement plans for the related street and shall install underground improvements, standard and luminaries in conjunction with the construction of the related street improvements. In addition, the applicant shall install mast arms, signal heads, and associated equipment with traffic signal warrants are met as determined by the City Engineer.</p> <p>Once 75 percent of the residential units within Village Six have been constructed, the applicant shall conduct a traffic signal warrant analysis at the Palomar Street/R Street and the R Street/J Street intersections. If traffic signal warrants are met at either or both of the intersections, the applicant shall construct a fully activated traffic signal including interconnect wiring.</p>	

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)

Impact	Mitigation Measures	Significance after Mitigation
Traffic, Circulation, and Access (cont.)	<p>Prior to approval of the first final map, which triggers the installation of the related street improvements, the applicant shall enter into an agreement to construct and secure the necessary modifications, as required by the City Engineer, including interconnect wiring to the following intersections:</p> <ul style="list-style-type: none"> • Olympic Parkway and La Media Road • Olympic Parkway and East Palomar Street <p>The applicant shall fully design the aforementioned traffic signals as part of the improvement plans for the associated street.</p> <p>Prior to the approval of a CUP for the private high school, the applicant shall prepare a site-specific access study and provide the required improvements acceptable to the City Engineer.</p>	Less than significant
Village core traffic operations	<p>5.10-11 All site plans for non-residential uses (with the exception of schools) shall be prepared to the satisfaction of the City Engineer. The City Engineer may require a project-specific traffic study if the project has the potential for resulting in <u>unanticipated</u> circulation impacts. Recommendations to reduce potentially significant impacts shall be incorporated into the site plan or required as a condition of project approval.</p> <p>Potential traffic impacts resulting from development and operation of the schools shall be reviewed by the respective school districts when specific projects are under consideration. All street improvements shall be coordinated with the City and the City shall request review of all draft plans.</p>	Less than significant

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)

Impact	Mitigation Measures	Significance after Mitigation
Traffic, Circulation, and Access (cont.)		
<p>At the time off-site improvements are designed and proposed, additional environmental review may be required to determine potential impacts related to construction, including water quality and traffic and impacts to paleontological resources and the need for specific mitigation measures to address these potential impacts.</p>	<p>5.10-12 Prior to approval of <u>any off-site</u> roadway improvement project, a biological reconnaissance based on detailed grading and design plans shall be conducted by the applicant to document any impacts to sensitive biological resources. Any impacts to sensitive biological habitats shall be mitigated pursuant to the mitigation ratios described in the draft or approved Chula Vista MSCP Subarea Plan.</p> <p>5.10-13 Prior to issuance of any grading permits for <u>any off-site</u> roadway improvement, a detailed acoustical study for the affected roadway segment shall be prepared to determine the need for any noise attenuation measures for adjacent sensitive land uses.</p> <p>5.10-14 Prior to the approval of the design plans for <u>any off-site</u> roadway improvement, a detailed landscaping plan shall be prepared to ensure that potential aesthetic impacts associated with any grading necessary for the improvement are mitigated.</p> <p>5.10-15 As a condition of any off-site roadway improvement approval, monitoring of any grading for the presence of cultural and paleontological resources shall be required. If such resources are encountered during grading operations, the protocol described in Section 5.6 of this EIR shall be required.</p> <p>5.10-16 As a condition of any off-site roadway improvement approval, applicable construction-related water quality mitigation measures shall be required by the City Engineer.</p> <p>5.10-17 As a condition of any off-site roadway improvement approval, preparation of a traffic control plan for delays and hazards associated with construction impacts shall be prepared by the applicant and subject to the approval of the City Engineer.</p> <p>5.10-18 For the widening of Otay Lakes Road between H Street and Telegraph Canyon Road, plans prepared for the improvements shall be designed to avoid impacts to the church and the library.</p>	<p>Less than significant</p>

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)

Impact	Mitigation Measures	Significance after Mitigation
<p>Air Quality</p> <p>The construction of the proposed project would result in the generation of significant temporary construction equipment exhaust emissions, plus long-term significant cumulative emissions from project-generated vehicle trips. The proposed project would result in long-term operational emissions, primarily from vehicle emissions that will exceed SCAQMD thresholds.</p>	<p>5.11-1 The following mitigation measures shall be implemented during construction and placed as notes on all grading plans:</p> <ul style="list-style-type: none"> a) Minimize simultaneous operation of multiple construction equipment units b) Use low pollutant-emitting construction equipment c) Use electrical construction equipment as practical d) Use catalytic reduction for gasoline-powered equipment e) Use injection timing retard for diesel-powered equipment f) Water the construction area twice daily to minimize fugitive dust g) Stabilize graded areas as quickly as possible to minimize fugitive dust h) Pave permanent roads as quickly as possible to minimize dust i) Use electricity from power poles instead of temporary generators during building, if available j) Apply chemical stabilizer or pave the last 100 feet of internal travel path within a construction site prior to public road entry k) Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads l) Remove any visible track-out into traveled public streets within 30 minutes of occurrence m) Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred n) Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads o) Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling p) Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 miles per hour 	<p>Project and cumulative impacts remain significant and unmitigated</p>

**TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)**

Impact	Mitigation Measures	Significance after Mitigation
Noise		
Potential sources of noise related to the proposed Village Six SPA Plan include construction noise, traffic-generated noise, and commercial noise. Traffic on La Media, Olympic Parkway, Birch Road, and SR-125 would cause a significant noise impact.	<p>5.12-1 Prior to the approval of tentative maps, the applicant shall submit an acoustical study for approval by the Director of Building and Planning, which includes the following:</p> <ul style="list-style-type: none"> a) Location and heights of noise barriers in accordance with Figure 5.12-1 of the EIR; b) A detailed analysis which demonstrates that barriers or setbacks have been incorporated into the project design, such that noise exposure to residential receivers placed in useable exterior areas are at below 65 dB CNEL; and c) A detailed analysis, which demonstrates that barriers or setbacks have been incorporated into the project design, such that, when considered with proposed construction specifications, interior noise levels shall not exceed 45 db CNEL. <p>Should grading or traffic assumptions change during the processing of the tentative map, the barriers shall be refined to reflect those modifications.</p> <p>5.12-2 <u>Noise barriers shall be constructed as shown on Figure 5.12-1 with the following provisions:</u></p> <ul style="list-style-type: none"> a) <u>The applicant shall construct the noise barriers as shown on Figure 5.12-1 prior to the issuance of any building permit for those lots within the noise contour of 65 CNEL or greater as described in the <i>Noise Technical Report for Otay Ranch Village Six, dated September 24, 2001</i>, unless earlier modified by agreement with the City of Chula Vista, California Transportation Ventures (CTV) or its successor in interest, and applicant. All noise barrier design and construction adjacent to SR-125 shall be coordinated with the City of Chula Vista, Caltrans, and CTV or its successor in interest. Noise barrier design and construction adjacent to SR-125 may be modified should a subsequent acoustical study demonstrate to the satisfaction of the Director of Planning and Building that the applicable noise standards will be achieved by a modified design.</u> 	Less than significant

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)

Impact	Mitigation Measures	Significance after Mitigation
Noise (cont.)	<p>b) <u>All other required noise barriers adjacent to Olympic Parkway, La Media Road, and Birch Road as shown on Figure 5.12-1 shall be constructed prior to the issuance of any building permit for lots adjacent to the aforementioned roadways.</u></p> <p>c) <u>Noise barriers shall be shown on wall and fence plans to be approved prior to issuance of the first grading permit to be approved by the City.</u></p> <p>The applicant shall grant an easement to the City along that portion of the project adjacent to SR-125 for future construction of required noise mitigation barriers. ^{xxx}</p> <p>The applicant shall construct the noise barriers adjacent to SR-125 as shown on Figure 5.12-1 prior to the issuance of the first building permit within the adjacent neighborhood or the opening of SR-125, whichever occurs earlier. Noise barrier design and construction adjacent to SR-125 shall be coordinated with the City of Chula Vista, Caltrans, and California Transportation Ventures (CTV). All other required noise barriers adjacent to Olympic Parkway, La Media Road, and Birch Road shall be shown on the grading plan or a wall and fence plan to be approved prior to issuance of the first grading permit within any adjacent neighborhood. Walls adjacent to Olympic Parkway, La Media Road, and Birch Road shall be constructed prior to the issuance of the first building permit within the adjacent neighborhood.</p> <p>5.12-3 Prior to approval of building permits for commercial development, a report shall be prepared demonstrating that HVAC equipment is designed to insure that noise levels from the equipment will not exceed the City of Chula Vista's Noise Ordinance Standards.</p> <p>5.12-4 If balconies are proposed for the multi-family uses adjacent to SR-125, prior to approval of building plans, an acoustical analysis of site plans and building plans shall be prepared by the applicant and reviewed by the Director of Planning and Building to ensure that they meet the 65 dB(A) CNEL exterior.</p> <p>5.12-5 The water pump station shall be placed within an enclosure capable of reducing the noise of the pumps such that, when operating, the sound pressure level at a distance of 50 feet from the pumps is 50 decibels or less. Prior to the installation of the pump station, the applicant shall provide an acoustical report demonstrating that the proposed pumps and enclosure meet this condition, to the satisfaction of the Director of Planning and Building.</p>	

**TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)**

Impact	Mitigation Measures	Significance after Mitigation
Public Services/Utilities: Potable Water		
<p>The proposed project would result in an incremental increase in water consumption and place additional demands on water storage and pumping facilities. The impact to water storage and pumping facilities would be significant if construction of facilities does not coincide with the anticipated growth associated with the Village Six SPA.</p>	<p>5.13.1-1 The final Subarea Water Master Plan shall be approved prior to the approval of any tentative map. The Master Plan shall include the design of water system infrastructure including timing and cost by phase of development and must be in compliance with the OWD Master Plan.</p> <p>5.13.1-2 Prior to approval of the first tentative map, the applicant shall provide the City with a letter from the OWD stating that adequate pumping and storage capacity is available or will be available concurrent with need.</p> <p>5.13.1-3 Prior to approval each TM, the applicant shall provide the City with a letter from the OWD stating that adequate storage capacity exists or will be available concurrent with need.</p> <p>5.13.1-4 Water facilities improvements shall be financed or installed on- and off-site in accordance with the fees and phasing in the approved PFFP for the Village Six SPA Plan.</p>	<p>Less than significant</p>

**TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)**

Impact	Mitigation Measures	Significance after Mitigation
Public Services/Utilities: Recycled Water		
<p>The proposed project would result in an incremental increase in the use of recycled water and place additional demands on water storage and pumping facilities. The increase in use of recycled water has been planned for by OWD and will not have a significant impact. However, the impact to recycled water storage and distribution facilities would be significant if construction of new facilities does not coincide with the project's anticipated growth.</p>	<p>5.13.2-1 The applicant shall provide for adequate recycled water storage and distribution facilities, which shall be constructed in accordance with the Subarea Master Plan and to the satisfaction of the OWD. These water infrastructure improvements are described in the Village Six PFFP and SPA Plan. The proposed PFFP identifies the development impact fees that the applicant shall pay to mitigate impacts, the estimated cost of the facility, the applicant's obligation to construct or pay for the necessary mitigation, and the phasing improvements. Prior to approval of the first final map, the applicant would provide written proof from OWD that adequate water storage and distribution facilities are available to serve the proposed project area.</p> <p>A complete Subarea Master Plan shall be required for approval prior to approval of the tentative map. The recycled water system shall be designed at that time and the timing and cost shall be identified by phase of development.</p> <p>The final Subarea Water Master Plan shall be submitted to the City for review and approved by OWD prior to the approval of any tentative map. The Master Plan shall include the design of water system infrastructure including timing and cost by phase of development and must be in compliance with the OWD Master Plan.</p>	Less than significant
Public Services/Utilities: Sewer		
<p>The existing sewage disposal system does not have enough capacity to accommodate flows from the Village Six SPA Plan, which would result in a near-term significant impact until upgrades to the system are completed.</p>	<p>5.13.3-1 Prior to recording final maps, the City Engineer shall be satisfied that the Poggi Canyon Interceptor has adequate capacity in the interim to handle projected sewage flows. The calculation of existing and anticipated sewage flows has determined that two capital improvement projects are needed to provide capacity for the proposed development. These include the completion of the Salt Creek Interceptor Reach 9B connection to regionally exceed 947 EDUs (Improvement P-1) and increasing the size of the Poggi Canyon line beneath I-805 (Improvement P-2) to regionally exceed 3,770 EDUs.</p>	Less than significant
Public Services/Utilities: Integrated Waste Management		
<p>No significant waste impacts were identified.</p>	<p>No mitigation measures are required.</p>	No impact

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)

Impact	Mitigation Measures	Significance after Mitigation
Public Services/Utilities: Law Enforcement		
Development of the Village Six SPA Plan would result in a significant impact to law enforcement because of the predicted increase in calls for service and the additional travel time required to answer these calls.	5.13.5-1 Significant impacts to police services shall be addressed on a citywide level through the payment of development impact fees. The proposed PFFP describes public facilities fees for police services based on equivalent dwelling units by development phase. The applicant shall pay the public facilities fees at the rate in effect at the time building permits are issued.	Less than significant
Public Services/Utilities: Fire Protection and Emergency Medical Services		
The Chula Vista Fire Department does not currently meet the threshold standard for response time for the City, including the Otay Ranch community. Impacts to fire and emergency medical services would be significant if construction of these facilities does not coincide with the project's anticipated population growth and increased demand for services.	5.13.6-1 Fire service facilities shall be financed or provided in accordance with the fees and phasing in the approved PFFP for the Village 6 SPA Plan. 5.13.6-2 The City shall continue to monitor Fire Department responses to emergency fire and medical calls and report the results to the GMOC on an annual basis.	Less than significant
Public Services/Utilities: Schools		
Project implementation would result in a significant impact to schools unless construction of facilities coincides with student generation and associated service demands.	5.13.7-1 The applicant shall be required to pay all required school mitigation fees <u>or form a community facility district acceptable to the school district.</u>	Less than significant
Public Services/Utilities: Library Service		
A significant impact would result if construction of new library facilities and provision of additional documents does not coincide with project implementation and associated population growth.	5.13.8-1 Library facilities, supplies, and services shall be financed in accordance with the approved fees and phasing in the PFFP for the Village Six SPA Plan.	Less than significant

TABLE 1-2
SUMMARY OF IMPACTS AND MITIGATION
(continued)

Impact	Mitigation Measures	Significance after Mitigation
Public Services/Utilities: Parks and Recreation		
Project implementation would generate increased demand for parks and recreation facilities. A significant impact could result if dedication of parkland and construction of new facilities does not coincide with project implementation and project population growth.	5.13.9-1 Neighborhood parks shall be financed and constructed on-site in accordance with the fees and phasing approved in the PFFP for the Village Six SPA Plan.	Less than significant
Hazards/Risk of Upset		
Potentially significant impacts related to the transport of hazardous materials could result from implementation of the Village Six SPA Plan.	5.14-1 The use, transport, storage, and disposal of hazardous materials shall be conducted in compliance with the relevant regulations of federal, state, and local agencies, including the EPA, California Department of Health Services (DHS), and Caltrans.	Less than significant

**TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES**

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Land Use	Significant impacts related to conversion of uses from undeveloped to urban would be avoided because no development would occur.	This alternative does not meet the Village Concept goals of the Otay Ranch GDP. This alternative reduces the amount of multi-family residential use, which would not meet the housing needs of future residents and would not adequately support the commercial and public uses in the village core.
Landform Alteration/ Aesthetics	Significant impacts to landform alteration and lighting would be avoided because no site disturbance would occur.	Significant impacts on landform and visual quality would be similar to the proposed project as the site would be developed, and urban development would be extended. Mitigation measures required for the proposed project would be required for this alternative.
Biological Resources	Impacts to biological resources would be avoided because no site disturbance would occur.	The impacts to biological resources would essentially be the same as the proposed project as the same area would be developed. These impacts would remain less than significant.
Cultural Resources	Impacts to cultural resources would be avoided because no grading would occur.	Potential impacts to cultural resources would be the same as the proposed project, as the same development area would be affected.
Paleontological Resources	Potential significant impacts to paleontological resources would be avoided because there would be no grading of the site.	Potential significant impacts to paleontological resources would be the same as the proposed project as the same development area would be affected. Mitigation measures required for the proposed project would be required for this alternative.

TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES
(continued)

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Geology and Soils	Potential geologic impacts related to ground shaking from seismic activity and localized unstable soils conditions would be avoided because no development or public access would occur.	Potential geologic impacts related to ground shaking from seismic activity and localized unstable soils would be the same as the proposed project as the same development area would be affected. Mitigation measures required for the proposed project would be required for this alternative.
Agricultural Resources	Impacts to agricultural resources would be avoided because no site development would occur. However, continued agricultural activity could result in significant land use compatibility issues between the agricultural operations and adjacent urban uses.	Impacts to agricultural resources would remain the same as the proposed project as the same development area would be converted from agricultural to urban uses. Mitigation measures required for the proposed project would be required for this alternative.
Housing and Population	Impacts on housing and population would be avoided because no site development would occur. This is considered an adverse impact of this alternative because the several of the goals and objectives of the GDP and project, such as provision of housing and employment opportunities, would not occur.	The reduction in available housing would reduce the City's ability to meet the projected need for an additional 13,500 dwelling units by 2005. This alternative would not conform to the SANDAG growth forecast and Growth Management Plan which would result in a potentially significant impact on housing and population.

TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES
(continued)

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Water Resources/ Water Quality	<p>While potential impacts associated with increased runoff, erosion, and degraded water quality from paved surfaces would be avoided, this is considered an adverse impact of this alternative. No structural systems exist to control existing agriculture-related pollutants.</p> <p>Due to the lack of drainage improvements with this alternative, overall impacts to water resources and water quality are expected to be greater than the proposed project.</p>	<p>This alternative does not reduce the development area and would not be expected to result in a reduction in the volume or quality of the runoff from the site. Water resource and water quality impacts would remain unchanged from those associated with the proposed project. Mitigation measures required for the proposed project would be required for this alternative.</p>
Transportation, Circulation, and Access	<p>While the contribution of project-related traffic would be avoided, this alternative would complicate the completion of the Otay Ranch circulation network. Regional traffic impacts would still be significant without completion of Olympic Parkway, La Media, Birch Road and SR-125.</p>	<p>There would be an estimated reduction of 4,995 ADT with this alternative. The significant traffic impacts associated with the proposed project would be reduced but would not be avoided. The traffic mitigation measures required for the proposed project would remain unchanged as the reduction in ADTs would not bring the traffic volumes below the thresholds of significance.</p>

**TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES
(continued)**

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Air Quality	<p>Air quality impacts associated with construction, vehicular emissions, building operations and additional emissions from energy producing facilities would be avoided. In addition, operational emissions from the proposed residential, commercial and institutional uses would be avoided. Existing air quality impacts associated with agricultural operations would continue.</p>	<p>Construction-related air quality impacts would remain essentially the same as the proposed project as the development area is essentially the same as the proposed project. Vehicular emissions would be reduced and there would be a slight decrease in overall long-term air quality impacts associated with power generation and the operation of commercial facilities due to the reduced population. Overall, the reduction in air quality impacts would be minor, and the cumulative impact would remain significant and unmitigated.</p>
Noise	<p>Significant noise impacts associated with project traffic would be avoided. Existing noise levels associated with agricultural operations as well as existing and future noise generated from regional traffic would continue. The overall noise levels within Otay Ranch would be reduced by this alternative due to the reduction in regional traffic.</p>	<p>The noise impacts associated with this alternative would be the same as the proposed project as the development area is essentially the same. Mitigation measures for noise impacts associated with construction and future development areas would be required.</p>

**TABLE 1-3
COMPARISON OF PROJECT ALTERNATIVES
(continued)**

Environmental Issue	No Project/No Development Alternative	Reduced Intensity Alternative
Public Services and Utilities	Significant impacts related to the increased demand on public services and utilities would be avoided.	The demand on public services and utilities would be proportionately reduced. While the need for new and improved infrastructure would be reduced, it would not be avoided. Mitigation measures to reduce significant impacts on public services and utilities would be required. Thus public service and utility impacts would remain significant but mitigable.
Hazards/Risk of Upset	The potential for hazards and risk of upset would be avoided because no use, storage or transportation of potentially hazardous materials would occur. The site would continue to be used for limited agricultural operations which may involve the use of agricultural pesticides.	The reduction in population would reduce the potential impacts associated with hazards and risk of upset. This impact would remain less than significant.

2.0 INTRODUCTION

2.1 Purpose and Scope of the EIR

This document is a Second Tier Environmental Impact Report addressing the adoption of a Sectional Planning Area Plan for Village Six of the Otay Ranch General Development Plan/Subregional Plan. The document was prepared in accordance with the California Environmental Quality Act of 1970 as amended and the guidelines of the City of Chula Vista.

The proposed project is the adoption of a SPA Plan for Village Six of the Otay Ranch GDP. In addition, the EIR includes the evaluation of two concept tentative maps and a possible use of an area as a church and private high school. The following discussion describes the relationship of the SPA Plan to the planning process and outlines the additional steps needed for the ultimate completion of development.

2.1.1 Chula Vista General Plan

The General Plan for the City of Chula Vista outlines the goals and objectives for land use within the city. Chapter 14 of the General Plan addresses the goals and objectives for the Eastern Territories Area Plan. The Eastern Territories Area Plan encompasses the Otay Ranch General Development Plan area and the Village Six project area.

2.1.2 Otay Ranch GDP/SRP

The Otay Ranch GDP/SRP includes plans for 11 urban villages, a golf course community, a resort village, the Planning Area 12, four industrial areas, and two rural estate planning areas. (These equate to a total of 14 villages and 5 planning areas in the GRP/SRP). Included are over 13,000 acres of open space.

The Otay Ranch GDP refers to the plan as adopted by the City of Chula Vista, while the SRP refers to the subregional plan adopted by the County of San Diego. Because the proposed SPA Plan for Village Six is within the city of Chula Vista, this plan is referred to as the Otay Ranch GDP.

The Otay Ranch GDP groups residential areas into "villages." The heart of the village is the village core. Per the guidelines in the GDP, village cores are strategically located within each village. These are mixed-use areas designed to contain essential facilities and services such as elementary schools, shops, civic facilities, child-care centers, local parks, and higher density housing.

In addition to establishing community-wide land use policies, the Otay Ranch GDP also required the preparation of an Overall Design Plan. The Overall Design Plan (1995)

presents a design context for the Otay Ranch and serves as a basis for Village Design Plans that are prepared as part of the SPA planning process.

2.1.3 SPA Plans

The Otay Ranch GDP is implemented through the establishment of SPA plans. The SPA plans implement the plans, goals, and objectives of the GDP, by defining land uses, development standards and zoning. Village Six is one of the eleven urban villages designated in the Otay Ranch GDP.

The SPA Plan establishes design criteria for the site and defines precisely the type and amount of development permitted. It establishes the City's standards for that development including open space provisions and major improvements to be constructed by the developer.

The proposed SPA Plan for Village Six is based on the provisions for this area that are provided in the GDP. The proposed SPA plan conforms to the GDP, and the specifics of the SPA plan are reviewed in this EIR.

The SPA Plan is composed of several regulatory documents that include: (1) Planned Community (PC) District Regulations, (2) an Air Quality Improvement Plan (AQIP), (3) a Water Conservation Plan (WCP), (4) a Public Facilities Financing Plan, (5) Parks, Recreation, Open Space, and Trails Plan, (6) an Affordable Housing Program, (7) Village Design Plans, and (8) a Non-Renewable Energy Conservation Plan (NRECP).

2.1.4 Implementing Permits and Maps

With the adoption of a SPA plan, specific development occurs with the approval of a variety of permits and maps. For the current project, there are two Conceptual Tentative Maps (each by a separate developer) being reviewed and a plan for the development of a church and private high school. The actual development of the project will require the approval of tentative maps (TMs) and grading plans for the allowable uses and the approval of conditional use permits for the church and private high school. The action to which this EIR applies is the approval of the SPA Plan for Village Six. It is anticipated that maps and permits, needed for project implementation, will be sufficiently similar to the program described in this report to minimize the need for subsequent environmental review. Each tentative map will be subject to a subsequent environmental review process.

At each stage of the Otay Ranch planning and development process there has been environmental review in accordance with CEQA. The environmental documents associated with each of the steps in the planning process are listed in Table 1-1 in the Executive Summary.

The current Second Tier EIR uses the information in these EIRs as a foundation for the assessment conducted here. They are each incorporated by reference. Where elements of those documents are critical to the understanding of the environmental effects of the adoption of the Village Six SPA Plan and associated actions, those elements are discussed in this document.

The Otay Ranch Program Final EIR (EIR 90-01, SCH #89010154) and the Sphere of Influence Update EIR (SCH #94041056) have addressed the development of Village Six. The Otay Ranch Program EIR was certified by the Chula Vista City Council and San Diego County Board of Supervisors on October 28, 1993. This Program EIR evaluated the entire 23,000 acres of the original development proposal for Otay Ranch. Potential significant environmental effects resulting from the implementation of the Otay Ranch GDP/SRP were identified for the issues of land use, landform alteration, biology, cultural resources, geology and soils, paleontology, agricultural resources, mineral resources, water quality, traffic, noise, air quality, public services, and hazards and risk of upset.

The Sphere of Influence Update EIR addressed the impacts associated with the inclusion of 12,718 acres of the Otay Ranch into the City of Chula Vista's Sphere of Influence boundary. The Sphere of Influence Update EIR and Mitigation Monitoring Program were certified by the City of Chula Vista on March 21, 1995.

This EIR incorporates by reference the Otay Ranch GDP/SRP Program EIR, the Chula Vista Sphere of Influence Update EIR, associated Mitigation Monitoring Program, and those documents listed in Table 1-1. These documents are available for review at the City of Chula Vista. This EIR contains information summarized from these prior documents to facilitate the reader's review of this document where necessary. These documents are available for review at the City of Chula Vista.

2.2 CEQA Requirements

2.2.1 Environmental Compliance

According to Public Resources Code section 21002.1, "The purpose of an EIR is to identify the significant effects of a project on the environment, to identify alternatives to the project and to indicate the manner in which those significant effects can be mitigated or avoided." This EIR has been prepared in accordance with the requirements of the City of Chula Vista Environmental Review Procedures and complies with all criteria, standards, and procedures of CEQA and the State CEQA Guidelines (California Code of Regulations, Section 15000 et seq.).

2.2.2 Environmental Review Procedure

The City of Chula Vista is the lead agency for this EIR preparation and review process. One of the responsibilities of the lead agency is to approve, disapprove, or otherwise carry out proposed projects. Public participation is important to the environmental review and final decision-making process. The following discussion provides the mechanisms by which this EIR may be reviewed by agencies, organizations, and the general public.

This EIR will be subject to review and comment by the public as well as other interested jurisdictions, agencies, and organizations. A public hearing will be held at the end of the 45-day State Clearinghouse public review period by the Planning Commission to gather verbal comments on the adequacy of the document.

Following public review, a final EIR will be prepared which will address the written comments received during the public review period and oral comments received during the public hearing process. The City of Chula Vista will review and consider the feedback from the public review incorporated into the final EIR in making their decision to approve, revise, or deny the proposed project.

2.2.3 EIR Format

CEQA and the CEQA Guidelines specify the contents of EIRs and require the EIR to clearly identify the location of the specified contents. CEQA and the Guidelines do not, however, specify the format within which those items shall be included. In this EIR, a topical organization has been followed so that most of the information related to a single issue or topic is presented within the same report section. Table 2-1 lists the CEQA Guidelines references for required contents and the location of each in this EIR. Technical studies and supporting materials are provided in the appendixes, which are bound under separate cover and are available for review at the City of Chula Vista Planning Department, 276 Fourth Avenue, Chula Vista, and the Chula Vista Public Library.

2.2.4 Notice of Preparation

In compliance with CEQA, the City of Chula Vista Planning Department circulated a Notice of Preparation (NOP) on August 5, 1999. That NOP was rescinded and a new NOP was circulated on April 5, 2001, to responsible agencies and other interested agencies, groups, and individuals.

This NOP addressed preparation of the Village Six EIR. Ten letters were received in response to the issuance of the NOP. All comments received were considered during preparation of the EIR. The NOP and comments are included in Appendix A.

**TABLE 2-1
CEQA-REQUIRED EIR CONTENTS**

CEQA Guidelines Section	Topic	Location in this EIR
15122	Table of Contents or Index	Table of Contents and this table
15123	Summary	Chapter 1
15124	Project Description	Chapter 2, with further details in each topical discussion in Chapter 4 as appropriate
15125	Environmental Setting	Summarized in Chapter 3, with more detail in the "Existing Conditions" section for each topic in Chapter 4
15126	Environmental Impact	
	(a) Significant Effects	"Impacts" sections of Chapter 5
	(b) Significant Effects Which Cannot Be Avoided	"Impacts" sections of Chapter 5
	(c) Mitigation Measures	"Mitigation" sections of Chapter 5
	(d) Alternatives	Chapter 10
	(e) Significant Irreversible Changes	Chapter 8
	(f) Growth Inducing Impacts	Chapter 7
15128	Effects Found Not To Be Significant	Chapter 9
15129	Organizations and Persons Consulted	Chapter 11
15130	Cumulative Impacts	Chapter 6
15148	Citations of Sources	Chapter 11

Based on the review of the past environmental documents, review of the project by City staff, and comments received in response to the Notice of Preparation, the following issues were determined to be potentially significant and are addressed:

Land Use, Planning and Zoning	Housing and Population
Landform Alteration/Aesthetics	Water Resources and Water Quality
Biological Resources	Transportation, Circulation and Access
Cultural Resources	Air Quality
Geology and Soils	Noise
Paleontological Resources	Public Services and Utilities
Agricultural Resources	Hazards/Risk of Upset

These issues are discussed in detail in Section 5.0. The issue of mineral resources was determined not to be potentially significant during the scoping process.

3.0 PROJECT DESCRIPTION

3.1 Project Location

The Village Six project site encompasses an area of about 386 acres located in the city of Chula Vista, California (Figure 3-1). It is about four miles west of Interstate 805 and immediately east of the proposed alignment of State Route 125 (SR-125). The project area is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway and Otay Lakes Road on the north, La Media Road on the west, and Birch Road on the south (Figure 3-2). The area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch GDP (Figure 3-3). Other planning areas bound Village Six, including Village Two to the west, Village Seven to the south, and Village Five to the north. SR-125 separates Village Six from Planning Area 12, an area designated "Freeway Commercial" located to the east. The impact area considered in this EIR totals 442.7 acres. This includes 386.4 acres within the project area and 56.3 acres in two borrow/storage areas.

3.2 Project Background

As noted above, Village Six is one of 11 urban villages in the Otay Ranch GDP. The Otay Ranch is a master-planned community encompassing approximately 23,000 acres and includes a broad range of residential, commercial, retail, and industrial development. Civic and community uses—such as libraries, parks, and schools—and about 11,375 acres preserved as open space are also included within the Otay Ranch. Each village is based on the "village concept" that blends multi-family homes and shops with parks, schools, and civic activities in a core area within the Village. The Village core is surrounded by single-family houses in secondary areas. All are tied together by pedestrian facilities.

The Otay Ranch GDP was adopted by the City of Chula Vista and the County of San Diego in October 1993. Both agencies were involved in the development and approval of the plan because the planning area included land falling within the jurisdiction of both agencies. The Otay Ranch GDP established goals and objectives for the development of the area. As part of the review and approval process for the GDP, a Program EIR was prepared.

Under the implementation program for the Otay Ranch GDP, SPA plans are required to be approved before final development entitlements can be considered. The proposed SPA Plan will further refine the development standards, land plans, goals, objectives, and policies for Village Six.

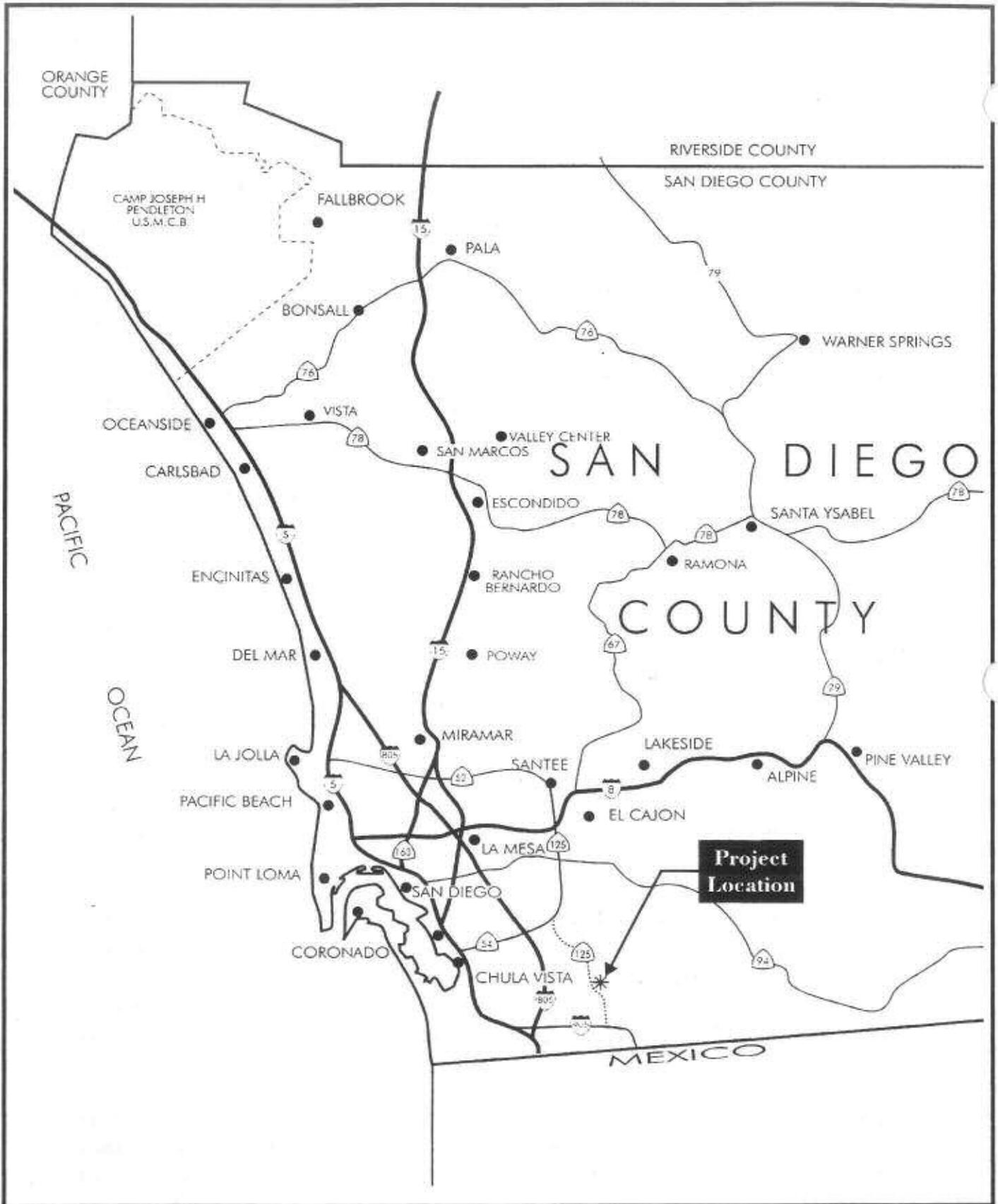


FIGURE 3-1
Regional Location
Village Six Otay Ranch Development Plan

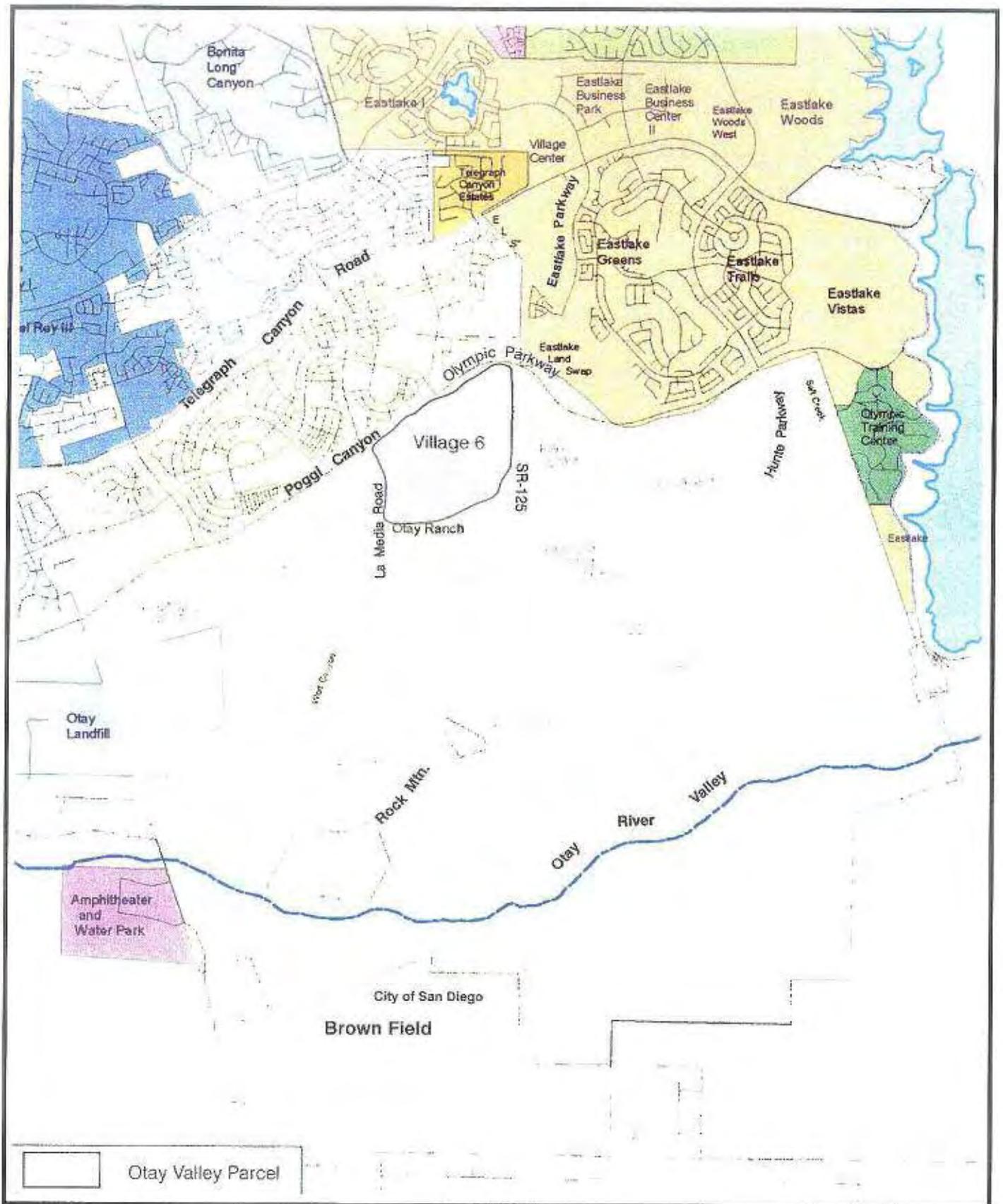


FIGURE 3-2
Otay Valley Parcel
Village Six Otay Ranch Development Plan

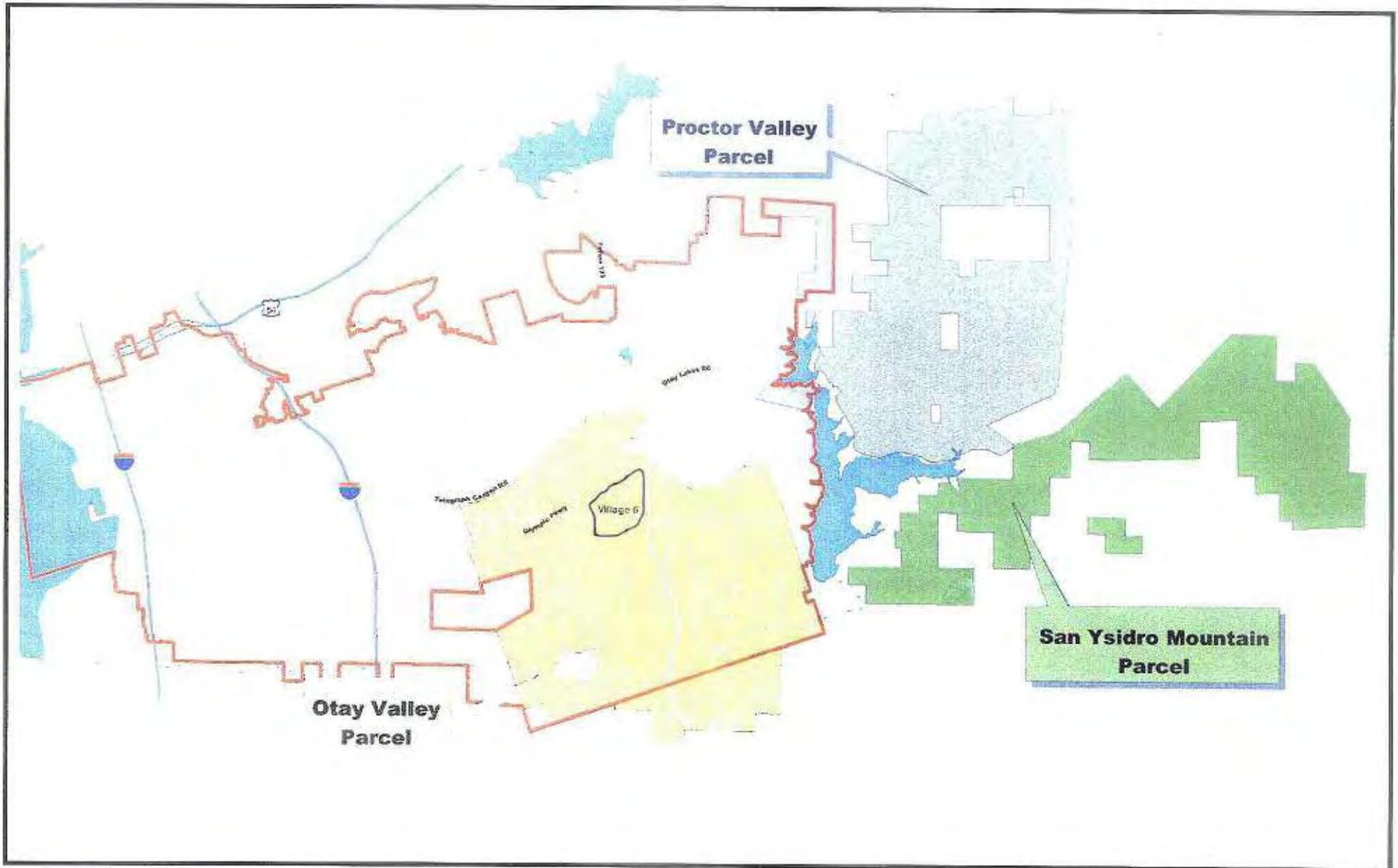


FIGURE 3-3
Otay Ranch Parcels
 Village Six Otay Ranch Development Plan

3.3 Project Characteristics

3.3.1 Village Six

The proposed Village Six SPA Plan proposes development of 2,086 dwelling units (883 single-family and 1,203 multi-family units) on approximately 237 acres. The remaining 149 acres would be developed with non-residential uses, including community purpose facilities, schools, a public park, commercial uses, open space, and circulation rights-of-way. Table 3-1 presents a tabulation of the proposed uses with the proposed project.

A private high school is proposed for the southern area of the project. Should the high school not be developed, the underlying land use would permit the construction of 146 single-family homes. If the single-family homes are built instead of the high school, the total number of units proposed for the project would be 2,232. Both the high school and the residential use options are considered in this document. A tentative map would have to be processed for these residential units to be developed, and subsequent environmental review would be completed by the City of Chula Vista. A private high school and associated church facilities are proposed in the southeast corner of the village within the areas designated R-11/S-2 and CPF-2, respectively. The high school is proposed to include 245,000 square feet of building space and associated outdoor activity areas. The school is anticipated to have a capacity of 2,200 students, a faculty of about 150, and a staff of approximately 50 employees.

Village Six is defined by the Otay Ranch GDP as an Urban Village, planned for transit-oriented development. There are six categories of land use defined in the Village GDP Land Use Plan which include: residential designations of Low Medium Village (LMV), Medium High (MH), and Mixed Use (MU); a Park (P); an Elementary School (K6); and Open Space (O). Specific development guidelines have been established for each of these land use categories. These guidelines are summarized in Table 3-2. The proposed site utilization plan is provided in Figure 3-4.

There are currently three owners of land within Village Six: (1) the McMillin Land Development Company, (2) the Otay Ranch Company, and (3) the Catholic Diocese. The ownership boundaries are shown on Figure 3-5. Two Conceptual Tentative Maps have been prepared that serve as a basis for analysis in this report. The McMillin Development Company ownership (Area 1) and the Catholic Diocese property (Area 3) are included in one Conceptual Tentative Map and the Otay Ranch Company ownership (Area 2) is included on the second map. The allocation of land uses for each of these areas is summarized in Table 3-3.

**TABLE 3-1
VILLAGE SIX NEIGHBORHOOD LAND USE SUMMARY**

Neighborhood Area	Ownership Area	Land Use	Gross Acreage	Dwelling Units	Target DUs/Acre
R-1	1	SF	26.2	105	4.0
R-2a	2	SF	19.7	87	4.4
R-2b	2	SF	21.3	115	5.4
R-3	1	SF	35.6	159	4.5
R-4	1	SF	20.4	92	4.5
R-5	2	SF	16.6	111	6.7
R-6	1	SF	20.4	126	6.2
R-7a	2	SF	<u>12.9</u>	<u>88</u>	<u>6.8</u>
Subtotal			173.1	883	5.1
R-7b	2	MF	5.8	165	28.4
R-8	2	MF	11.7	337	28.8
R-9a	2	MF	21.8	163	7.5
R-9b	2	MF	12.7	326	25.7
R-10	1	MF	12.1	<u>212</u>	<u>17.5</u>
R-11/S-2*	3	Private school	<u>32.5</u>		
Subtotal			64.1	1,203	18.8
MU-1	2	Mixed use	<u>3.0</u>	N/A	N/A
Subtotal		Comm.	3.0	N/A	N/A
CPF-1	2	CPF site	5.2	N/A	N/A
CPF-2	3	CPF site	<u>11.5</u>	N/A	N/A
Subtotal			16.7	N/A	N/A
P-1	2	Park	<u>7.6</u>	N/A	N/A
Subtotal			7.6	N/A	N/A
S-1	2	School	<u>10.0</u>	N/A	N/A
Subtotal			10.0	N/A	N/A
Open Space		O.S.	21.1	N/A	N/A
Streets		Streets	<u>58.3</u>	N/A	N/A
Subtotal			79.4	N/A	N/A
OVERALL TOTAL			386.4	2,086*	5.4

SOURCE: Village Six SPA Plan (February 2001).

NOTE: SF = single-family; MF = multi-family; comm. = commercial.

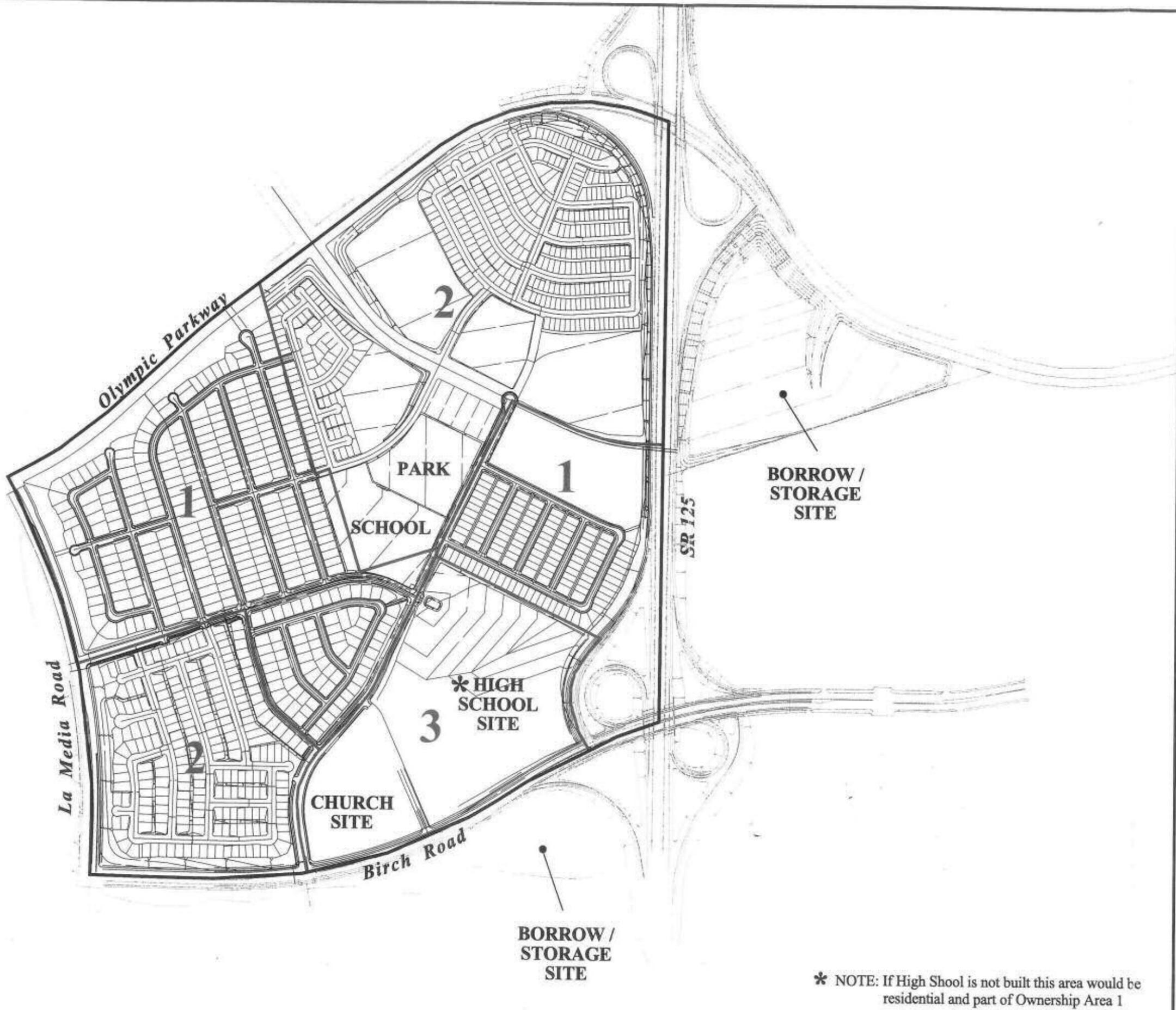
*R-11/S-2 is the 32.5-acre Catholic private school. If the high school is not constructed, 146 residential units will be constructed on the development footprint. This would result in a total of 2,232 residential units.

Ownership Area: 1 = McMillin; 2 = Otay Ranch; 3 = Catholic Diocese

**TABLE 3-2
DESCRIPTION OF LAND USE DESIGNATIONS**

Symbol	Category	Description
LMV	Low Medium Village	The LMV category is permitted only in large-scale master planned communities containing a variety of uses, including commercial, designed and organized in a manner that encourages non-automotive travel and pedestrian orientation: a village. To ensure character differentiation and village viability, the LMV category requires specific area densities within the range of 3 to 6 dwelling units per acre. Therefore, LMV categories are accompanied by a specific density and number of homes. The density is not tied to any segment of the range. This housing type includes a wide variety of lot sizes, predominantly single-family, organized in patterns which contribute to a small-scale pedestrian-oriented community. The occurrence of some attached homes within this designation is consistent with the intent, as long as the character of the development area is consistent with the typical single-family neighborhood.
MH	Medium High (village core)	This category includes multi-family units such as town homes, garden apartments, and stacked flats, including flats over commercial. Densities within the range of 11 to 18 dwelling units per acre are appropriate. Mobile homes are also included in this category.
MU	Mixed Use (village core)	The most critical element of the village cores is mixed-use areas. Mixed land uses are provided in order to concentrate activities accessible to pedestrians. The creative mixing of uses enhances interaction and discourages multiple auto trips. The mixed-use development category is a combination of uses, befitting an energetic town-like environment. The mixed-use category promotes innovation and economic services to the village; therefore, there is flexibility in the standards.
CP/P	Community Park/Park	This overlay designation indicates the approximate location of community parks (CP) and neighborhood parks (P). These facilities are to be fixed in location at the SPA level.
OS	Open Space	These areas include management preserve, open space, regional park, and open space district areas. No dwelling units are allocated to these areas.

SOURCE: GDP Otay Ranch Land Use Designations Table, 1998.



- Project boundary
- 2 Ownership areas

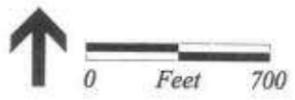


FIGURE 3-5
Conceptual Tentative Map
Village Six Otay Ranch
Development Plan

* NOTE: If High School is not built this area would be residential and part of Ownership Area 1

**TABLE 3-3
LAND USES BY OWNERSHIP AREA**

Ownership Area	Single-family		Multi-family		Mixed Use Acres	Non-Residential Uses	Total Units	Acres
	Acres	Units	Acres	Units				
1	102.6	482	12.1	212	0	34.0	694	148.7
2	70.5	401	52.0	991	3	68.2	1,392	193.7
3						44.0		44.0
TOTAL	173.1	883	64.1	1,203	3	146.2	2,086	386.4

It should be noted that these Conceptual tentative maps evaluated in this EIR do not constitute official tentative map submittals. Tentative maps are not being considered for approval at this time. While it is anticipated that the ultimate tentative maps will be very similar to the Conceptual tentative maps presented here, there is some potential for modification prior to actual map adoption. The adoption of tentative maps is a discretionary action and will be subject to subsequent environmental review by the City of Chula Vista, as appropriate.

In addition to the need for tentative maps in the future, the development of the project reviewed in this EIR will also require conditional use permits (CUPs) and design review for the church and private high school project, as well as all CPF uses. Completion of these CUPs is part of the site plan review process specified in Section II.3.7.9 of the Village Six SPA. The review of this CUP is also a discretionary action subject to additional CEQA review. Multi-family projects will require Design Review Committee approval. The current conceptual site plan for the church and private high school is shown in Figure 3-6.

3.3.2 Single-Family Residential

A total of 883 single-family dwelling units are proposed on 173.1 gross acres within the project area. These units would be distributed throughout eight neighborhoods. Neighborhood densities would range from 4.0 to 6.8 dwelling units per acre with lot sizes ranging from 3,000 to 8,000 square feet. Small-lot single-family homes and alley product types are proposed in neighborhoods designated for the highest densities. If the high school is not built in Neighborhood R-11/S-2, 146 additional single-family homes could be constructed on 32.5 acres, for a total of 1,029 single-family dwelling units.

3.3.3 Multi-Family Residential

A total of 1,203 multi-family dwelling units with densities ranging from 7.5 to 28.8 dwelling units per acre are proposed on 64.1 gross acres in the village core. Five multi-family neighborhoods are proposed within the northeastern portion of the village. Multi-family dwelling units would be two to ~~either three or four~~ stories tall in the village core

7-5-2000
 10:56 AM
 1:27:50 AM
 • CATHOLIC DIOCESE
 HIGH SCHOOL MASTER PLAN
 NUMBER, SQUARE FEET, AND NUMBER OF STUDENTS

LEGEND:

	NUMBER	SQ. FEET	# OF STUDENTS
1. ADMIN.	1	9,250	1
2. GYM	2	69,000	2
3. THEATER / ARTS	1	17,000	1
4. STUDENT SUPPORT (DINING)	1	11,700	1
5. LIBRARY	1	10,000	1
6. CHAPEL	1	1,000	1
7. MATH / SCIENCE	2	59,700	2
8. LANGUAGE / SOCIAL STUDIES	2	37,400	2
9. ENGLISH	2	29,400	2
10. RELIGION	2	25,200	2
11. MAINTENANCE	1	2,200	1
12. CHURCH	1	47,800	140
13. DROP OFF			

□ VERTICAL BLDG. ELEMENTS

SITE PLAN

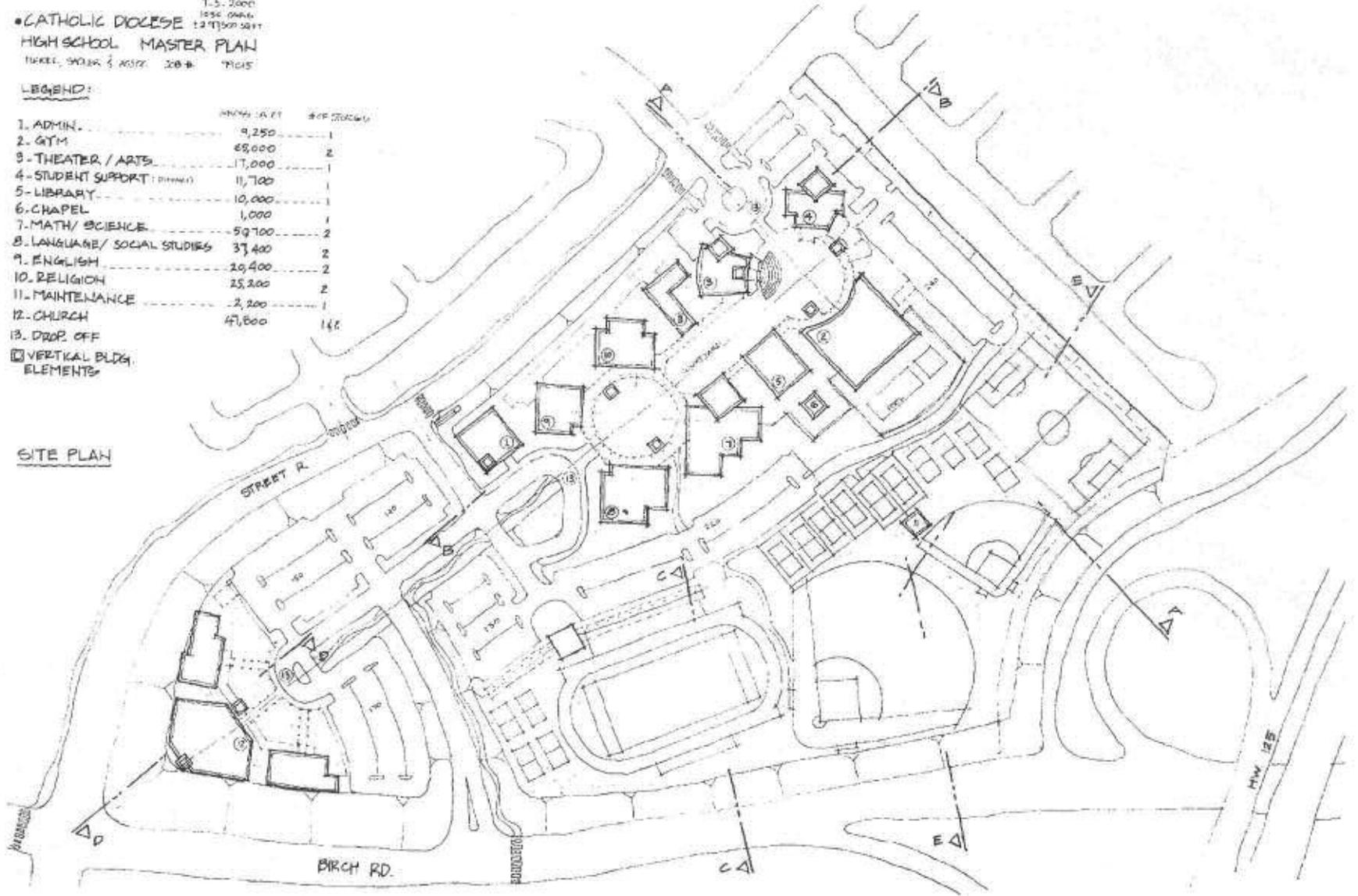


FIGURE 3-6
Proposed Church and Private High School Conceptual Site Plan
 Village Six Otay Ranch Development Plan

with building heights decreasing towards the periphery. ~~Multi-family neighborhoods are planned to separate the village core commercial and civic uses from SR-125 and the area designated as Freeway Commercial to the east.~~

3.3.4 Parks and Regional Preserve

New development in the city of Chula Vista is required to provide public parkland, improved to City standards and dedicated to the City. Parkland dedication requirements are specified in Section 17.10.040 of the Chula Vista Municipal Code. The Parkland Dedication Ordinance requires 3 acres of neighborhood and community park per 1,000 residents. The proposed project meets a portion of this ~~these~~ requirements with a 7.6-gross-acre (7.0 net acres) neighborhood park proposed adjacent to the elementary school site, within the village core. The balance of this local park obligation will be met off-site in a future community park site.

The preserve conveyance standard requires 1.188 acres of preserve land per developable acre (excluding arterial streets, SR-125, public parks, and schools), which results in a conveyance requirement of 395.28 acres to the Otay Ranch ~~regional~~ preserve.

3.3.5 Schools

There is a proposed elementary school centrally located ~~within~~ the proposed residential neighborhoods. The 10-acre school parcel is sited at the southwest end of the village core area adjacent to the proposed park. As noted above, a private high school is being considered for Parcel R-11/S-2, a 32.5-acre parcel located adjacent to the intersection of Birch Road and the proposed alignment of SR-125.

3.3.6 Community Purpose Facilities

Two CPF areas are proposed within the project area. A 5.2-acre parcel (CPF-1) is located within the village core adjacent to the trolley station at East Palomar and an 11.5-acre site (CPF-2) is located in the south-central portion of the project adjacent to Birch Road. All CPF uses would require a CUP.

This EIR considers potential uses for these CPF sites. The Catholic Diocese owns CPF-2, which is a proposed church site, and the Otay Ranch Company owns CPF-1. The church on CPF-2 would include about 45,000 square feet of building space with a sanctuary, chapel, parish hall, eight classrooms, and administrative and support space. Parking, ingress, and egress are provided in support of this proposed use. A specific CPF use has not been proposed for CPF-1. The analysis in this report considers allowable CPF uses on this site.

The private high school is proposed for an area to the east of the church site. The private high school is not a CPF use. Under the current design, the high school and the church share a unified site plan.

There are three areas designated on the site utilization plan as “common useable open space.” These are designated as CPF-1x, R-2bx, and R-3x on Figure 3-4. These common useable open spaces could receive CPF credit.

3.3.7 Mixed Use

Approximately 3.0 acres of Mixed Use are proposed. Additionally, the SPA Plan provides a list of allowed administrative services, professional services, general commercial uses, public/semi-public uses, and other uses. More intensive commercial use types would be permitted only after approval of a CUP. Residential uses are allowed but none are allocated at this time.

Circulation System

The proposed circulation system for the project is illustrated in Figure 3-7. The planned system includes both roadways and regional transit. Circulation element roadways in and adjacent to the project area and their classification are listed in Table 3-4. In addition to the circulation element roadways, there are internal streets, which provide circulation within the village.

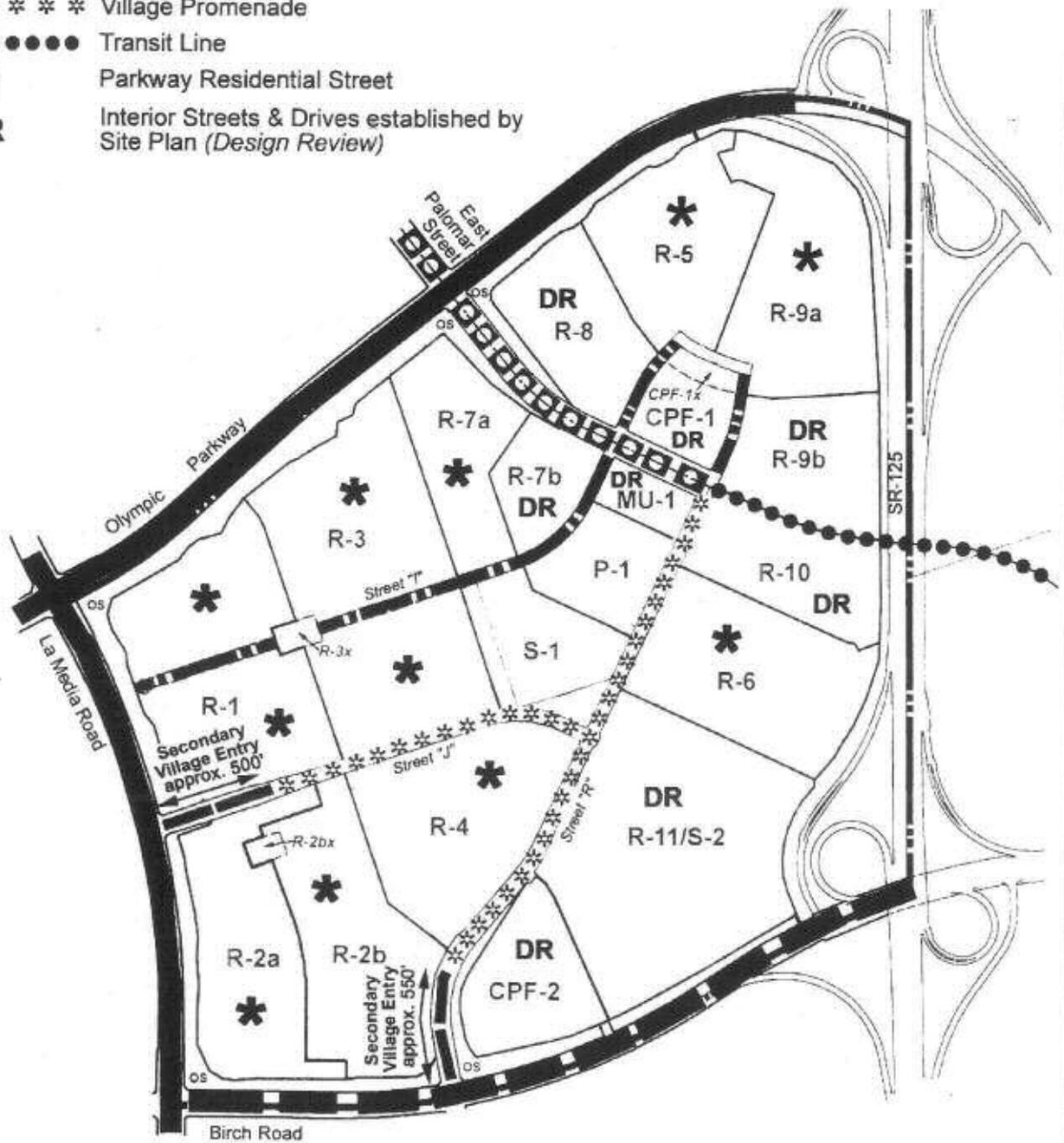
**TABLE 3-4
CIRCULATION ELEMENT ROADWAYS AND INTERNAL STREETS**

Roadway	Classification
Olympic Parkway	Prime Arterial
La Media Road	Prime Arterial
Birch Road	Six-Lane Major Road*
East Palomar Road	Village Entry Street
Street R	Secondary Village Entry/Residential Promenade
Street J	Secondary Village Entry/Residential Promenade
Street I	Residential Promenade

*subject to the GDP amendment.

The Otay Ranch GDP calls for transit-oriented development. Consistent with the GDP, the village core has a designated light rail ~~trolley~~ station and would contain the right-of-way for the future light rail alignment and transit station. It is possible that the rail alignment may be used by rubber wheeled transit or rail based transit. The station is planned to be located in the village core adjacent to the commercial area. In addition, bus

-  Prime Arterial - Ranch Theme Street
-  Six Lane Major Street
-  Transit Village Entry Street (with Transit in the Median)
-  Secondary Village Entry (First 500')
-  Core Promenade
-  Residential Promenade
-  Village Promenade
-  Transit Line
-  Parkway Residential Street
-  DR
- Interior Streets & Drives established by Site Plan (Design Review)



Map Source: Cinti Land Planning



FIGURE 3-7

Circulation

Village Six Otay Ranch Development Plan

lines are proposed for public transit service from neighboring villages to facilitate transit use.

The circulation plan for this project proposes a system that would extend existing roadways, including La Media Road and Birch Road. East Palomar Street would continue from Village Five into Village Six as a Village Entry Street. A Village Entry Street is one of several roadways that will provide multiple routes within the villages of Otay Ranch. The first 500 feet of Streets J and R would be designated as Secondary Village Entry streets.

All new road construction would provide facilities for vehicular and non-vehicular modes of transportation, including roads and, variably, pedestrian trails and bicycle routes. Primary access would be provided at the intersection of Olympic Parkway and East Palomar ~~Street~~ Road. Additional village access points would be available from La Media Road and Birch Road. The future construction of SR-125 would provide additional north-south access directly to the project via Olympic Parkway and Birch Road.

3.3.8 Open Space and Trails

The proposed site utilization plan shows 21 acres to be dedicated as open space in an average 75-foot buffer around the perimeter of the village. Proposed open space within Village Six is designed to provide landscaped buffer areas and to protect slopes and scenic corridors. Open space areas along Poggi Canyon would be located outside of neighborhood boundaries.

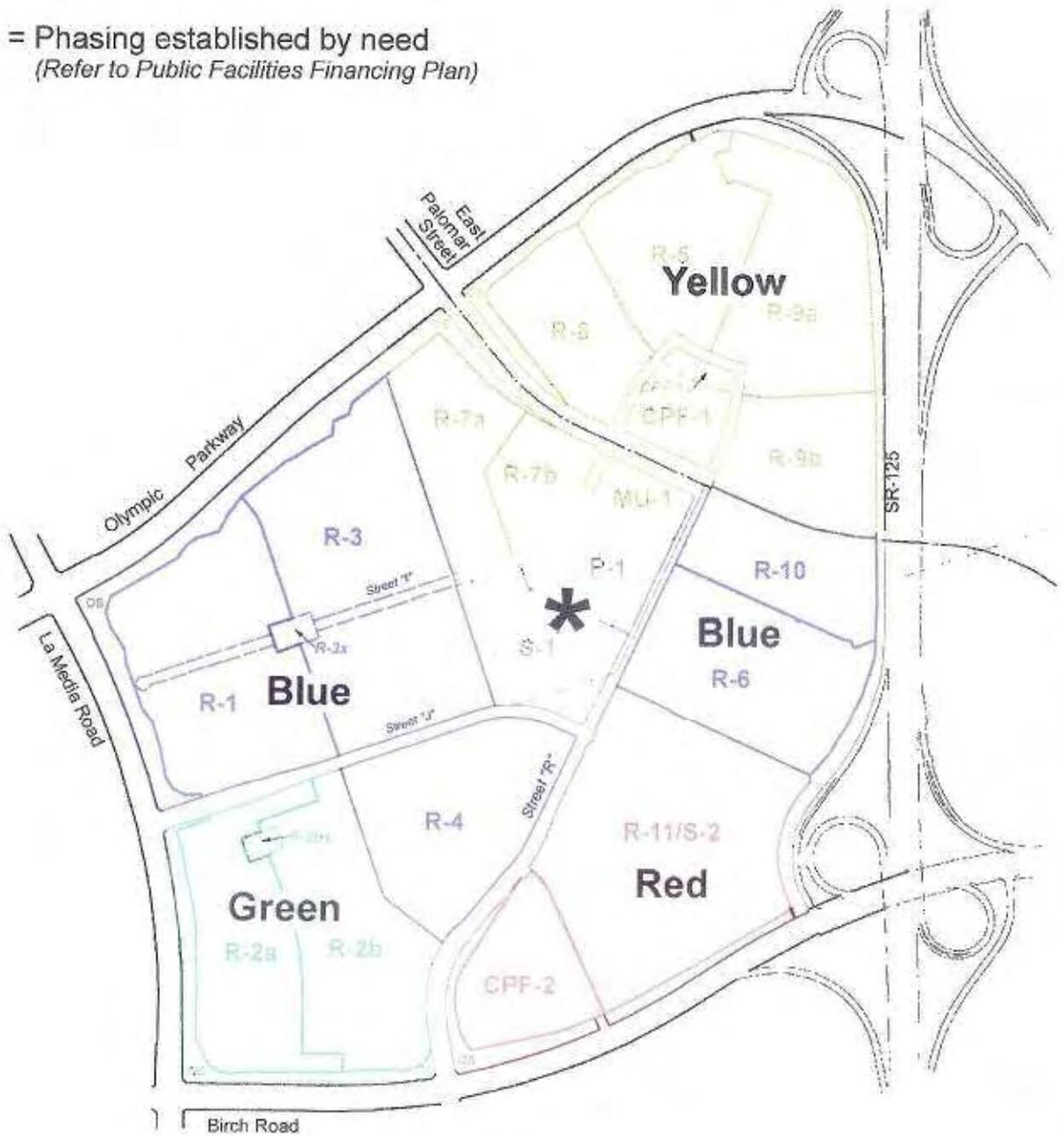
Olympic Parkway and La Media Road include a 10-foot-wide off-street trail for pedestrians and bicycle use within the right-of-way. Birch Road would be constructed with bike lanes adjacent to the curb on both sides of the street. The Additional 15-foot-wide off-street village pathway is paths are proposed along the Village Entry and narrows to a 10-foot paved village pathway paths along Secondary Village Entry, and Residential Promenade streets. Off-street paths-The village pathway will be part outside of the right-of-way and will be 15 feet wide to accommodate electric carts. A pedestrian bridge cart/pedestrian/bicycle overpass connecting to Village Five would also be provided over Olympic Parkway. A pedestrian bridge Overpasses will also be provided to Villages Two over La Media and Seven. The village pathway is intended to serve carts, pedestrians, and bicycles.

3.3.9 Phasing

The Village Six project is proposed to be developed in four non-sequential phases (Figure 3-8). Colors are used in this phasing plan to emphasize the fact that specific developments are not designed to be sequential. Rather, phasing is based upon the demand from existing development and projects with various entitlements through the

Color = Phase Identifier

* = Phasing established by need
(Refer to Public Facilities Financing Plan)



Map Source: Cinti Land Planning



FIGURE 3-8
Phasing

Village Six Otay Ranch Development Plan

year 2010. Development phasing is tied to the ability to service the project. Development phasing is established to limit or reduce certain actions until specific steps are taken to guarantee public facilities will be available.

As an applicant receives each succeeding development approval, the applicant must perform required steps leading to the timely provision of the required facility. Failure to perform the required step would curtail additional development approvals.

The SPA Plan Public Facilities Finance Plan, adopted as part of the SPA Plan, establishes a transportation phasing program with specific improvements and timing of circulation improvements. This phasing plan is intended to maintain the levels of service established in the City's Threshold Standards in the City's Growth Management Element of the General Plan.

3.3.10 Grading

As shown in Figure 3-9, the entire Village Six site would be graded. Approximately 7.2 million cubic yards of earthwork is proposed in two or more separate operations as a part of the project. All graded material would be reused on-site to achieve balanced earthwork. The Village Core will be generally flat and grading will be designed to be sensitive to the requirements for the regional transit.

Grading design is coordinated in consideration of the preliminary profiles for SR-125 provided by California Transportation Ventures, based upon meeting the elevations established within the SR-125 right-of-way. Grading for SR-125 is not a part of the proposed project and, therefore, is not included in the 7.2-million-cubic-yard estimate. Final grading design would be determined during the grading permit process.

A 14.3-acre borrow/storage site will be located south of Birch Road and will be used for the borrowing or storage of up to 300,000 cubic yards of material. Any borrow or storage of material would conform to the existing sloped topography and would be accomplished so as to minimize the need for additional movement of earth for the construction of Village Seven. Finished grade for Village Seven will slope down towards Birch Road.

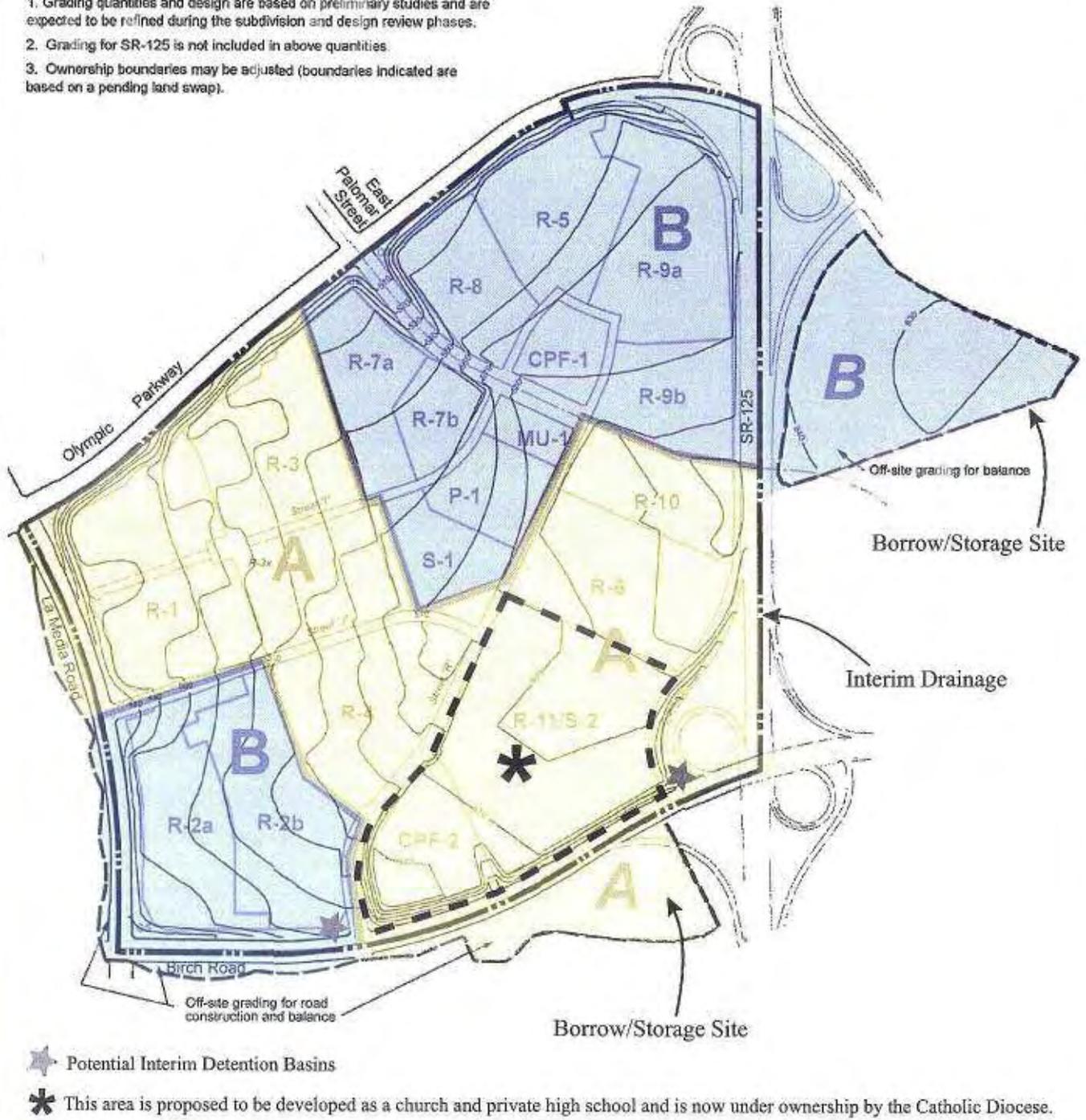
A 42-acre borrow/storage site would be located east of SR-125 within Planning Area 12 and will be used for the borrowing or storage of up to one million cubic yards of material. The elevation of the borrow/storage site would be lowered from the existing elevations in anticipation of the future development for Freeway Commercial uses. The locations of these borrow sites are shown on Figure 3-5.

It should be noted that there is currently a discussion underway that the northeastern portion of the project site may be used as a disposal area for excess soil resulting from the construction of Olympic Parkway area roads. This use of the site has not been established

Symbol	Ownership	Estimated Quantities (million cu. Yds.)
A	Ownership "A" (Applicant)	3.7
B	Ownership "B"	3.5
Total		7.2

Notes:

1. Grading quantities and design are based on preliminary studies and are expected to be refined during the subdivision and design review phases.
2. Grading for SR-125 is not included in above quantities.
3. Ownership boundaries may be adjusted (boundaries indicated are based on a pending land swap).



Map Source: Cinti Land Planning



FIGURE 3-9 Grading Plan

Village Six Otay Ranch Development Plan

or proposed at this time and is not specifically evaluated in this EIR. At such time that a specific proposal is made to place fill on this portion of the site, environmental review of that action would be necessary. Such an action, should it be proposed, will be considered under a separate environmental review process.

3.3.11 Infrastructure Improvements

The Otay Water District would supply potable water to the project area. The proposed potable water mains for the project area would be connected to the 16-inch transmission main currently being installed in La Media Road and East Palomar Street. These lines connect to an existing 20-inch transmission main in Telegraph Canyon Road.

There is also an existing 20-inch transmission main in EastLake Parkway east of Village Six. An extension of the existing main in EastLake Parkway would be needed to serve Village Six.

Consistent with the Otay Ranch General Development Plan, a dual system for potable and recycled water will be constructed. Recycled water will be used if available to irrigate street landscaping areas, manufactured slopes along open space slope areas, and parks. ~~Recycled water may not be used in parkways, because parkways are being maintained by homeowners.~~ Recycled water for irrigation in parkways will be allowed only if maintained by a Community Facility District (CFD) or a Homeowners Association (HOA).

Recycled water supply is currently available to the Otay Ranch area from the 1.3 million gallons per day (mgd) capacity Ralph W. Chapman Water Recycling Facility located near the intersection of Singer Lane and Highway 94. The Chapman facility has a maximum capacity of 1.1 mgd. OWD will supply potable water to the recycled system when high demand exceeds the available capacity. Supplemental recycled water supply will be available from the City of San Diego's planned 15-mgd capacity South Bay Water Reclamation Plant, to be located in the Tijuana River valley near the Mexican border.

Recycled water will be supplied to Village Six through connections to the planned 12-inch 680 recycled zone main in La Media Road and the existing 16-inch 950 recycled zone main in EastLake Parkway.

Project sewage flows would be collected by an on-site trunk sewer line, then connect with flows traveling through East Palomar Street, Birch Road, and La Media Road to the Poggi Canyon Interceptor.

3.4 Project Objectives

As specified in the Village Six SPA plan, the objectives of the proposed project are detailed as follows:

- Implement the goals, objectives, and policies of the Chula Vista General Plan, particularly the Otay Ranch General Development Plan.
- Implement Chula Vista's Growth Management Program to ensure that public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefiting from, the improvements.
- Foster development patterns that promote orderly growth and prevent urban sprawl.
- Maintain and enhance a sense of community identity within the city of Chula Vista and surrounding neighborhoods.
- Establish a pedestrian-oriented village with an intense urban core to reduce reliance on the automobile and promote walking, and use of bicycles, buses, and regional transit.
- Promote synergistic uses between villages to balance activities, services, and facilities.
- Accentuate the relationship of the land plan with its natural setting and the physical character of the region, and promote effective management of natural resources by concentrating development into less sensitive areas, while preserving large contiguous open space areas with sensitive resources.
- Contribute to the unique Otay Ranch image and identity that differentiates Otay Ranch from other communities.
- Wisely manage limited physical resources.
- Implement development consistent with the provisions of the Otay Ranch resource conservation and management plans.
- Establish a land use and facility plan that assures village viability in consideration of existing and anticipated economic conditions.

3.5 Discretionary Actions

The discretionary actions to be taken by the City Council of the City of Chula Vista include the adoption of a SPA Plan for Village Six and the reclassification of Birch Road between La Media and SR-125 from a four-lane major to a six-lane major arterial. This reclassification requires amendments to the Otay Ranch GDP and the Circulation Element of the General Plan. This reclassification of Birch Road is only necessary if the reclassification of this segment of Birch Road is not adopted by the City prior to the

approval of the Village Six SPA plan. The City Council will also determine whether this EIR is complete and in compliance with CEQA as part of the certification process.

With the adoption of a SPA Plan, specific development can occur only after the approval of a variety of permits and maps. Subsequent environmental review will be required for the tentative maps and conditional use permits. The actions to which this EIR applies are the adoption of the SPA Plan for Village Six, and the amendments to the Otay Ranch GDP and Circulation Element of the General Plan necessary to reclassify Birch Road to a six-lane major arterial.

4.0 ENVIRONMENTAL SETTING

The environmental setting for the project area is provided in this section. A more detailed description of the existing conditions is provided at the beginning of each impact issue area addressed in Section 5.0, Environmental Impact Analysis. Information related to the environmental setting contained within the Otay Ranch GDP Program EIR (EIR 90-01) and Sphere of Influence Update EIR (EIR 94-03) is also incorporated by reference into this EIR.

4.1 Location

Otay Ranch lies within the approximately 37,585-acre Eastern Territories Planning Area of the city of Chula Vista. Interstate 805 bounds the Eastern Territories Planning Area on the west, San Miguel Mountain and State Route 54 on the north, the Otay Reservoirs and the Jamul foothills on the east, and the Otay River valley on the south. Otay Ranch Village Six is located roughly in the center of the Eastern Territories Planning Area.

The Village Six project area is located in the north-central portion of the Otay Valley Parcel of the Otay Ranch General Development Plan. The Village Six SPA project area includes approximately 386.4 acres and is bounded by the proposed alignments of SR-125 on the east, Olympic Parkway on the north, La Media Road on the west, and Birch Road on the south. There are also off-site borrow/storage locations that lie to the south and east of the project area.

To the north, the project area is immediately adjacent to Otay Ranch Village Five, which is currently under construction per the approved Otay Ranch SPA One Plan. Additional future urban development will be located on the adjacent Otay Ranch properties, Village Two to the west, Village Seven to the south, and the Freeway Commercial portion of the Planning Area 12 to the east across SR-125.

4.2 Climate

The climate of the region which encompassed the city of Chula Vista is characterized by warm, dry summers and mild, wet winters. Clear skies predominate for much of the year due to a semi-permanent high-pressure cell located over the Pacific Ocean. This high-pressure cell also drives the dominant onshore circulation and helps to create subsidence and radiation temperature inversions. Subsidence inversions occur during the warmer months when descending air associated with the high-pressure cell comes in contact with cool marine air. Radiation inversions typically occur on winter nights when air near the ground cools by radiation and the air aloft remains warm.

4.3 Landform and Vegetation

The Village Six SPA is located within the coastal plain of the Peninsular Range, which is underlain by sedimentary formations. This region consists of broad, gentle mesas traversed by smaller canyons of the Otay River valley. A series of rolling east/west-oriented ridgelines, with intervening channels draining to the west, exist in the project vicinity. Elevations on-site range from approximately 630 feet above mean sea level (MSL) in the eastern portion to approximately 410 feet above MSL.

The northern boundary of Village Six abuts Poggi Canyon and the graded Olympic Parkway right-of-way. The southern boundary of the project area is formed by an unnamed east-west drainage channel. Two mesas and an intervening minor drainage channel comprise the remaining landforms in Village Six. Olympic Parkway has recently been constructed in Poggi Canyon with the resulting configuration of the canyon consisting of an engineered channel with natural features.

The project area is traversed by a system of dirt roads and cattle trails and consists of active and fallow agricultural lands that have been historically cultivated and grazed. No sensitive vegetation occurs within the project area. The dominant plant species are non-native grasses with secondary species consisting of Russian thistle, mustard, and dove weed.

There has been some grading on the project site associated with the construction of Olympic Parkway. In the northwest corner of the site, a borrow/fill site exists. This site was used as a borrow site for materials used in the construction of Olympic Parkway, and as a disposal site for excess material from construction activities at Village 5 to the north.

4.4 Access

Access to the project area will be provided via Olympic Parkway, an east-west arterial, which forms the northern boundary of Village Six and La Media Road, a north-south arterial, which aligns the project area's western boundary. The extension of both arterials to the Village Six boundary will be completed in conjunction with the development of Otay Ranch SPA One. Birch Road, Olympic Parkway, and La Media will provide access to the project area. Regional access to Village Six is provided by I-805, which is located approximately four miles west of the project site and, once constructed, the proposed alignment of SR-125 will provide additional access east of the project area.

4.5 Surrounding Land Uses

Historically, the Otay Valley parcel of the Otay Ranch property has been used for ranching, grazing, dry farming, and truck farming activities. Remnants of the Otay Ranch Farm Complex are located approximately 300 feet to the west of Village Six at its

southwest corner. Otay Ranch SPA One is located to the north and northeast of the project area. SPA One includes Village One and Village Five, which are currently under construction, and the construction of Olympic Parkway along the northern edge of Village Six within Poggi Canyon. Village Five, which is defined as an urban village, is separated from Village Six by Olympic Parkway and a linear open space system in Poggi Canyon.

Village Seven, another urban village, lies to the south of the project area and is separated from Village Six by Birch Road, a major arterial. Village Two is immediately west of Village Six, across La Media Road. The proposed alignment of SR-125 defines the eastern edge of the project area.

5.0 ENVIRONMENTAL IMPACT ANALYSIS

As required by CEQA, this section addresses the existing conditions for each impact area, identifies potential environmental impacts, and presents mitigation measures for those environmental impacts that are deemed significant. This EIR examines all of the environmental issue areas identified in the City of Chula Vista Initial Study Checklist. The analysis focuses on project-specific impacts related to the development of the Village Six SPA Plan and associated implementation actions. Each environmental impact issue area is addressed according to the following format:

Existing Conditions: This section discusses the existing physical environment, current services, and regulating plans and policies applicable to the project area and vicinity as appropriate to the issue.

Thresholds of Significance: This section provides standards by which environmental impacts are measured. Based on this criterion, project impacts can be classified as significant and unmitigated, potentially significant and mitigated below a level of significance, or less than significant.

Impacts: This section provides a discussion of the potential effects that would result from implementation of the proposed project. Both qualitative and quantitative analyses are included based on the proposed land uses identified in the Project Description (Section 3.0).

Level of Significance Prior to Mitigation: This section evaluates the significance of impacts that would occur if the project is implemented as proposed.

Mitigation Measures: This section provides mitigation measures as required by the City of Chula Vista to address potentially significant impacts.

Level of Significance After Mitigation: This section provides a final determination of impact significance after the required mitigation measures are implemented.

Areas of Potential Environmental Impact

Potential environmental impacts of the proposed project were identified by agencies and the public through Notice of Preparation comment letters pursuant to Section 15123(b)(2) of the CEQA Guidelines. The City of Chula Vista identified additional areas of potentially significant impacts through an environmental checklist process. Technical studies were then required for biological resources, cultural resources, geology and soils, paleontological resources, water resources and water quality, transportation, air quality, and noise. The following issues are addressed in this section.

- Land Use, Planning, and Zoning
- Landform Alteration/Aesthetics
- Biological Resources
- Cultural Resources
- Geology and Soils
- Paleontological Resources
- Agricultural Resources
- Population and Housing
- Water Resources and Water Quality
- Transportation, Circulation, and Access
- Air Quality
- Noise
- Public Services and Utilities
- Hazards/Risk of Upset

Section 6.0 of the SEIR includes a discussion of other long-term environmental issues, including potential cumulative environmental impacts resulting from implementation of the proposed project.

5.1 Land Use

Section 3.1, Land Use, Planning, and Zoning, of the Otay Ranch GDP Program EIR (Program EIR 90-01) analyzed the existing conditions, potential impacts, and mitigation measures related to the existing and proposed land uses for the Otay Ranch GDP. Performance standards are derived from the Otay Ranch GDP Program EIR and subsequent first tier EIRs. Specific measures correspond to Section 4.9 of the Program EIR for the GDP. The following discussion focuses on the project-specific impacts to land use, planning, and zoning that would result with implementation of the Village Six SPA Plan.

5.1.1 Existing Conditions

On-Site and Surrounding Land Use Characteristics

Historically, the Otay Valley parcel of the Otay Ranch, which includes the Village Six project area, has been used for ranching, grazing, dry farming, and truck farming activities. Remnants of the Otay Ranch Farm Complex are located approximately 300 feet to the west of the project area at its southwest corner. The project area is currently vacant, unoccupied, and in an unimproved condition.

Otay Ranch SPA One, which is located to the north and northeast of the project area, includes Village One and Village Five, construction of which are under way. Other surrounding land use designations include Village Two to the west, Village Seven to the south, Planning Area 12–Freeway Commercial to the east, and the Eastern Urban Center to the southeast all of which do not have approved SPA plans as yet. Village Five is separated from the Village Six SPA Plan area by a major arterial (Olympic Parkway) and a linear open space system (Poggi Canyon). Otay Ranch SPA One includes the construction of Olympic Parkway along the northern edge of Village Six within Poggi Canyon. Village Seven is also separated from the project area by a major arterial (Birch Road) and Village Two is across La Media Road. The proposed alignment of SR-125 defines the eastern edge of the project area.

Regulatory Documents, Plans, and Policies

The following section describes the regulatory documents, plans, and policies relevant to the proposed project. These include including the City's General Plan, the Otay Ranch GDP (City of Chula Vista 1996a), zoning, the Otay Ranch Resource Management Plan (City of Chula Vista 1996b), the Multiple Species Conservation Program, and the San Diego Association of Government's Growth Management Plan and Strategy.

City of Chula Vista General Plan

The General Plan Land Use Map designates the Village Six project area for low-medium density village residential at three to six dwelling units per acre, distributed around a village core which includes higher density single- and multi-family residential use, an elementary school site, a mixed-use site, and a neighborhood park site.

The General Plan and its policies describe the following characteristics of a “village”:

- A planned community with an individual, unique character;
- Designed to encourage mass transit and non-automotive forms of transportation and not physically oriented to prime arterials or major roads;
- Planned with higher intensity medium and medium-high density residential uses concentrated as part of the mixed commercial and community use village core focal point with single-family residential development surrounding the core areas; and
- Designed with optimal placement of open space and recreational areas to serve village residents.

The General Plan designates the peripheral areas of the project area as open space with surrounding land use designations including low-medium village residential to the north, west, and south and a community park to the southwest. The General Plan also identifies the SR-125 corridor adjacent to Village Six to the east. Land on the eastern side of SR-125 is designated Freeway Commercial and land to the southeast is designated as the Eastern Urban Center.

Otay Ranch GDP

Village Six is defined by the Otay Ranch GDP as an Urban Village, planned for transit-oriented development. There are six categories of land use within the project area: residential designations of Low Medium Village (LMV), Medium High (MH), and Mixed Use (MU); a Community Park (CP/P); an Elementary School (K6); and Open Space (O). Specific development guidelines have been established for each of these land use categories.

According to the Otay Ranch GDP, consistency of the SPA Plan and subsequent discretionary applications are evaluated by the following criteria (GDP Part II, Chapter 1, Section E, Subsection 2):

- Total land use acres for each individual village may not vary by greater than 15 percent of the designated acres as indicated on the overall project summary table of the Otay Ranch GDP, except for the reasons of environmental/wildlife corridor reservations.

- Mixed-use and medium-high and high density residential uses for a village may not exceed the Otay Ranch GDP specified acres as indicated on the overall project summary table of the Otay Ranch GDP, except as permitted by transfer, consistent with the Otay Ranch GDP requirements.
- Units may be moved between villages in response to the location of major public facilities, i.e., schools.
- The total number of units within a village may not exceed the total number of units as indicated on the Overall Project Summary Exhibit of the Otay Ranch GDP for that village.
- If the residential development area is reduced at the SPA level, priority should be given to preserving the amount of land devoted to higher densities supporting transit and pedestrian orientation.
- The Otay Ranch Overall Design Plan shall be accepted prior to or concurrent with the approval of the first SPA, and shall be subject to review and approval by the City of Chula Vista and County of San Diego.

Village Character Policies:

- The village character should be guided by the following qualities:
- Location adjacent to Poggi Canyon, an open space scenic corridor.
- Location along the proposed light rail transit route.
- Views to the mountains on the east, southeast, and northeast.
- Compatibility and linkage with Villages Two and Seven.
- Village Six shall promote uses and activities which encourage ridership and services for transit users.

Village Core Policies:

- A transit stop shall be reserved in the village core at the SPA level and irrevocably offered for dedication at the tentative map level.
- The number of homes identified for the village core represents an urban planning goal. Reductions in the number of multi-family units may be

approved as long as sufficient densities are provided to support bus and light rail transit.

- Some services for users outside the village may be provided in the village core.
- The village core shall be sited to ensure its separation from the regional uses in the Eastern Urban Center.

Parks and Open Space Policies:

- Open space areas adjacent to Poggi Canyon identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Open space character along the canyon shall conform to landscape concepts developed at the SPA level and the guidelines established in the Overall Ranch Design Plan. Setbacks and landscaping shall be provided along East Orange Avenue in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
- Potential SR-125 shall be considered in the placement of uses and buffers.
- A modest landscaped buffer shall be provided along the village edge, due to the absence of significant environmental constraints.
- Pedestrian links to other villages and the overall greenbelt, open space, and recreational systems shall be provided in Village Six.
- Lot lines and grading shall not extend into the open space scenic corridor along Poggi Canyon.

Other Village Six Policies:

- Site planning shall minimize noise impacts and conflicts with SR-125.
- Right-of-way for a transit line shall be reserved at the SPA level and irrevocably offered for dedication at the tentative map level.
- Landform grading guidelines for the edge of Poggi Canyon shall be developed as part of the Village Design Plan at the SPA level. These specific guidelines shall be consistent with the definition and standards established in the Overall Ranch Design Plan.

According to the Otay Ranch GDP, the character of Village Six is guided, in part, by its proximity to Poggi Canyon, which is a designated Scenic Corridor. The Otay Ranch GDP requires that open space along Poggi Canyon is preserved outside of individual private lots; lot grading does not extend into the corridor; and landform grading guidelines for the edge of Poggi Canyon are developed as part of the Village Design Plan at the SPA level. In addition, the Otay Ranch GDP requires that setbacks are provided in keeping with the open space scenic corridor guidelines.

The character of the project area is also guided by its location along the proposed light rail transit route. The Otay Ranch GDP requires that Village Six promote uses and activities that encourage ridership and provides services for transit users. In addition, the Otay Ranch GDP requires that the project area be designed to provide compatibility with pedestrian linkages to Village Two to the west and with Village Seven to the south.

Zoning

The Planned Community Zone (Chapter 19.48, C.V. Zoning Ordinance) of the City of Chula Vista was implemented in conjunction with the adoption of the Otay Ranch GDP. The primary purpose of the Planned Community (PC) zone is to provide for orderly preplanning and long-term development of large tracts of land. The majority of the land in the Eastern Territories Area Plan is zoned for PC use and Otay Ranch, which lies entirely within the City's General Plan area, was rezoned for PC use as part of the Otay Ranch GDP approval process. The SPA Plan implements zoning for this property.

Otay Ranch Resource Management Plan

The Otay Ranch Resource Management Plan (RMP) was adopted in the 1993 GDP in order to establish a permanent open space preserve within Otay Ranch. The purpose of the Otay Ranch Preserve is the protection and enhancement of biological, paleontological, cultural, and scenic resources. RMP objectives include ensuring biological diversity and promotion of the survival and recovery of native species and habitats. The RMP identifies an open space system of 11,375 acres dedicated within the Otay Ranch. The Otay Ranch Preserve would also connect large areas of open space through a series of wildlife corridors. The preserve would cover portions of Salt Creek Canyon to Otay Valley. The preserve boundaries from the RMP have been incorporated into the adopted GDP. The preserve/development boundary of the GDP is consistent with the objectives, policies, and criteria established in the RMP.

The RMP incorporates a Preserve Conveyance Plan as a transfer mechanism for land with high-quality resources. The RMP identifies vernal pools, coastal sage scrub habitat, coastal California gnatcatcher population area, and potential wetlands restoration areas as important target lands. The RMP includes conveyance procedures for dedicating parcels of land to the resource preserve and for determining the proportionate share for each

village. The Otay Ranch GDP identified that the entire Otay Ranch area contained 9,575 developable acres. The conveyance ratio for all development is 1.188 acres for each net acre of project area. Conveyance is required prior to the approval of final maps. The estimated conveyance obligation of 11,375 acres to the Otay Ranch Preserve would be met on a village-by-village basis.

Multiple Species Conservation Program

The Multiple Species Conservation Program (MSCP) is a comprehensive, long-term habitat conservation plan that addresses the needs of a variety of biological resources. The MSCP will cover approximately 900 square miles in southwest San Diego County including Otay Ranch.

The primary goal of the MSCP is to identify large preserve systems which can be set aside to offset impacts from development throughout the area covered by the MSCP. The MSCP is intended to create a process for the take of a covered plant or wildlife species under the state and federal Endangered Species Acts. Local governments which have adopted Subarea Plans detailing how the goals of the MSCP will be achieved and have entered into an Implementing Agreement with the U.S. Fish and Wildlife Service are entitled to issue permits to take any species which is specifically covered under the MSCP.

The City of San Diego's MSCP Final EIR/EIS analyzed a draft Subarea Plan for the City of Chula Vista. The Draft Subarea Plan for Chula Vista was based on the future preserve boundaries contained in the Otay Ranch RMP. On October 17, 2000, the City of Chula Vista City Council adopted the Draft Subarea Plan and is in the process of obtaining permit authority from the resource agencies through the signing of an Implementing Agreement.

For the Otay Ranch GDP area, the Draft Subarea Plan relies on the preserve design and policies contained in the Otay Ranch RMP as the framework for conservation and management of biological resources within Otay Ranch.

The Chula Vista subarea consists of the territory located within the City's jurisdictional boundaries. Species protected under the draft Chula Vista MSCP Subarea Plan are termed "covered species" for which "take" (including habitat take) may be authorized, under state and federal Endangered Species Acts, incidental to land development and other lawful land uses approved by the City. The City will be developing an Implementing Agreement with the wildlife agencies which will function as a contract defining their individual and collective roles in implementing the draft Chula Vista MSCP Subarea Plan for 50 years after final approval of the plan, and ensuring that state and federal take authorizations will be in effect for the same time period. The City will also adopt ordinances regulating habitat loss, grading, and grazing to permit development projects

while ensuring that the MSCP and the draft Chula Vista Subarea Plan are properly implemented. In addition, on October 24, 2000, the U.S. Fish and Wildlife Service designated critical habitat for the coastal California gnatcatcher (*Polioptila californica californica*), which “identifies specific areas that are essential to the conservation of a listed species” (U.S. Fish and Wildlife Service 2000).

The overarching goals of the draft Chula Vista MSCP Subarea Plan include:

- Conservation of covered species and their habitats,
- Delineation and assemblage of the Chula Vista MSCP Preserve,
- Maintenance and funding of the Chula Vista MSCP Preserve, and
- Reduction or elimination of redundant local, state, and federal review of individual projects (by obtaining state and federal take authorizations for 85 species—49 of which are known to currently exist in Chula Vista).

SANDAG Growth Management Plan and Strategy

The San Diego Association of Governments (SANDAG) has adopted a series of plans and policies to address regional growth within San Diego County. Under SANDAG’s Regional Transportation Plan is the Growth Management Plan, which includes a Growth Management Strategy. The strategy incorporates population, housing, and transportation forecasts, including specific projection for the City of Chula Vista. SANDAG has projected that, from 1995 to 2020, the City of Chula Vista will increase in population by 82 percent, civilian employment will increase by 90 percent, and housing units will increase by 79 percent during the same time frame.

The strategy also emphasizes the role of local government in growth management. According to the strategy local governments are integral to the maintenance of a prosperous economy, provision of an adequate and equitable transportation system, preservation of open space and habitat, increasing the rate of home ownership, and reforming the state and local tax system to assist and sustain the aforementioned attributes.

5.1.2 Thresholds of Significance

According to Appendix G of the CEQA guidelines, the proposed project would have a significant impact on land use if it:

- Physically divides an established community.

- Conflicts 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.
- Conflicts with any applicable habitat conservation plan or natural community conservation plan.

Significant land use impacts would also occur if the project fails to comply with the applicable mitigation measures established by the Otay Ranch GDP Program EIR and the Otay Ranch GDP findings of fact, as amended by subsequent projects. These measures include the requirement that SPA plans establish standards for landscaping, grading, and buffering to prevent land use interface impacts such as noise, lighting, and loss of privacy from occurring between internal land uses, particularly between single- and multi-family residential land uses and between residential and non-residential land uses. In addition, the Program EIR requires that the applicant implement the RMP to protect biological resources within Otay Ranch.

5.1.3 Impacts

Land Use Compatibility

On-Site Compatibility

The General Plan Land Use Map designates the Village Six project area for low-medium single-family village residential with a density of three to six dwelling units per acre distributed around a village core containing multi-family units at 18 dwelling units/acre.

The Village Six SPA Plan has been evaluated for consistency with the City's General Plan, the Otay Ranch GDP, zoning, the Otay Ranch Resource Management Plan, the Multiple Species Conservation Program, and the San Diego Association of Government's Growth Management Plan and Strategy discussed above. Consistency of the proposed plan with these programs is summarized in Table 5.1-1.

The adopted GDP Land Use Map is provided in Figure 5.1-1. In both cases, the village core is a central area planned for more intense uses, including a trolley stop, multi-family housing (medium-high density of 18.0 dwelling units per acre), commercial uses, an elementary school, and community-serving activities such as a neighborhood park site. The surrounding area is primarily residential.

A church and privately operated high school site are proposed for the southeastern portion of the project area. The private high school site has an underlying single-family residential designation to which it would revert if the school is not constructed.

**TABLE 5.1-1
CONSISTENCY WITH
APPLICABLE GENERAL AND REGIONAL PLANS**

Plan/Policy/Regulation	Consistency
City of Chula Vista General Plan	No inconsistencies
Otay Ranch GDP	No inconsistencies found. The proposed project includes a GDP amendment for the reclassification of Birch Road from a four-lane major to a six-lane major arterial. No other changes to the GDP are proposed.
Otay Ranch Resource Management Plan	No inconsistencies
Multiple Species Conservation Program	No inconsistencies
Congestion Management Plan	Cumulatively without SR-125, inconsistencies may occur with Village Six unless mitigation applied.
San Diego Air Pollution Control District Regional Air Quality Strategies	Project would not reduce overall effectiveness of Regional Air Quality Strategies.
San Diego Association of Governments Regional Housing Allocation Plan	Variety of housing types provided and affordable housing program included; no inconsistencies.

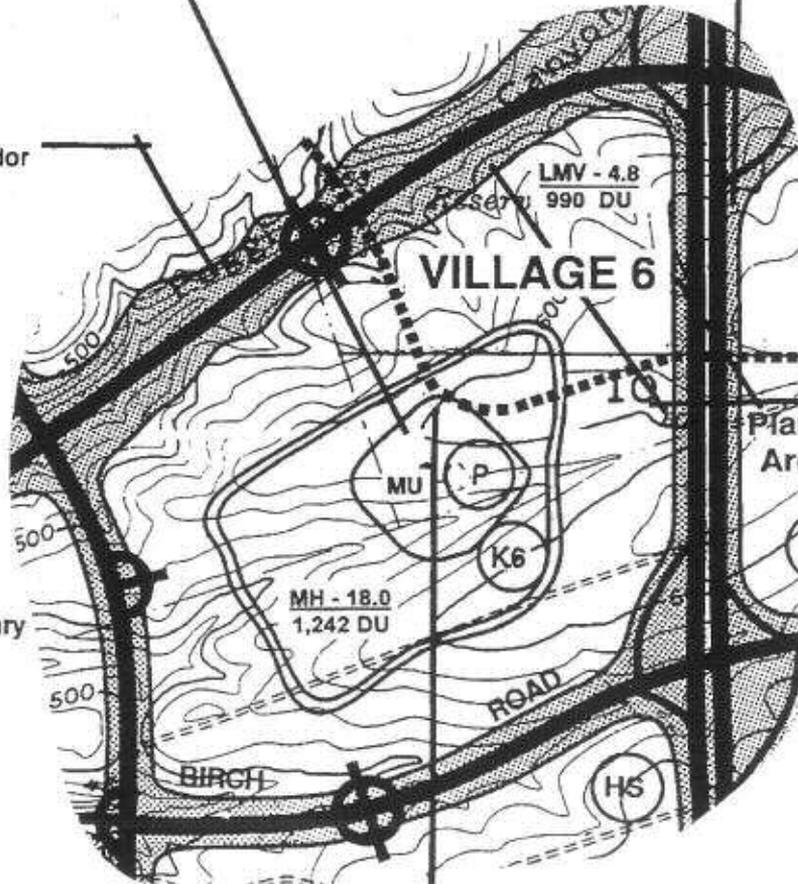
SOURCE: City of Chula Vista (February 2001).

Buffer and Land Use Design
to Minimize Freeway Impacts

Separate Core
from EUC Uses

Open Space
Scenic Corridor

Some Complementary
Relationship with
Village 2



75-foot Average
Buffer Along
Arterials

Transit Right-of-Way
Reservation with Stop
at Village Core



Map Source: Cinti Land Planning



FIGURE 5.1-1
Adopted GDP Land Use Map
Village Six Otay Ranch Development Plan

Peripheral land in the project area is designated as open space. The open space along Poggi Canyon will conform to the Olympic Parkway landscape master plan in accordance with the scenic designation along the roadway's northern edge. Open space slopes will have to comply with the Village Six SPA Plan and the Village Design Plan, as well as the Olympic Parkway Landscape Master Plan.

These land uses are consistent with the prescribed mixed-use village development specified in the Otay Ranch GDP. No on-site incompatibilities are expected to result with project implementation.

Off-Site Compatibility

Land use designations surrounding the project area include low-medium village residential uses to the north, west, and south, with a community park located to the southwest in Village Two. The General Plan identifies the SR-125 corridor to the east of Village Six with land on the eastern side of SR-125 designated for Freeway Commercial use and land to the southeast designated as the Eastern Urban Center.

The proposed residential and mixed-use land uses for the Village Six SPA Plan are compatible with Village Five to the north, across Olympic Parkway, and with Village One to the northwest, because of similar residential and mixed-use land uses. Agricultural operations to the west, south, and east, although limited, would potentially conflict with proposed residential, commercial, and CPF uses. The planned open space around the perimeter of the project area would provide an average buffer of 75 feet, and landscape buffering guidelines are included as part of the SPA Plan to create a vegetative screen around Village Six. Construction of La Media Road and Birch Road, required as frontage roads, would further separate these potentially incompatible land uses. The full-width right-of-way is 128 feet for La Media Road and 128 feet for Birch Road. The GDP requires the implementation of a plan for agriculture. Consistent with the GDP the Village Six SPA plan identifies the following standards that will be implemented with the planning area. A 200-foot buffer will be maintained between developed property and ongoing agricultural operations.

- Use of pesticides will comply with federal, state, and local regulations.
- In those areas where pesticides are applied, vegetation will be used to shield urban development within 400 feet of agricultural activities.
- Farmland owners will notify adjacent developed property owners of potential pesticide application through newspapers.
- Appropriate fencing will be used to ensure the safety of residents where needed.

- Implementation of these agricultural practices, consistent with the GDP, will reduce potential off-site interface impacts to a less than significant level.

The Village Six SPA Plan accommodates the future SR-125 alignment and right-of-way for roadway and ramps. The proposed Otay Ranch GDP is consistent with the City General Plan regarding the placement of SR-125, which will minimize conflicts between the future roadway and other adjacent planned uses. The development of the Village Six SPA plan will consider the landscape design requirements for SR-125 in effect at the time of development.

Conformance with Regulatory Documents, Plans, and Policies

CEQA Guidelines Section 15125(d) requires that applicable general and regional plans be assessed for potential project inconsistency.

City of Chula Vista General Plan

In order to remain consistent with the General Plan, landscape buffering guidelines have been included in the SPA Plan to provide a landscape screen between Village Six uses and the prime arterial roads. The proposed Village Six core area contains higher density residential as one of the mixed land uses to be provided. In accordance with policies outlined in the General Plan for Otay Ranch villages within the Eastern Territories Area Plan, single-family residences surround the village core areas. The village core also includes an elementary school site and a public neighborhood park, and two private recreation areas.

The Village Six SPA Plan would not require amendments to any General Plan policies. The General Development Plan which serves as the guiding land use and circulation document for Otay Ranch will be amended to redesignate Birch Road from La Media to SR-125 as a six-lane major arterial to meet the future traffic capacity, as estimated by the new SANDAG Series 9 growth forecast traffic model. Because of the close spacing of La Media, the Village Six entry and the traffic controlled intersection of a proposed private high school, Birch Road requires reclassification to a six-lane major road to accommodate future buildout volumes on that segment. This change is considered to be a minor amendment to the General Plan. The change is also considered to be consistent with the goals and objectives of the adopted General Plan. Therefore, no significant impacts to land use plans, policies, or regulations of the General Plan would result.

In accordance with General Plan policy for Otay Ranch villages within the Eastern Territories Area Plan, single-family residences form the outside rim of village uses. The proposed Village Six SPA Plan shows low-medium village residential land use distributed around a village core designation with open space designated along frontage boundaries with Olympic Parkway, La Media Road, Birch Road, and SR-125. These land

uses are in conformance with the adopted General Plan Land Use Map. The proposed low-medium village residential land use designation of an average of 5.1 dwelling units per acre is within the General Plan's three to six dwelling unit per acre range for that designation.

In the village core, ~~the residential density average averages-ranges between of~~ 13.4 to 18.8 dwelling units per acre, which is consistent with the General Plan's 11-25 dwelling units per acre. Densities in the village core are consistent with the General Plan's goals of promoting pedestrian orientation and the use of public transportation while supporting the commercial uses proposed within the mixed-use core. In further promotion of public transportation and in accordance with General Plan policies, the Village Six SPA Plan design is oriented internally around the village core with its trolley station central to the design. The General Plan Land Use Map also shows a neighborhood park site and elementary school site in the village core, which is consistent with the Village Six SPA Plan.

No inconsistencies with the General Plan would result from approval for the Village Six SPA Plan. Therefore, the Village Six SPA Plan would not result in significant impacts to land use plans, policies, or regulations of the GDP as amended.

Otay Ranch GDP

The proposed Village Six SPA Plan is consistent with the Otay Ranch land use map. The Otay Ranch GDP specifies a maximum of 990 single-family units and 1,242 multi-family units for the Village Six area. The proposed project includes 883 single-family and 1203 multiple-family units, both below the maximum limit set by the GDP. However, if the private high school site develops as residential, all units authorized by the GDP would be used.

The proposed Village Six SPA Plan and the Conceptual Tentative Maps identify an open space easement along the perimeter of the project. The proposed SPA Plan establishes grading policies and requires that all landscaping within the open space shall comply with the City's Landscape Manual and other applicable codes. The proposed SPA design and guidelines would implement GDP policies. The Conceptual Tentative Maps would establish a pedestrian-friendly community centered around the village core. The Conceptual Tentative Maps contain 2,086 single-family and multi-family dwelling units in residential and mixed-use areas. There are also areas designated for commercial development, road circulation, public parks and private recreational facilities, and open space. The Village design includes a transit stop pursuant to the requirements of the currently adopted GDP.

The GDP allows for the construction of the high school on a parcel zoned for residential use with a CUP. The current proposal is for the placement of a high school on

neighborhood R-11/S-2. In the event that the high school is not constructed, the underlying residential use may be developed. In this case an additional 146 single-family units would be permitted as a result of the adoption of the SPA plan.

The Village Six SPA Plan land use map design was influenced by the alignments of La Media, Olympic Parkway and SR-125, establishment of the trolley line entrance and exit points, ownership boundaries, and implementing policies for the proposed project. With approval of Otay Ranch SPA One (Village Five and Village One) along with more detailed engineering studies, the alignment of the Village Six boundary arterials, La Media Road on the west, and Olympic Parkway (formerly East Orange Avenue) on the north have been more precisely aligned. The edge of the right-of-way of future SR-125, the eastern boundary of the Village Six SPA Plan, will be established at the tentative map phase. These refinements in alignments to the major roads forming the boundaries of the SPA Plan area have resulted in a change in total acreage within the planning area; however, the physical boundaries of Village Six remain consistent with the Otay Ranch GDP Land Use Map. While the total acreage of Village Six has increased 8 percent from the adopted GDP, this variance does not exceed the 15 percent allowed under the GDP.

The orientation of the proposed village core towards public transit, including the light rail alignment and the transit stop to be dedicated during the final map approval process, are consistent with the requirements in the GDP. The proposed SPA Plan provides for entry access from La Media Road, which would be a future connection point between Village Two to the west and Village Six. Connection to future Village Seven would be possible at the village entry along Birch Road. These proposed connections are consistent with the GDP's encouragement of linkages between the villages.

The multi-family neighborhoods and the proposed CPF use would provide the visual and physical separation between the village core local services and the regional uses of the Eastern Urban Center as encouraged by the GDP. The area for CPF land use would be increased by 7.9 acres more than required by the Otay Ranch GDP. The proposed project includes an open space easement along Poggi Canyon, and consistent with the GDP, the SPA Plan supports the Otay Ranch GDP grading policies and requires that all landscaping within the open space comply with the City's Landscape Manual.

Based on the above discussion, the proposed SPA Plan for Village Six is consistent with and planned for development in conformance with the Otay Ranch GDP and thus the proposed SPA design and guidelines would implement GDP policies. The GDP amendment proposed as part of the adoption of the Village Six SPA plan for the reclassification of Birch Road, does not affect the existing GDP for the land uses on Village Six.

No significant impacts to land use plans, policies, or regulations of the GDP would result from implementation of the Village Six SPA Plan.

Otay Ranch Resource Management Plan

Implementation of the Village Six SPA Plan would not affect any property or resources identified for permanent preservation within the Otay Ranch GDP. The proposed GDP amendment is limited to the designation of Birch Road as a six-lane major arterial. This amendment would not change the boundaries of the preserve identified in the RMP. As such, no new or additional impacts to sensitive biological resources would result from adoption of the proposed GDP amendment.

Development is subject to the conveyance requirements of 1.188 acres of preserve per acre of developed land into the preserve. For Village Six, conveyance responsibility is calculated based on the 386.4 gross acre SPA area, less schools, parks, and roadways (totaling 53.67 acres), leaving 332.73 acres to which the 1.188-acre multiplier is applied. The resulting conveyance responsibility for Village Six would be 395.28 acres. The management structure and maintenance requirements of the RMP would not be affected by the proposed redesignation of Birch Road. No other GDP amendments are included as part of this project.

Zoning

The proposed Village Six SPA Plan, once adopted, would establish City regulations for development within Village Six of Otay Ranch. Under the PC zone, Planned Community District Regulations specific to Village Six are required. For issues not covered by the Planned Community District Regulations, applicable City regulations would apply. The proposed Village Six Conceptual Tentative Maps would conform to the residential district development standards for lot sizes. All CPF uses including places of worship, private recreation, day-care facilities and the private high school would require conditional use permits and design review. The proposed structures must meet the applicable height, setback, and coverage regulations, specified in the various regulatory documents that would be adopted as part of the overall Village Six SPA Plan documentation. Therefore, the proposed project is consistent with PC zone regulations and no significant land use impacts related to regulations of the zoning ordinance would result.

Multiple Species Conservation Program

As stated in Section 5.1.1, Existing Conditions, the Chula Vista MSCP Draft Subarea Plan relies extensively on the Otay Ranch RMP for conservation of sensitive habitats and species, as well as for long-term preserve management for the portions of the preserve encompassed within the Otay Ranch project area. The Chula Vista MSCP Draft Subarea Plan proposes modifications to the preserve boundary which, once approved by the wildlife agencies, would necessitate further modifications to the RMP preserve boundary, as well as further amendments to the Otay Ranch GDP to reflect those changes.

However, as stated above, the proposed GDP amendment addressed in this EIR would not have a significant adverse effect on the RMP. Similarly, and for the reasons discussed in the previous section related to the RMP, the proposed GDP amendment would not adversely affect the City's Draft Subarea Plan.

Conceptual Tentative Maps

The proposed Conceptual Tentative Maps are in conformance with the General Plan and the GDP. The proposed Conceptual Tentative Maps also conform to the Village Six SPA Plan residential district development standards for lot sizes under the PC zoning regulations. Open space buffers are shown between all residential lots and arterial roadways, which is consistent with the General Plan. The Conceptual Tentative Maps also identify an open space easement, outside of individual private lots, along Poggi Canyon in conformance with Otay Ranch GDP policies. Lot-line setbacks vary along the canyon slope crest but in all cases exceed 75 feet.

The proposed Conceptual Tentative Maps designate Streets J and R and secondary village entry streets for the first 500 feet as village entry roads with sidewalks and pedestrian and bicycle paths. These roads would provide vehicular and non-vehicular linkage points to Villages Two and Seven, respectively. Designing for alternative transportation and linkages between the adjacent villages is consistent with Otay Ranch GDP and General Plan directives. East Palomar also provides an entry point for the project.

The area along SR-125 shown on the Conceptual Tentative Maps would be developed with a combination of masonry sound walls and earthen bermsmounding. Village Six policies require consideration for noise impact potential for SR-125 during project design. Section 5.12 of this report details the potential noise impacts resulting from SR-125 to area receivers.

The proposed church and private high school would be permitted with approval of CUPs as defined in the SPA plan. The presence of the church at the Birch Road entry to Village Six would facilitate a linkage to Village Seven and the proposed location of the private high school near the Village Six transit stop would provide activities that would encourage ridership among the student population. Creating linkages between the villages and increasing the use of public transportation are encouraged by and consistent with the Otay Ranch GDP and General Plan goals and policies.

SANDAG Growth Management Plan and Strategy

The 23,000-acre master-planned community of Otay Ranch, including the projected population of Village Six of 6,279 residents (using a factor of 3.01 persons/dwelling unit), has been incorporated into the analysis of possible land use scenarios and the 2020 Cities/County Forecast conducted by SANDAG and the Regional Growth Management

Technical Committee. The GDP, including the Village Six SPA Plan, is in substantial conformance with SANDAG regulations and associated smart growth policies.

As discussed in the Village Six SPA Plan, the Otay Ranch Village concept is intended to cluster development in an appropriately sized area with conveniently located homes, jobs, schools, parks, and other daily needs. The SPA Plan would also establish a pedestrian-oriented village with an intense urban core to reduce reliance on the automobile, and promote walking and use of bicycles, buses, golf cart type vehicles and light rail transit. The promotion of synergistic uses between villages to balance activities, services, and facilities while planning land uses in accordance with the natural setting and physical character of the region would concentrate development into less sensitive areas while preserving large tracts of contiguous open space containing sensitive resources. These project characteristics are in substantial conformance with SANDAG's Regional Growth Management Strategy.

5.1.4 Level of Significance Prior to Mitigation

Landscaping and grading standards in accordance with the Chula Vista Landscape Manual (November 1994) have been incorporated into the Village Six SPA Plan to prevent land use interface impacts between residential and non-residential land uses. Peripheral arterials, village entry streets, and promenade streets will each have a different dominant tree species and/or planting pattern. Any future tentative maps and/or CUPs will implement these standards. The proposed Village Six project is in compliance with the RMP.

Development of the Village Six SPA Plan would result in a significant change in the character of the site from undeveloped to an urban use. No feasible mitigation measures have been identified to reduce this impact to less than significant levels

5.1.5 Mitigation Measures

The Village Six SPA Plan includes all of the plans and studies that are required by the GDP. The SPA Plan demonstrates compliance with all mitigation standards that were previously developed to mitigate potentially significant land use impacts to less than significant levels. No additional mitigation is required.

No feasible mitigation measures have been identified to reduce this impact to less than significant levels.

5.1.6 Level of Significance After Mitigation

All existing land use, planning, and zoning regulations would be adhered to under the proposed Village Six SPA Plan. No significant impacts to related land use compatibility

or compliance with land use plans, policies or regulations would result from adoption of the Village Six SPA Plan, as proposed. Implementation of the Village Six SPA Plan would result in the conversion of the site from undeveloped to intensive urban uses, as identified in Program EIR 90-01. No feasible mitigation has been identified to reduce this impact to less than significant levels.

5.2 Landform Alteration and Visual Quality

Section 3.2, Landform Alteration/Aesthetics, of the Otay Ranch GDP Program EIR (90-01) analyzed the existing conditions, potential impacts, and mitigation measures related to landform alteration and visual quality for the Otay Ranch GDP. The following discussion focuses on the project-specific impacts to landform alteration and visual quality that would result with implementation of the Village Six SPA Plan.

5.2.1 Existing Conditions

Physical Environment

Elevations within the Village Six SPA Plan area range from approximately 410 feet above MSL to approximately 630 MSL. The topography is gently rolling and consists of two east/west-trending ridges. The entire site has been disturbed by agricultural operations. The Otay Ranch Program EIR identified slopes greater than 25 percent as visual resources, including 0.6 acre of slopes with the project area (Figure 5.2-1). These slopes are located in the western central portion of the project. Additional slopes in excess of 25 percent were graded as part of the construction of Olympic Parkway along the northern edge of the property. Poggi Canyon is a steep, narrow drainage channel that has been modified due to construction of Olympic Parkway.

Views

Photographs 5.2-1 through 5.2-6 show the current condition of the Village Six SPA Plan area. Village Six is visible from Olympic Parkway, along its Poggi Canyon alignment. It is visible from the regional trail on the north side of Olympic Parkway. The northern portion of the Village Six property is visible from the SPA One Villages One and Five.

Landform and Visual Policies

General Plan and Otay Ranch GDP

Sections 6.5 and 7.7 of the General Plan for the City of Chula Vista recommend that landform grading be the dominant grading method used for a development project. Landform grading consists of a contour grading method that results in artificial slopes with curves and varying slope ratios designed to simulate the appearance of natural terrain. Protective drainage control systems and integrated landscaping design on created ravine and ridge shapes are key components of this approach to grading as defined in the General Plan. Conventional grading consists of the standard two to one slope and uniform slope faces. The General Plan also stipulates that landform grading along scenic roadways should preserve existing landforms, including finger canyons, with varied slope ratios.

LEGEND

- 0 - 25% Slopes (381.2 Acres)
- 25% - 100% Slopes (0.6 Acres)

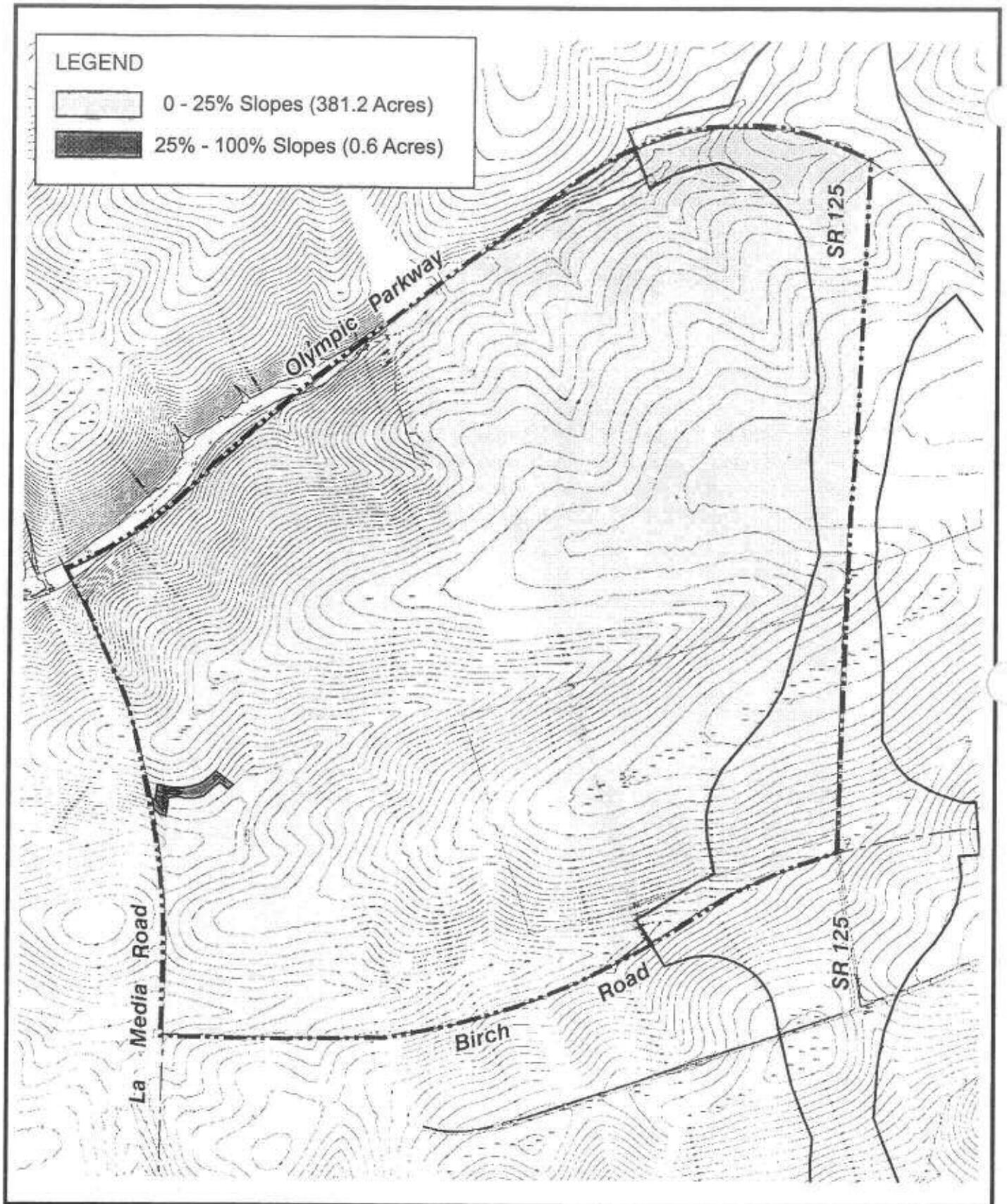


FIGURE 5.2-1
Slope Map
Village Six Otay Ranch Development Plan



Map Source: Air Photo USA, LLC, Flown January 2001



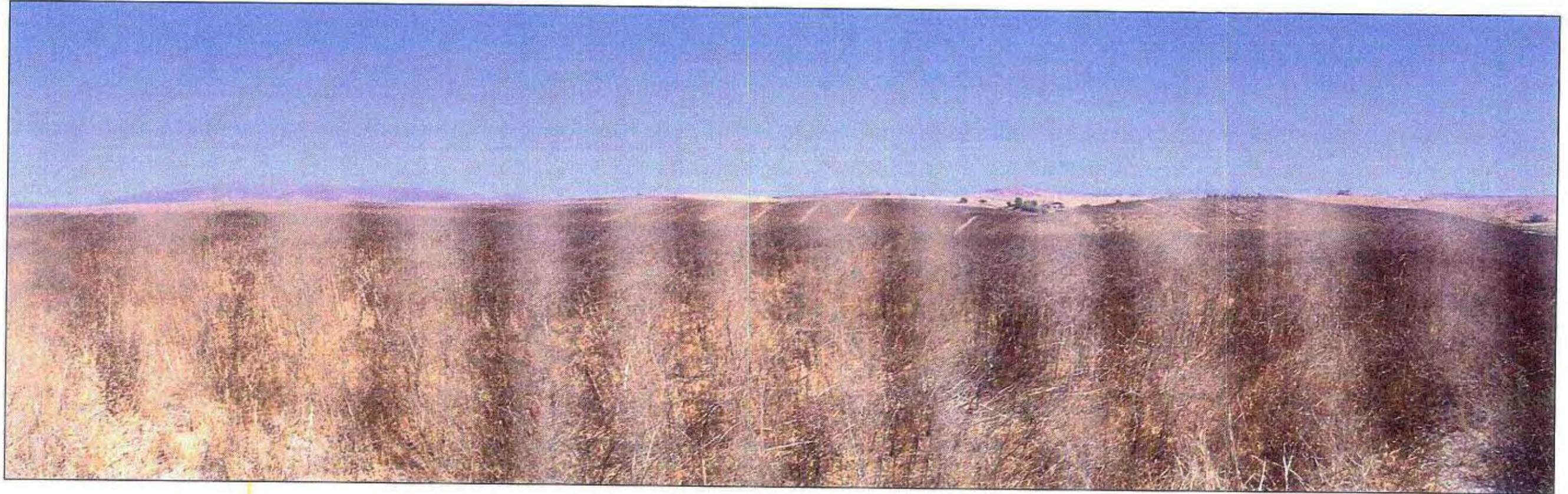
PHOTOGRAPH 5.2-1
View Point Locations 1-4
Village Six Otay Ranch Development Plan



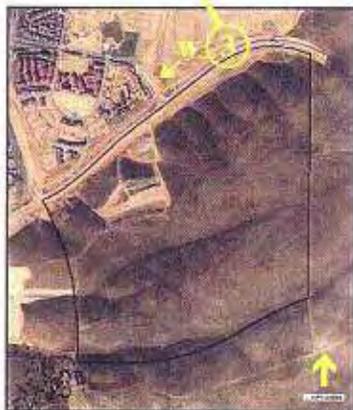
PHOTOGRAPH 5.2-2
VIEW POINT LOCATION 1
(Looking East to South From La Media Road and Olympic Parkway)
Village Six Otay Ranch Development Plan



PHOTOGRAPH 5.2-3
VIEW POINT LOCATION 2A (Looking North)
Village Six Otay Ranch Development Plan



PHOTOGRAPH 5.2-4
VIEW POINT LOCATION 2B (Looking East to South)
Village Six Otay Ranch Development Plan



PHOTOGRAPH 5.2-5
VIEW POINT LOCATION 3
(Looking West Along Olympic Parkway)
Village Six Otay Ranch Development Plan





PHOTOGRAPH 5.2-6
VIEW POINT LOCATION 4 (Looking South to North)
Village Six Otay Ranch Development Plan

The land use element of the City's General Plan (Section 8, Scenic Highways and Roads) includes the following requires:

- Along scenic highways and roads, the use of large-scale advertising signs, tall pole signs, or billboards should be prohibited.
- Advertising or identification signs should be of high-quality materials and graphics, large enough to clearly identify or convey information, but not of a size, color, or lighting so as to be obtrusive or out of character with the scale or design of the building, roadway, or general neighborhood.

Implementation of Section 8 states that:

All development proposed adjacent to scenic routes should be subject to design review to insure that the design of the development proposal will enhance the scenic quality of the highway. This review should include architectural design, siting and height of structures, landscaping, signs, and utilities. (General Plan Page 1-72)

The General Plan requires that, with the exception of properties in the R-1 zone, all properties adjacent to scenic routes shall have the "P" Precise Plan Modifying District or other districts requiring design review attached to the underlying zone. It further requires that:

Whenever possible, all slopes or common areas adjacent to a scenic route shall be placed in an Open Space Maintenance District pursuant to City Ordinance No. 1400 to insure a consistent plan of landscaping and a level of maintenance compatible with the scenic quality of the route.

Steep Slopes

The City's General Plan and the Otay Ranch GDP contain goals and policies related to landform modification and visual resources. These include:

- Roadways shall be designed to follow the natural contours of hillsides and minimize visibility of road cuts and manufactured slopes;
- Various slope ratios not exceeding 2:1 shall be utilized when developing grading plans;
- As development occurs on steep lands, as defined by the governing jurisdictions, contour grade to reflect the natural hillside forms as much as possible, and round the top and toe of slopes to simulate natural contours; and

- Areas shall be rehabilitated and graded in conformance with grading regulations of the governing jurisdiction. Proper drainage, slope stability, and ground cover revegetation shall be ensured in conformance with applicable land use regulations.

Visual Resources

- Develop a comprehensive signage program;
- Design development to protect the visual value of scenic highways and open spaces;
- Underground visually disruptive utilities to the extent feasible;
- Conduct additional analysis of conceptual grading plans for all development at the SPA level to protect and preserve significant visual resources; and
- Preserve significant views of major physical features such as Lower Otay Lake and the San Ysidro foothills and mountains, as well as the Jamul Mountains, San Miguel Mountain, and the Otay River valley and its major canyons.

Scenic Resources

The land use element of the City of Chula Vista General Plan (Section 8, Scenic Highways and Roads) includes the following policies:

- Along scenic highways and roads, the use of large-scale advertising signs, tall pole signs, or billboards should be prohibited and existing signs of this type eliminated.
- Advertising or identification signs should be of high-quality materials and graphics, large enough to clearly identify or convey information, but not of a size, color, or lighting so as to be obtrusive or out of character with the scale or design of the building, roadway, or general neighborhood.
- All development proposed adjacent to scenic routes should be subject to design review to insure that the design of the development proposal would enhance the scenic quality of the highway. This review should include architectural design, siting, and height of structures, landscaping, signs, and utilities.

Lighting/Astronomical Dark Sky

Two major observatories are located within 50 miles of the Village Six project area: at Mount Laguna and Palomar Mountain. The County of San Diego has adopted a Light Pollution Code (Title 5, Division 9) that covers the installation and use of outdoor light fixtures within the unincorporated areas of the county. Areas within a 15-mile radius of both

observatories are more strictly regulated than the rest of the unincorporated areas. The Village Six project area is outside the jurisdiction of the County of San Diego. The City of Chula Vista does not have a dark skies ordinance.

5.2.2 Thresholds of Significance

According to Appendix G of the CEQA guidelines, the proposed project would have a significant impact on landform and visual quality if it would:

- Have a substantial adverse effect on a scenic vista or obstruct or substantially alter the visual character of a designated public view;
- Substantially degrade scenic resources, including but not limited to trees, rock outcroppings, or historic buildings within view of a state scenic highway;
- Conflict with the goals and policies established for preserving scenic highways and roads;
- Result in architecture, urban design, landscaping, or landforms that negatively detract from the prevailing aesthetic character of the site or surrounding area; or
- Create a new source of substantial light or glare that would adversely affect day- or nighttime views in the area.

5.2.3 Impacts

Landform Alteration

Implementation of the proposed Village Six SPA Plan would change the character of the property from farmland to an urbanized community.

Development would require grading over the entire village (see Figure 3-9). The proposed grading would reflect the original topography by incorporating a step-down design from east to west, with manufactured slopes of 2:1 or shallower. Approximately 0.6 acre of steep slopes would be graded in preparation of the site. The maximum cut on the site is 65 feet and is located in Neighborhood R-1, adjacent to La Media Road. The maximum fill is 70 feet, located in Neighborhood R-5 and adjacent to Olympic Parkway.

Typical slope heights along Olympic Parkway vary between 20 feet and 50 feet and average approximately 40 feet. The maximum height slope is located in Neighborhood R-3, near the northerly end of Trailwood Drive.

Slope heights along La Media vary between 0 feet and 40 feet and average about 28 feet. These slope heights are located on the westerly side of Neighborhood R-1 adjacent to La Media. The typical slope height along Birch Road varies between 0 feet and 50 feet and averages approximately 19 feet. The maximum slope height is 50 feet. This maximum slope height is generally located on the northeast corner of Birch Street at Magdalena Avenue.

The Village Six proposed earthwork is designed to integrate with the SR-125 construction. The slopes shown for the proposed SR-125 were established by the California Department of Transportation (Caltrans). The proposed lots, which would be used for the private high school and church, would be rough graded with minor additional earthwork being necessary for structural foundations, a school and church facilities, internal drainage, and level playing fields.

As shown on the conceptual grading plan (see Figure 3-9), the proposed exterior slope ratios along La Media Road vary between 2:1 and 3:1 on the property lines. A more level area is provided at the rounded toe of each intersection slope. Graded slopes along Birch Road are proposed from 2:1 to 2.5:1. A rounded toe and extended shallow slope area would be provided at Birch Road intersection with the village entry road and interchange at the future SR-125.

Slopes between individual neighborhoods would not exceed a 2:1 ratio. The proposed lots lines and preliminary pad grading overlooking Olympic Parkway would be varied in angle and setback in keeping with adopted grading policies. The overall Village Six grade is a relatively flat 2 to 2.5 percent. The proposed residential roads follow the graded contours; Street G would have grades up to 5.8 percent.

Slopes along the east side of the R-3 neighborhood are daylighted off-site as interim slopes to the ultimate SPA conceptual grading plan. The proposed grading is consistent with the Otay Ranch Overall Design Plan guidelines for modulation and blending of graded slopes within defined scenic corridors and avoidance of sharp or unnatural corners where cut and fill slopes intersect natural canyons and slopes. No significant impacts to landform/visual policies would result from the proposed project.

General Plan Consistency

The Village Six SPA Plan provides guidelines for grading techniques and landscape treatment in conformance with the General Plan criteria. The design of major slopes, particularly in highly visible areas, would use landform grading techniques. Landform grading guidelines are specified in the Otay Ranch Overall Design Plan (1995). They are intended to respect the natural contours and landforms while meeting engineering grading standards. The proposed grading is designed to create and maintain on-site and off-site views, usable building and yard areas, minimize potential conflicts between public and

private uses, and, where possible, provide barriers or physical separation from traffic noise sources.

Proposed grading along Olympic Parkway includes varied lot line angles to maintain the appearance of some natural landform. As encouraged by the General Plan, the proposed SPA calls for varied building site orientations along roadways. The proposed project is consistent with the General Plan.

Otay Ranch GDP Consistency

The proposed grading limits conform to the developable areas depicted for Village Six on the approved Otay Ranch GDP Land Use Map. Village Six SPA Plan standards prohibit slopes steeper than a 2:1 ratio. Proposed slope ratios shown on the grading plan would be varied along the external roads, including Olympic Parkway, La Media Road, Birch Road, and SR-125. SPA grading policies include rounding the tops and toes of the slopes to alleviate sharp angular appearances and simulate natural contours. The conceptual grading plan incorporates a series of terraces with a step-down design in a westerly direction. The basic drainage pattern from east to west is being retained along existing channel alignments. SPA landscaping design requires that major elements be concentrated in the concave drainages. The convex portions are to be planted primarily with ground cover and smaller materials. Use of drought-tolerant native and naturalized species would be used throughout the SPA design. No significant landform impacts are anticipated.

Design Guidelines

The Otay Ranch GDP requires that a Village Design Plan be prepared for each village at the SPA Plan level of planning. The Village Design Plan guides planning and development by defining the intended character of the village. It provides guidance for developers and designers in creating the village and it will be used by regulators to evaluate the village design. The Village Six Design Plan guides the site, building, and landscape design within the village to ensure that the quality of the adopted urban design and architectural concepts established for the overall Otay Ranch community are maintained. The Design Plan identifies a theme for the village and delineates that identity through streetscape and landscape design, signage programs, and architectural and lighting guidelines. The Design Plan also identifies the village core design concepts that would implement Otay Ranch's planned pedestrian orientation.

Access to the village core would be through the village entry streets. The entry streets provide a transition from the main streets to smaller village streets. The Village Six design guidelines identify the character of the village through each street's thematic arbor and wall signage. There are three primary village entries coming into the village core: one leading west to Birch Road, one leading east to La Media, and one leading north to Olympic Parkway. Secondary village entries are proposed as more modestly designed roadways with

a theme wall monument, consistent with the village themes of lighting and landscaping. A conceptual landscape plan is provided in Figure 5.2-2.

Landform grading guidelines for the edge of Poggi Canyon are included in the Village Design Plan. The proposed SPA Plan is consistent with the Otay Ranch Overall Design Plan guidelines for grading in this defined scenic corridor along Olympic Parkway.

The 83 percent steep slope standard is applicable to Otay Ranch as a whole. The standard is not required to be met for individual SPAs but must be maintained throughout the Otay Ranch GDP area as subsequent SPAs are processed. The Phase 2 RMP forecast the acres of steep slopes expected to be disturbed in each village. With implementation of SPA One, these values were modified in the Otay Ranch GDP (Table 5.2-1), including an allocation of up to 8.9 acres to Village Six. The proposed development would impact 0.6 acre of steep slope, which is less than the maximum GDP's allowance. The proposed Village Six SPA is well below the 8.9 acres of steep slope grading allowed in the GDP. Impacts to steep slopes are not considered significant.

Planned Community District Regulations Consistency

The proposed Village Six Planned Community District Regulations would regulate building placement and design through performance standards. City review procedures and design review requirements are addressed in these proposed regulations. The proposed regulations also cover wall and fence standards, landscaping, and signage performance standards. Proposed lot lines along the Poggi Canyon ridgeline are shown with varied setbacks and orientation. Street trees will be planted and slope plantings are proposed in accordance with the City's Landscape Manual and the Otay Ranch SPA Six guidelines. The proposed lot layout for building sites along Olympic Parkway preserves the ridgeline landform as created by prior construction of this roadway. Under the proposed Village Six Planned Community District Regulations, signage would be controlled in all village districts. All utility connections would be coordinated with the site's architectural elements and would be hidden, except where required by the utility provider. Permanent power lines and cables would be installed underground. The Conceptual Tentative Maps would be in conformance with the General Plan aesthetic criteria and implementing policies through compliance with and implementation of the Village Six PC District Regulations. Impacts are not considered significant.

Visual Quality

The visual impacts of the proposed development on surrounding areas would depend upon several factors including visibility of the proposed development from scenic roadways, vista points, and other sensitive scenic resources that are identified by the City of Chula Vista as visual settings of particular concern.

Landmarks/Entries

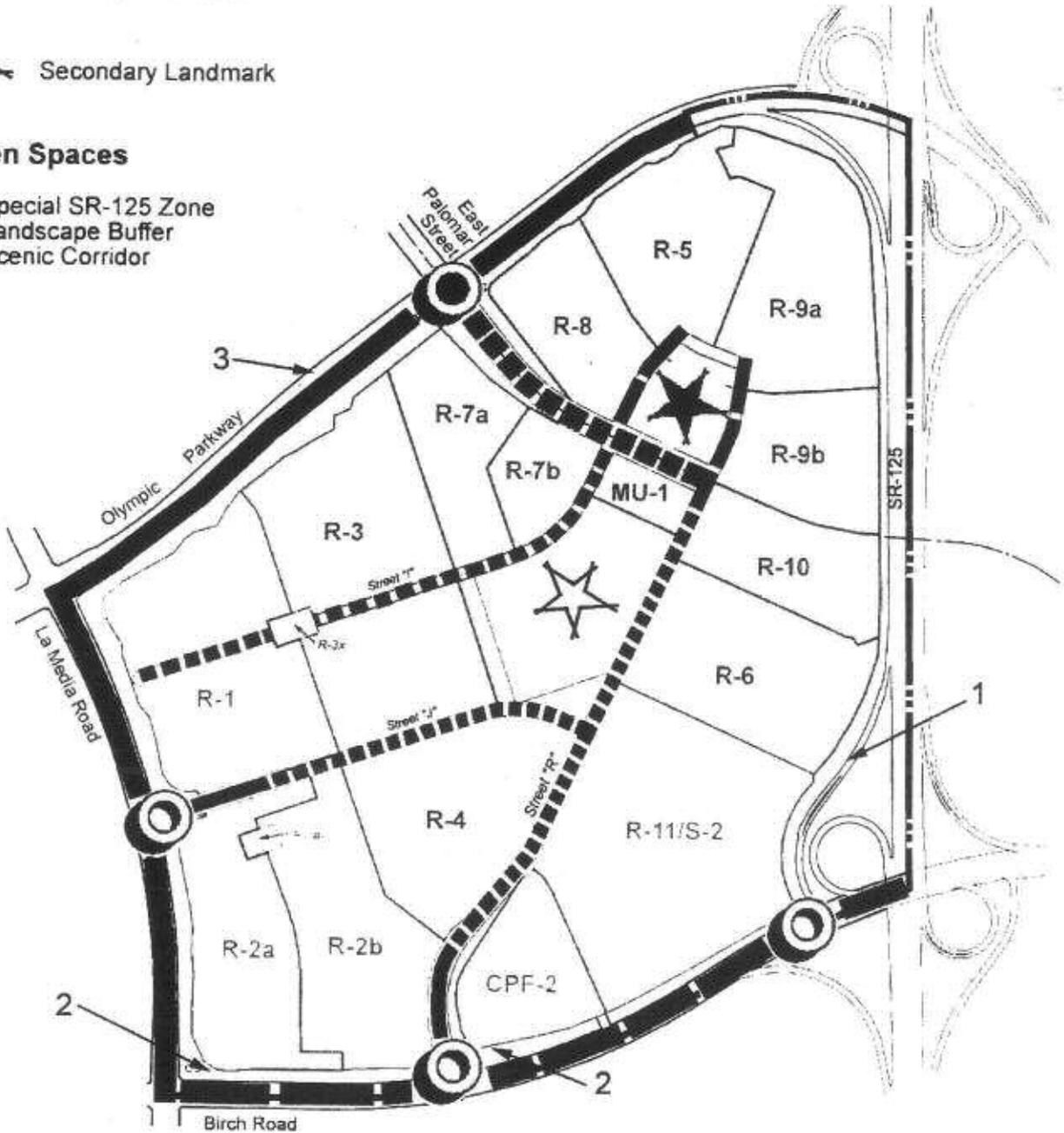
-  Primary Entry Monument
-  Secondary Entry Monument
-  Primary Landmark
-  Secondary Landmark

Open Spaces

1. Special SR-125 Zone
2. Landscape Buffer
3. Scenic Corridor

Streetscapes

-  Prime Arterial - Ranch Theme Street
-  Six Lane Major Arterial
-  Transit Village Entry Street
-  Village Entry Street
-  Core Promenade
-  Residential Promenade



Map Source: Cinti Land Planning



FIGURE 5.2-2
Landscape Concept
 Village Six Otay Ranch Development Plan

**TABLE 5.2-1
STEEP SLOPE ALLOCATION BY VILLAGES**

Development Area	Permitted Disturbed Acres
Village One	99.1
Village Two	88.0
Village Three	30.1
Village Four	67.8
Village Five	6.6
Village Six	8.9
Village Seven	16.1
Village Eight	29.8
Village Nine	66.1
Village Ten	55.7
Village Eleven	18.5
Planning Area Twelve	0.0
Village Thirteen	111.4
Village Fourteen	159.3
Village Fifteen	209.3
Planning Area Sixteen	94.2
Planning Area Seventeen	219.8
Planning Area Eighteen A	0.0
Planning Area Eighteen B	0.8
Planning Area Nineteen	0.0
TOTAL	1,281.5

SOURCE: Otay Ranch RMP Phase 2 (2000).

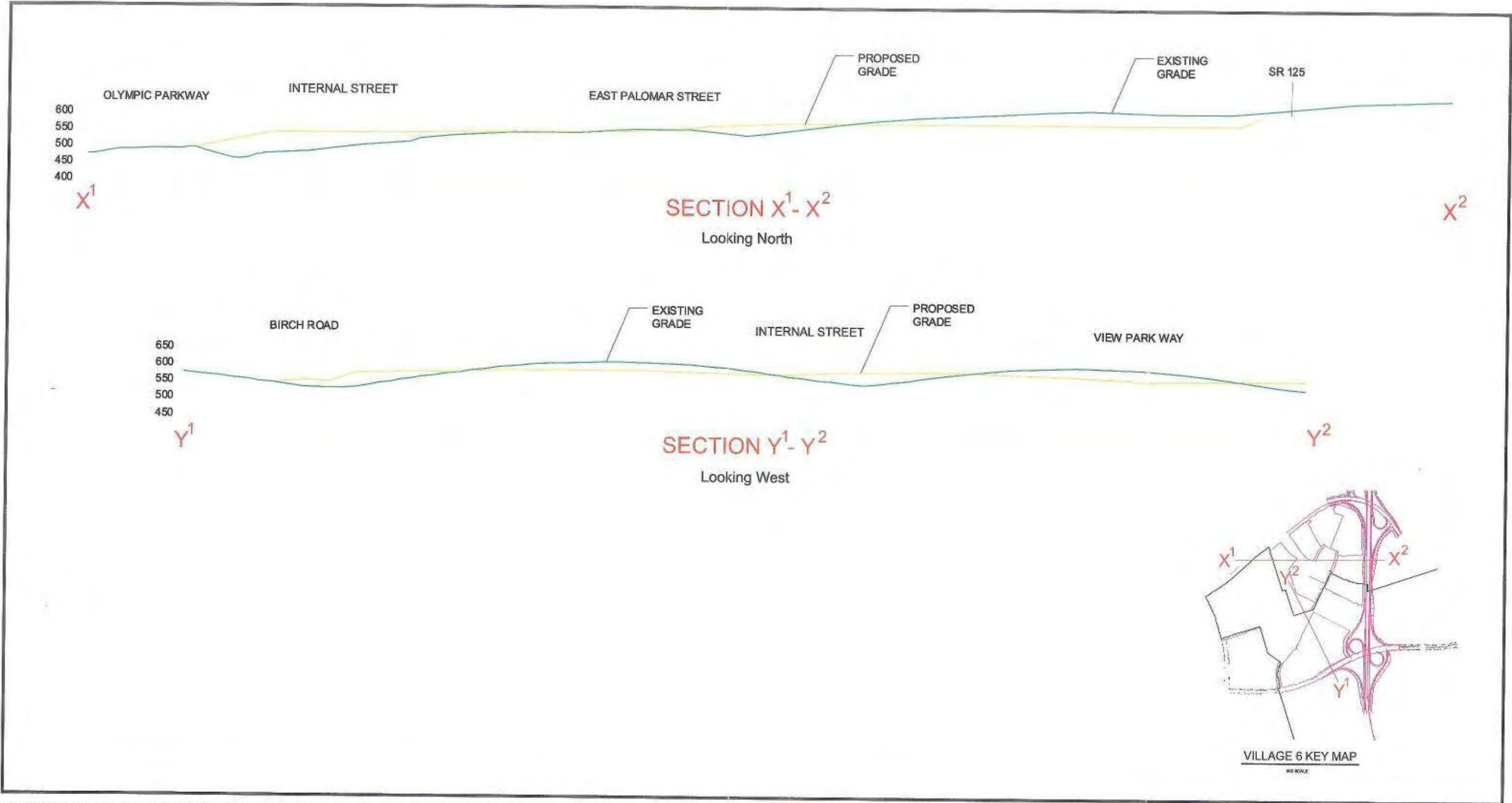
Olympic Parkway is a General Plan–designated urban scenic highway, located adjacent to Village Six to the north. Village Six development would be visible from Olympic Parkway and the regional trail on the north side of the roadway. Views from the Olympic Parkway segment fronting Village Six currently include single-family and multi-family residential development on the roadway’s north side. The proposed Village Six SPA Plan includes design development standards for its residential districts and requires implementation of its landscaping concept within the village. A landscaped parkway would be located along the Village Six border with Olympic Parkway to minimize impacts to visual quality.

A future light rail crossing of Olympic Parkway would extend from the approved location north of the roadway to the proposed alignment within Village Six, resulting in minor disruption of views when traveling along Olympic Parkway. The Village Six structures in the foreground would range in elevation from 35 feet (two stories) at the western and eastern ends of Olympic Parkway to 60 feet (four stories) maximum in the vicinity of the light rail crossing.

An urban scenic corridor, by General Plan definition, should offer a view of attractive and exciting urban scenes. The proposed SPA Plan includes varied types of residential neighborhoods, an undulating landscaped buffer, a transit crossing, and village entry street monument as views along this route, which are characteristic of an urban scenic corridor.

The church and high school site is illustrated in Figure 3-6. The buildings along the village entry Street R are designed to front on the interior courtyard rather than the street. The proposed primary access for parking lots would be directly from Birch Road. Access from Street R would be used for a student drop-off and pick-up loop and associated small parking lot. Two additional secondary access points for vehicle parking are proposed from Street R. The proposed parish church structures are designed in an L shape with exposure to both Street R and Birch Road. Similar to the school building, the front orientation is internal to the project site, but a vertical architectural treatment is used facing Street R and its intersection with Birch Road. The proposed church would define the village gateway. A portion of the church parking would openly front Street R for approximately 500 feet between the church and school structures.

Street R and associated streetscape landscaping would separate the proposed Village Six residential development to the northeast from the school and church site. As proposed, the residential building pads to the north would be 7 to 13 feet higher than the school site (Figure 5.2-3). A landscaped buffer area is proposed between the residential area and the proposed parking and playing field along the school boundary. The proposed school architecture would create the visual diversity between the residential and non-residential uses required by the Otay Ranch GDP guidelines. The proposed landscaping and separation between homes and the school/church structures would promote land use compatibility.



Map Source: P & D Consultants



FIGURE 5.2-3
Cross-Sections X and Y
Village Six Otay Ranch Development Plan

The views of the project from Olympic Parkway are limited because the road alignment follows Poggi Canyon with the proposed residences 35 to 40 feet above the grade of the road. The views from Olympic Parkway would include manufactured slopes, crest-line buffer areas, and one or two structures interior to the development. At the top of the graded slopes for the roadway to the north of the project site are graded slopes and development of Otay Ranch Villages One and Five (see Photograph 5.2-2). The existing EastLake communities are also visible in the background. Between Rock Mountain and the Village Six property, the VORTAC site and the remains of the Otay Ranch farm complex are identifiable. Given the developing urban setting adjacent to Village Six, implementation of the proposed project would not substantially degrade the scenic resources along Poggi Canyon or otherwise result in a substantial adverse effect on the scenic vista character or quality of the area.

Residents along the southern boundaries of Villages One and Five would have views of Village Six as it is developed. These views would include the manufactured slopes for La Media Road near its intersection with Olympic Parkway. These manufactured banks would appear similar to the existing grading for Olympic Parkway. The proposed village character for Village Six, by design under the GDP, would be unique and different from Villages One and Five. Implementation of the proposed Village Six SPA Plan includes landform grading residential neighborhood regulations and landscaping requirements that would reduce potential visual character impacts within and adjacent to Villages One and Five to below a level of significance.

The proposed private high school and church complex would be visible from neighboring areas off-site. The church building is proposed for the corner of Street R and Birch Road. Proposed buildings would be concentrated along the internal Street R and at the village entry. Figure 5.2-4 provides selected conceptual cross sections of the proposed school and church layout.

School recreational facilities, including hard courts, playing field, and interspersed landscaped areas, would be located in the southern portion of the site. Although the proposed stadium would have vertical relief, this facility would be set into the downslope grade to reduce the visual impact.

Property directly to the south is designated for future development as Village Seven and future single-family residents would have views of the school and church. While the scale and size of the proposed structures would be substantially greater than the Village Seven homes, an approximate 300-foot buffer would separate the two villages. Outdoor uses, landscaped areas, and Birch Road would be between the church and school buildings and Village Seven. The conceptual site plan shows a minimum distance of 35 feet between the church and school buildings, except for the two structures in the theater/arts complex. Buildings on the south side of the school courtyard would also have varied orientations and footprints. These design features would provide an open feeling to the campus and would reduce the appearance of overall bulk from off campus.

There are noise barriers required along portions of the circulation element roadways and SR-125. These barriers range in height from 3 feet to 18 feet. The Village Design Plan and Village Six Planned Community District regulations establish a wall height limit of eight and a half feet. As noted in the noise section of this report, noise barriers that need to exceed eight and a half feet in height need to be a combination of wall and berm. When a wall and berm combination is used to meet the noise barrier height requirements, the wall portion will not be allowed to exceed eight and a half feet. Without this limitation, noise barriers in excess of eight and a half feet would represent a significant visual impact.

Light and Glare

The proposed Village Six SPA Plan includes lighting performance standards to address the project's contribution to nighttime lighting. Currently, the Village Six property and vicinity are exposed to nighttime lighting from Villages One and Five and EastLake communities to the north. There are only scattered light sources from the other surrounding directions, including the VORTAC facility.

The overall Otay Ranch development was identified in the Program EIR to have significant, adverse night sky illumination impacts. Development of Village Six would introduce the first street lights south of Olympic Parkway within the city of Chula Vista. Newly lighted streets would extend from the north boundary to the south boundary and from the west boundary to east boundary. This new light source would adversely affect nighttime views in the area.

Parking area lighting associated with the church and private high school would be installed in compliance with the Village Six Planned Community District Regulations. Safety lighting would be used throughout the campus and around the church. Accent up-lighting would be used for the vertical architectural features on the church and school buildings.

The private high school would include recreational use such as playing fields and stadium seating, which would include lighting. Cross sections of the proposed light fixture locations are shown in Figure 5.2-4. Future residents along the eastern boundary would have direct views of the proposed field lights, which would be 60 feet in height and thus higher than surrounding house pads. Radiating light would also be visible from proposed residences north of Street R. Lights would be visible from Village Seven to the south at its natural elevation or as graded under its designations as single-family residential. The stadium and baseball field lighting would be visible for short periods of time during evening activities. Lighting associated with the high school represents a significant adverse impact.

Detailed review of the street light layout and fixture design will be necessary at the time tentative maps are processed to ensure that light and glare effects on nighttime view are minimized.

5.2.4 Level of Significance Prior to Mitigation

The Program EIR identified that the overall change to the original Otay Ranch topography and the change from a rural to more urban use constituted significant, unmitigated adverse landform and aesthetic impacts.

Under both the CEQA Guidelines and the Program EIR, the proposed project would result in long-term direct potentially significant nighttime view impacts. The direct lines of sight to the field lighting and the general illumination over the stadium and baseball field would also have long-term direct and indirect potentially significant nighttime impacts.

5.2.5 Mitigation Measures

- 5.2-1 Prior to approval of grading plans, the applicant shall prepare grading and building plans that conform to the landform grading guidelines contained in the proposed Village Six SPA Plan and the grading ordinance, Otay Ranch GDP, and General Plan. The plans shall be prepared to the satisfaction of the Director of Planning and Building and the City Engineer.
- 5.2-2 Prior to approval of the final maps, the developer of the private high school shall prepare a lighting plan that shows the proposed height, location, and intensity of streetlights and athletic facilities lights on-site. The plan shall comply with the City's minimum standards for roadway lighting and shall address all exterior lighting. The plan shall be completed to the satisfaction of the Director of Planning and Building.
- 5.2-3 The CUP for the private high school shall include a provision that requires that stadium and baseball field lights shall not be used after 10:00 P.M. on Sunday through Thursday and shall not be used after 11:00 P.M. on Friday and Saturday.
- 5.2-4 As a condition of the CUP, the installation of lights at the stadium or at the baseball field shall not be permitted until a lighting consultant experienced in stadium lighting design designs lighting standards to the satisfaction of the Director of Planning and Building. To the extent feasible for the events to be conducted within the stadium and baseball field, the lights shall be designed to direct downward and shall be shielded such that the light bulbs are not exposed to any residential areas in either Village Six or Village Seven. Lights shall be installed pursuant to the lighting plan approved by the Director of Planning and Building.
- 5.2-5 Noise barriers in excess of eight feet in height shall consist of a wall and berm combination. The wall height in this combination barrier shall not exceed eight feet, with the remaining portion of the overall height accomplished through berming. Appropriate landscaping of the wall/berm combination shall be implemented to the

satisfaction of the Director of Planning. Noise barrier details and plans shall be reviewed and approved as part of the review and adoption of tentative maps.

5.2.6 Level of Significance After Mitigation

The Village Six SPA Plan would contribute to the significant unavoidable change in the overall visual character of the Otay Ranch area.

Mitigation measures 5.2-1 which requires conformance to the landform grading guidelines would assure that implementing grading conforms to the guidelines and standards set forth by the City of Chula Vista.

The streetscape element of the private high school/parish church complex would be in compliance with the Otay Ranch GDP with application of mitigation measure 5.2-2. Visual quality impacts would be reduced to an insignificant level.

Mitigation measures 5.2-3 and 5.2-4 would reduce the effects of a newly lighted community on nighttime views to an insignificant level. Major exterior lighting systems would have to meet all City regulations to lower the light scatter levels. Mitigation measures 5.2-5 and 5.2-6 would reduce the visibility of stadium and field lights and the intensity of the haze. Impacts from lights and glare of the stadium and baseball field would be reduced to a level below significance.

5.3 Biology

Section 3.3, Biological Resources, of the Otay Ranch GDP Program EIR addressed the biological setting, potential impacts, and mitigation measures for the entire Otay Ranch properties. The Otay Ranch Resource Management Plan compiles the resource studies, plans, and programs performed prior to the adoption of the initial Otay Ranch SPA (June 1996). The RMP addresses the conservation, enhancement, and management of sensitive natural resources on the entire Otay Ranch property and serves as a basis for the performance standards used in this discussion.

SPA-level biological surveys were conducted over the Village Six property between December 11, 1998, and March 1, 1999, by RECON. The results are included in the biological constraints report (Appendix B). This report also addresses the survey results for Village Seven and Planning Area 12. Only those resources and impacts related to Village Six are discussed in this section.

5.3.1 Existing Conditions

The property is currently mostly fallow agricultural fields. There are a few intermittent dirt roads and some disturbed drainages and fences. The topography is gently rolling and consists of two east/west-trending ridges. Grading for Olympic Parkway adjacent to Village Six has been completed and a borrow site for that project was located at the northwestern portion of Village Six.

Vegetation

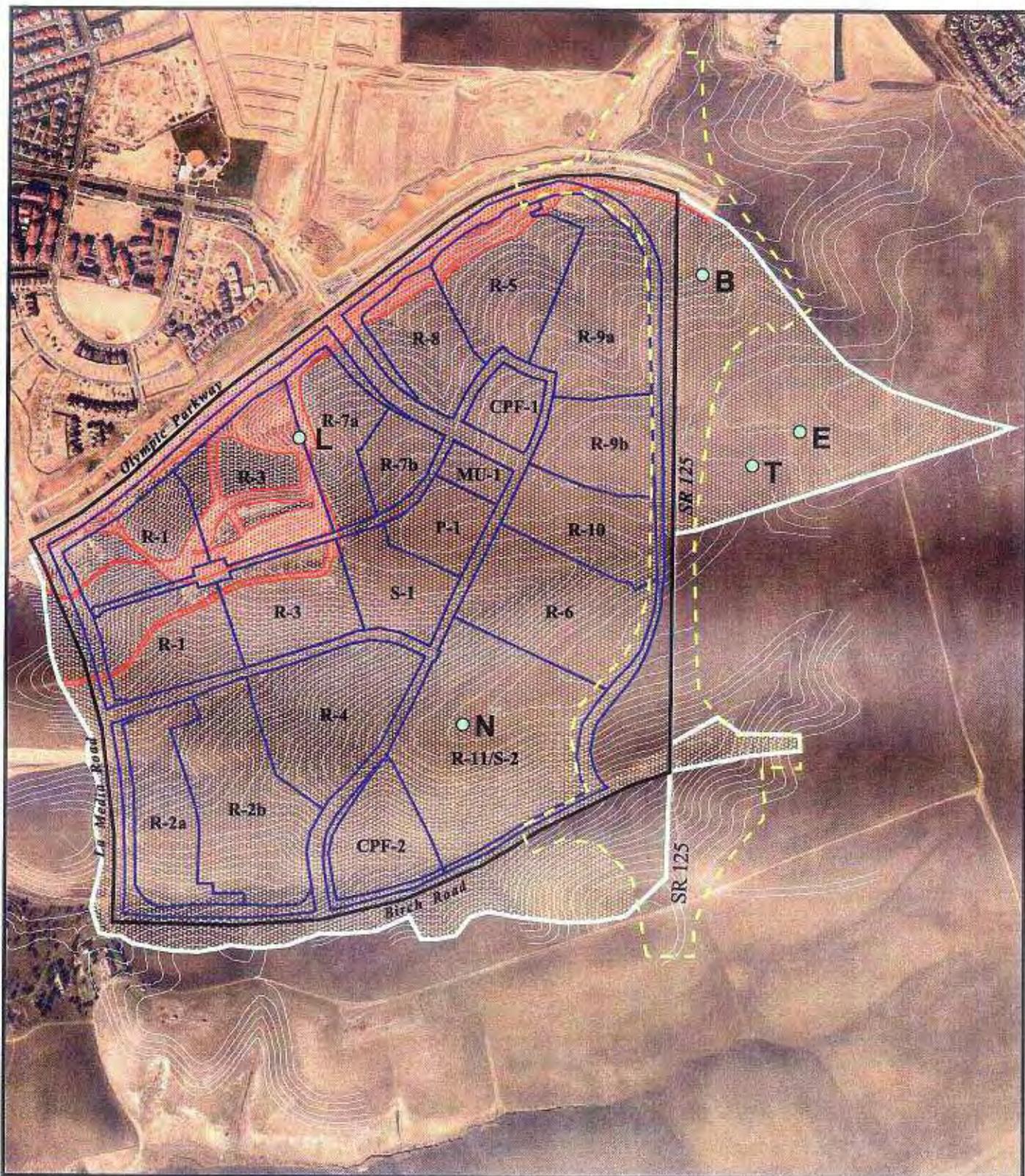
Existing on-site vegetation consists of disturbed vegetation and graded land. Figure 5.3-1 and Table 5.3-1 provide the overall distribution of the vegetation communities that exist on the site.

**TABLE 5.3-1
SUMMARY OF VILLAGE SIX
VEGETATION COMMUNITIES**

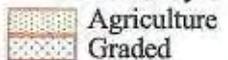
Vegetation Community (Habitat Types)	Acreage*
Agriculture/non-native grassland	448
Graded†	32
TOTAL	480

*Includes off-site La Media Road west-facing slope areas and 14.3-acre borrow pit.

†Value based on Olympic Parkway design (Merkel & Associates, Inc. 1999).



Area surveyed



- L Loggerhead Shrike
- N Northern Harrier
- B Burrowing Owl
- E Golden Eagle
- T Tricolored Blackbird

- ▭ Project boundary
- ▭ Neighborhood boundaries
- ▭ SR-125 right-of-way



FIGURE 5.3-1
Biological Resources
Village Six Otay Ranch Development Plan

Habitat Descriptions

Agriculture

On-site agricultural land has been cultivated or grazed. These areas do not support native habitat. The dominant plant species are non-native grasses (ryegrass [*Lolium* sp.] and wild oat [*Avena* sp.]). Other species observed include Russian thistle (*Salsola tragus*), mustard (*Brassica* sp.), and dove weed (*Eremocarpus setigerus*). Currently, the property is being periodically heavily disced as part of general agricultural practices.

Developed

This is land that has been graded, especially where construction of Olympic Parkway and associated utilities has recently occurred.

Wildlife

Wildlife species, which use native and non-native grassland, functionally use agricultural areas as well. Over the surveyed area, 5 mammal and 29 bird species were identified (see Attachment 2, Appendix B). While no amphibians were detected on-site, the Pacific treefrog (*Hyla regilla*) and bullfrog (*Rana catesbeiana*) were previously found in Poggi Canyon adjacent to the site (RECON 1989). No reptile species were observed during the 1998 and 1999 winter surveys. Reptile species are not anticipated on-site during any season due to the lack of natural habitat. The two-striped garter snake (*Thamnophis hammondi*) and San Diego gopher snake (*Pituophis catenifer annectens*) were reported just off-site in Poggi Canyon wetlands in the RECON report (1989).

Sensitive Biological Resources

Sensitive resources include habitat areas that are unique, are of relatively limited distribution, or are of particular value. Plant and animal species are considered sensitive when given special recognition by federal, state, or local jurisdictions due to declining, limited, or threatened populations. The following sensitive resources are discussed in this section.

Sensitive Habitats

No sensitive habitats are located within Village Six. While sensitive raptor species use agricultural areas similar to grasslands, individual Otay Ranch Village agricultural habitat is not considered of particular value. The City of Chula Vista, as part of the review and approval process for the Otay Ranch GDP (1996), determined that the 11,375-acre Otay Ranch open space preserve adequately provides habitat for raptor use.

Sensitive Plants

Attachment 1 of Appendix B provides a list of plant species observed within the Village Six boundaries. No sensitive species were found on-site during surveys conducted between December 11, 1998 and March 1, 1999. Due to the lack of natural habitat on-site, few sensitive plant species are expected to occur (Table 5.3-2). Other sensitive species that were located on adjacent properties also have a low potential to occur due to the disturbed nature of Village Six (see Table 5.3-2). Otay tarplant is a state of California listed endangered species and a MSCP covered species. This species is an erect annual that blooms in late spring (May-June) and occurs on clay soils in coastal scrubs and valley foothill grasslands in southern San Diego County and northern Baja California, Mexico. No Otay tarplant individuals were observed on-site during previous surveys conducted within the blooming period. Otay tarplant is commonly found in areas that have been disturbed either naturally or by humans. This sensitive plant species has low potential to occur along roadsides within the agricultural areas of Village Six as it has not previously been observed.

Sensitive Wildlife

Table 5.3-3 lists the sensitive wildlife species observed or potentially occurring within the Village Six property. Sensitive bird species observed on-site and nearby during the biological surveys include loggerhead shrike, northern harrier, burrowing owl, golden eagle, and tricolored blackbird. A loggerhead shrike was observed near the northern boundary of the village (see Figure 5.3-1). A single northern harrier was seen flying over the upland area of Village Six. Two western burrowing owl individuals were identified adjacent to the eastern property line within the SR-125 alignment.

Tricolored blackbirds were observed foraging to the east of the Village Six property in an unnatural wet area created by a cattle-watering station. Two golden eagles were also seen off-site, in the vicinity of the cattle watering area. Other raptor species, although not given special federal, state, or local status, have protection under the California Fish and Game Code 3503.5. The red-tailed hawk was seen foraging in the vicinity of Village Six.

Wildlife Movement Corridors

The Village Six property is not considered a wildlife movement corridor. No movement corridors were assigned within the area in the Otay Ranch wildlife corridor study (Ogden 1992). The required natural features such as canyon drainages, ridgelines, or other areas with vegetation cover which provide for wildlife travel do not occur within or adjacent to the proposed Village Six property.

**TABLE 5.3-2
SENSITIVE PLANT SPECIES WITH THE POTENTIAL TO OCCUR WITHIN VILLAGE SIX**

Species	Federal/State Status	CNPS List	MSCP Status ¹	Typical Habitat/Comments
Variegated dudleya <i>Dudleya variegata</i>	None	1B	Narrow endemic Covered species	Chaparral, coastal sage scrub. Village Six contains no suitable habitat.
Coast (San Diego) barrel cactus <i>Ferocactus viridescens</i>	None	2	Covered species	Chaparral, coastal sage scrub, valley and foothill grassland. Unlikely to occur since Village Six contains no suitable habitat.
Otay tarplant <i>Hermizonia conjugens</i>	State endangered Federally threatened	1B	Narrow endemic Covered species	Coastal sage scrub. Unlikely to occur since Village Six contains no suitable habitat.
San Diego marsh-elder <i>Iva hayesiana</i>	None	2	None	Riparian playas. Not expected. No suitable habitat.
Southwestern spiny rush <i>Juncus acutus</i> ssp. <i>leopoldii</i> (= <i>Juncus acutus</i> ssp. <i>sphaerocarpus</i>)	None	4	None	Coastal dunes (mesic), meadows (alkaline), coastal salt marsh. Not expected. No suitable habitat.
Snake cholla <i>Opuntia parryi</i> (= <i>Opuntia parryi</i> var. <i>serpentina</i>)	None	1B	Narrow endemic Covered species	Chaparral, coastal sage scrub. Unlikely to occur since Village Six contains no suitable habitat.
San Diego County viguiera <i>Viguiera laciniata</i>	None	4	None	Chaparral, coastal sage scrub. Unlikely to occur since Village Six contains no suitable habitat.

¹Source for MSCP species - City of Chula Vista Draft Subarea Plan.

TABLE 5.3-3
SENSITIVE WILDLIFE SPECIES OBSERVED (OR POTENTIALLY OCCURRING) WITHIN VILLAGE SIX

Species	Status ¹	Habitat	Occurrence/Comments
INVERTEBRATES			
Quino checkerspot butterfly <i>Euphydryas editha quino</i>	FE	Coastal sage scrub, grassland and chaparral with principal host plant <i>Plantago erecta</i> or others and natural cryptogamic soil crust.	None observed during past surveys (City of Chula Vista 1993). Habitat assessment (1999) determined no suitable habitat.
AMPHIBIANS			
Western spadefoot <i>Spea hammondi</i>	CSC	Vernal pools, floodplains, and alkali flats within areas of open vegetation.	No suitable habitat exists on-site.
REPTILES			
San Diego horned lizard <i>Phrynosoma coronatum blainvillii</i>	CSC, MSCP	Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage.	No suitable habitat exists on-site.
Orange-throated whiptail <i>Cnemidophorus hyperythrus beldingi</i>	CSC, MSCP	Chaparral, coastal sage scrub with coarse sandy soils and scattered brush.	No suitable habitat exists on-site.
Two-striped garter snake <i>Thamnophis hammondi</i>	Identified as locally sensitive in the Otay Ranch Program EIR	Permanent freshwater streams with rocky bottoms, Mesic areas.	No suitable habitat remaining.
BIRDS			
White-tailed kite <i>Elanus leucurus</i>	CFP	Nest in riparian woodland, oaks, sycamores. Forage in open, grassy areas. Year-round resident.	Observed flying over agricultural fields and roosting on snag adjacent to property.

TABLE 5.3-3
SENSITIVE WILDLIFE SPECIES OBSERVED (OR POTENTIALLY OCCURRING) WITHIN VILLAGE SIX
(continued)

Species	Status ¹	Habitat	Occurrence/Comments
Northern harrier <i>Circus cyaneus</i>	CSC, MSCP	Coastal lowland, marshes, grassland, agricultural fields. Migrant and winter resident, rare summer resident.	Observed flying over site. Has potential to nest in agricultural fields.
Sharp-shinned hawk (nesting) <i>Accipiter striatus</i>	CSC	Open deciduous woodlands, forest, edges, parks, residential areas. Migrant and winter visitor.	Observed in freshwater marsh adjacent to Olympic Parkway on cattails. This habitat was removed during the construction of Olympic Parkway and no suitable habitat remains. The bird was seen foraging of the property.
Cooper's hawk (wintering) <i>Accipiter cooperii</i>	CSC, MSCP	Mature forest, open woodlands, wood edges, river groves. Parks and residential areas. Migrant and winter visitor.	No suitable habitat remaining.
Ferruginous hawk (wintering) <i>Buteo regalis</i>	CSC, MSCP	Require large foraging areas. Grasslands, agricultural fields. Uncommon winter resident.	Previously observed on-site (RECON 1989). None observed during the recent survey.
Golden eagle <i>Aquila chrysaetos</i>	BEPA, CFP, CSC, MSCP	Require vast foraging areas in grassland, broken chaparral, or sage scrub. Nest in cliffs and boulders. Uncommon resident.	Observed flying over and walking along ground of agricultural areas.
Prairie falcon <i>Falco mexicanus</i>	CSC	Grassland, agricultural fields, desert scrub. Uncommon winter resident. Rare breeding resident.	Previously observed in vicinity (RECON 1989). None observed during the recent surveys.
Western burrowing owl (burrow sites) <i>Speotyto cunicularia hypugaea</i>	CSC, MSCP	Grassland, agricultural land, coastal dunes. Require rodent burrows. Declining resident.	Previously observed nearby (RECON 1989); not observed during current surveys. They were observed on property adjacent to the site.
California horned lark <i>Eremophila alpestris actia</i>	CSC	Sandy shores, mesas, disturbed areas, grasslands, agricultural lands, sparse creosote bush scrub.	Previously observed in vicinity (City of Chula Vista 1993).

TABLE 5.3-3
SENSITIVE WILDLIFE SPECIES OBSERVED (OR POTENTIALLY OCCURRING) WITHIN VILLAGE SIX
(continued)

Species	Status ¹	Habitat	Occurrence/Comments
Coastal California gnatcatcher <i>Poliopitila californica californica</i>	FT, CSC, MSCP	Coastal sage scrub, maritime succulent scrub. Resident.	No suitable habitat on-site.
Loggerhead shrike <i>Lanius ludovicianus</i>	CSC	Open foraging areas near scattered bushes and low trees.	Observed in agricultural areas.
Least Bell's vireo (nesting) <i>Vireo bellii pusillus</i>	FE, SE, MSCP	Willow riparian woodlands. Summer resident.	No suitable habitat on-site.
Tricolored blackbird <i>Agelaius tricolor</i>	CSC, MSCP	Freshwater marshes, agricultural areas, lakeshores, parks. Localized resident.	This species was observed near a cattle feeding area.
Western bluebird <i>Sialia mexicana</i>	MSCP	Open woodlands, farmlands, orchards.	Likely to occur during winter months. Unlikely to breed due to lack of suitable habitat.
MAMMALS			
San Diego black-tailed jackrabbit <i>Lepus californicus bennettii</i>	CSC	Open areas of scrub, grasslands, agricultural fields.	Known from vicinity.
American badger <i>Taxidea taxus</i>	MSCP	Grasslands, Sonoran desert scrub.	Den observed off-site in previous surveys (RECON 1989).

FE = federally endangered

FT = federally threatened

BEPA = Bald and Golden Eagle Protection Act

SE = state endangered

CFP = California fully protected

CSC = California species of special concern

MSCP = MSCP covered species

¹Source for MSCP species, City of Chula Vista Draft Subarea PL.

Otay Ranch Resource Management Plan

The Otay Ranch RMP was established in the 1993 GDP in order to establish a permanent preserve within Otay Ranch. The purpose of the Otay Ranch Preserve is to protect and enhance biological, paleontological, cultural, and scenic resources. Plan objectives include biological diversity and promotion of the survival and recovery of native species and habitats. The RMP identifies an open space system of 11,375 acres dedicated within the Otay Ranch. The Otay Ranch Preserve would also connect large areas of open space through a series of wildlife corridors. The preserve would cover portions of Salt Creek Canyon to Otay Valley. The preserve boundaries from the RMP have been incorporated into the adopted GDP. The preserve/development boundary of the GDP is consistent with the objectives, policies, and criteria established in the RMP.

The RMP incorporates a preserve conveyance plan as a transfer mechanism for land with high-quality resources. The RMP identifies vernal pools, coastal sage scrub habitat, coastal California gnatcatcher populations, and potential wetlands restoration areas as important target lands for the preserve. The RMP includes conveyance procedures for dedicating parcels of land to the resource preserve and for determining the proportionate share for each village. The Otay Ranch GDP identified that the entire Otay Ranch area contained 9,575 developable acres. The estimated conveyance obligation of 11,375 acres to the Otay Ranch Preserve would be met on a village-by-village basis. The conveyance ratio for all development is 1.188 acres for each acre of project area. Conveyance is required prior to the approval of final maps.

The RMP also identifies that Otay Ranch includes maritime succulent scrub and coastal sage scrub, which provide natural vegetation and habitat to the California gnatcatcher. The RMP requires that 85 percent of coastal sage scrub be protected, 70 percent through preservation and 15 percent through restoration. The RMP establishes that 1,300 acres of coastal sage scrub and 56 acres of maritime succulent scrub be restored as Otay Ranch is built out. The plan identifies the obligation to restore coastal sage scrub on a village-by-village basis. Under this approach, for every 1 acre of coastal sage scrub habitat destroyed, the applicant is required to restore 0.4 acre of coastal sage scrub elsewhere in Otay Ranch. For every 1 acre of maritime succulent scrub destroyed, 1 acre of maritime succulent scrub must be restored.

Multiple Species Conservation Program

The MSCP is a comprehensive, long-term habitat conservation plan that addresses the needs of a variety of biological resources. The MSCP will cover approximately 900 square miles in southwest San Diego County including Otay Ranch.

The primary goal of the MSCP is to identify large preserve systems which can be set aside to offset impacts from development throughout the area covered by the MSCP. The MSCP is intended to create a process for the take of covered plant and wildlife species under the state

and federal Endangered Species Acts, and California Natural Community Conservation Planning Act.

Local governments, which have adopted Subarea Plans detailing how the goals of the MSCP will be achieved and have entered into an Implementing Agreement with the U.S. Fish and Wildlife Service, are entitled to issue permits to take any species that is specifically covered under the MSCP.

The City of San Diego's MSCP Final EIR/EIS analyzed a draft Subarea Plan for the City of Chula Vista. The Draft Subarea Plan for Chula Vista was based on the future preserve boundaries contained in the Otay Ranch RMP. On October 17, 2000, the City of Chula Vista City Council adopted the Draft Subarea Plan and is in the process of obtaining permit authority from the resource agencies through the signing of an Implementing Agreement.

For Otay Ranch, the Draft Subarea Plan relies on the preserve design and policies contained in the Otay Ranch RMP as the framework for conservation and management of biological resources within Otay Ranch.

No MSCP-identified preserve locations occur within the Village Six SPA Plan boundaries.

5.3.2 Thresholds of Significance

According to Appendix G of the CEQA guidelines, impacts to biological resources would be significant if the proposed project:

- Has a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- Has a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- Has 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; or
- Interferes substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impedes the use of native wildlife nursery sites.

5.3.3 Impacts

Although no nesting burrowing owls or northern harriers were noted on-site, biological conditions can change over time. As such, development of Village Six may potentially impact nesting raptors, including burrowing owl and northern harrier. The harrier nests on the ground and the owl nests in burrows. Both species prefer open grassland areas such as those found on Village Six. The breeding season is identified as February 1 to August 30. As the site grading is implemented, nesting owls or harriers could be encountered in open grassland areas of the project site.

Sensitive Habitats

The proposed Village Six SPA Plan would not significantly impact any sensitive habitats. In addition, the proposed Birch Road alignment as it relates to SR-125 and the associated interchange has been evaluated and was found to have no impact on wetlands or other sensitive resources. The property to be developed within and adjacent to Village Six contains only non-native habitats.

Sensitive Plants

No significant impacts would occur to sensitive plant species. No sensitive plant species were observed during the Village Six SPA surveys in 1998 and 1999 or during previous surveys. Otay tarplant is not expected to occur due to the lack of natural habitat within and adjacent to the Village Six property. The majority of soils on-site are Diablo clay, with slopes of 2 to 15 percent (U.S. Department of Agriculture 1973). Diablo clays are characterized as well-drained, moderately deep clays derived from soft, calcareous sandstone and shale. Linne clay loam soils are found primarily in drainage and swale areas. While the soils on-site could support Otay tarplant, the area has been in agricultural use for the past 10 years, and under such intense and recurring use, the emergence of tarplant is unlikely.

Sensitive Wildlife

While no northern harrier or burrowing owls were identified to be nesting within the Village Six SPA Plan area, they could potentially use the fallow agricultural fields. Two individuals and burrows were observed within the adjacent SR-125 designated alignment, and burrowing owls are present in other undeveloped portions of the Otay Ranch. Although known to reuse the same burrow, individuals are not sedentary. There is a potential for future breeding pairs to use the Village Six agricultural fields. Grading of an active nest or burrow would be a direct significant impact to biological resources.

Two golden eagles were observed off-site to the east, but no golden eagle breeding habitat or associated key foraging habitat occurs within Village Six. The golden eagle requires cliffs, large rock outcrops, or large oaks and sycamores for nesting. The tricolored blackbirds were

observed in the same vicinity as the golden eagle and concentrated near an off-site cattle-feeding operation. Tricolored blackbirds require large areas of freshwater marsh to breed. There is no nesting habitat present within or adjacent to the proposed Village Six development.

The San Diego black-tailed jackrabbit and American badger were not observed within the Village Six boundaries. While these mammal species may be present in the vicinity, their territories are large. A low density of individuals is expected. Development of Village Six would not have a substantial adverse effect on populations of these wildlife species, either directly or through modification of the existing habitat.

The loggerhead shrike has been observed foraging in the northern portion of the project area. The Village Six project site does not provide suitable nesting habitat for the loggerhead shrike. Development of the Village Six site would remove foraging areas which is considered significant.

Implementation of the Village Six SPA Plan and Conceptual Tentative Maps would eliminate approximately 386 acres of agricultural fields used for foraging by raptor species. The Program EIR 90-01 identified loss of raptor foraging habitat as a significant impact. The Village Six SPA Plan would contribute to this significant impact.

Wildlife Movement Corridors

There are no identified or designated wildlife movement corridors in the vicinity of Village Six SPA boundaries. Therefore, Village Six would not interfere substantially with movement of any native resident or migratory species or the establishment of a wildlife corridor. No significant impacts to wildlife movement would result from development of Village Six.

Otay Ranch Resource Management Plan

The RMP has established performance standards for achieving an 11,375-acre Otay Ranch open space preserve. Compliance relies on progressive acquisition, or funding for acquisition, of the designated Otay Ranch Preserve areas with each development approval. Village Six would have an indirect, long-term, potentially significant impact related to biological resources management unless the Otay Ranch regional open space is preserved proportionally and concurrently with development. Future final maps will be required to convey open space in accordance with the RMP at a rate of 1.188 acres for each acre of development area. Table 5.3-4 provides an estimate of the conveyance acreage required based on the current Conceptual Tentative Maps.

**TABLE 5.3-4
CONVEYANCE REQUIREMENT ACREAGE TABULATION**

Gross Acres	386.04
Deductions	
La Media right-of-way	4.15
Birch Road right-of-way	6.29
SR-125 right-of-way	25.37
Neighborhood park	7.68
Elementary school	<u>10.18</u>
Total Deductions	53.67
Net Acres	332.73
Conveyance Ratio	1.188 per net acre
Conveyance Requirement	395.28 acres

Multiple Species Conservation Program

No inconsistencies exist between the proposed Village Six SPA Plan design and the MSCP. Village Six would not result in any take of resources under the MSCP. Village Six SPA Plan development would be separated by at least one-half mile from any proposed MSCP-designated preserve area.

5.3.4 Level of Significance Prior to Mitigation

The Otay Ranch GDP concluded that implementation of the GDP would result in significant impacts to biological resources, including impacts to regional raptor foraging areas that are present in the project area. Due to the significant cumulative impacts identified in the GDP, a Statement of Overriding Considerations was prepared with that document.

Grading of, or nearby, an active raptor nest during breeding season may potentially impede the use of a native wildlife nursery site. The grading would be a direct, or indirect, short-term, potentially significant biological resources impact.

The Village Six SPA Plan would have indirect, long-term, potentially significant impacts on biological resources if the project fails to preserve the Otay Ranch GDP regional open space proportionally and concurrently with development.

Since the construction of housing on Neighborhood R-11/S-2 would require grading of the entire site, impacts to biology would be the same for the high school and residential options.

5.3.5 Mitigation Measures

- 5.3-1 Focused surveys for burrowing owl shall be conducted prior to grading. If occupied burrows are detected, passive relocation of the species shall be conducted to avoid impacts from grading.
- 5.3-2 Focused surveys for active nests of the northern harrier shall be conducted prior to grading. If active nests are detected, and if construction activities occur between March 1 and July 31, construction activities shall be restricted within 9500 feet of the active nest sites.
- 5.3-3 Prior to recording each final map, the applicants shall either convey land within the Otay Ranch RMP Resource Preserve at a ratio of 1.188 acres for each acre of development area or pay a fee in lieu.

5.3.6 Level of Significance After Mitigation

Implementation of the above mitigation measures would reduce direct impacts to biological resources below a level of significance.

No feasible mitigation measures were identified to reduce the impacts to raptor foraging to a level below significance. These impacts would remain significant and unmitigated.

5.4 Cultural Resources

Section 3.4, Cultural Resources, of the Otay Ranch GDP Final Program EIR (90-01) analyzed the existing conditions, potential impacts, and mitigation measures related to cultural resources for the entire Otay Ranch GDP. Cultural resource studies have been conducted in the Otay Ranch area since 1980. These studies were completed both for planning purposes and for CEQA compliance. Table 5.4-1 lists the recent archaeological surveys in the vicinity of the Village Six SPA Plan. The Otay Ranch GDP concluded that implementation of the GDP would result in a significant environmental effect on prehistoric and historic resources. In addition, an expanded literature search and field visit was conducted as part of this EIR (Appendix C).

5.4.1 Existing Conditions

The archaeological sites recorded at San Diego State University on the subject property are listed in Table 5.4-2.

Based on the mapped location of these resources, it is apparent that on-site resources potentially represent one or two primary deposits. Because of limited surface visibility, a field review of the project site was unable to relocate materials associated with these sites. This may have been due in part to the heavy vegetative cover that currently exists on the property. Also, inasmuch as individual specimens were recorded as sites and were collected, it is possible that the materials no longer remain on the property.

The cultural resources in this area of Otay Ranch include the artifacts typical of both the Milling Stone stage and the Late Prehistoric stage. The Milling Stone stage is dated as occurring as early as 8,000 years before present (B.P.). The cultural remains include grinding stones (metates and manos), scraper planes, relatively large-size debitage (flaking waste), and shellfish deposits. The prehistoric sites recorded within the Village Six SPA Plan area consist of ground and flaked stone materials.

The Late Prehistoric stage is considered ancestral to the Kumeyaay, who have lived in the area since the time of contact with the Spanish. Sites of this stage have been dated as early as 1500 years B.P. and their cultural remains reflect an emphasis on inland plant food collection, processing, and storage. Typical artifacts include the use of small arrow points, mortars and pestles, ceramic vessels and pipes, and the replacement of flexed inhumations with cremations.

In addition to the sites recorded on the property, a historic site, SDI-11,384H, occurs approximately 300 feet from the southwest corner of the Village Six SPA Plan. This site is the historic Otay Ranch Farm Complex and consists of approximately 20 related structures and associated equipment. In addition to the standing structures, a number of foundations

**TABLE 5.4-1
RECENT ARCHAEOLOGICAL SURVEYS
CONDUCTED WITHIN THE VICINITY OF THE PROJECT AREA**

Survey Date	Area Surveyed	Sites Discovered	Survey Findings
1989	Entire 9,386-acre Otay Valley parcel as part of 23,297-acre Otay Ranch survey (RECON 1990b)	69 sites	RECON personnel located 55 prehistoric sites, 10 historic sites, and 4 potential historic sites. This survey was not considered intensive.
1992	Approximately 4,400 acres of Otay Valley parcel (Ogden 1993)	26 sites and 44 isolates	The intensive survey of 4,400-acre portion of the Otay Valley parcel resulted in discovery of 22 prehistoric sites and 4 historic sites.
1992	40-acre Vortac parcel within Otay Ranch (Ogden 1992b)	4 sites and 1 isolate shell fragment	Of the 2 lithic scatter sites, 1 was previously recorded. In addition, 2 isolated stone artifacts were recorded.
1995	Remaining 1,045.8 acres of SPA One project area intensively surveyed (Brian F. Smith & Associates 1995)	15 new sites, 6 previously recorded sites, 6 possible sites, and 60 isolates	The intensive survey resulted in discovery of 12 new prehistoric sites and 3 new historic sites.
1999	Village Eleven research design and testing program (Brian F. Smith & Associates 1999)	5 previously recorded sites were tested	All sites were found not to be significant under CEQA criteria, and testing exhausted their research potential.

**TABLE 5.4-2
ARCHAEOLOGICAL SITES RECORDED ON VILLAGE SIX**

Site	Materials Noted
CA-SDI-11,282	Metate (noted as collected)
CA-SDI-11,283	Metate (noted as collected)
CA-SDI-11,284	Two flakes and one core
CA-SDI-11,285	One mano, one flake tool, two flakes
CA-SDI-11,286	One projectile point (noted as collected), numerous flakes, one mano
CA-SDI-11,287	One metate fragment, one flake, one scraper
CA-SDI-11,288	One scraper, three core tools, one flaked tool, and several flakes
CA-SDI-11,289	Cores and core fragments, flakes, and debitage

from earlier buildings still remain. The area was the central portion of a large working ranch and the buildings and structures have undergone modifications or have been replaced over the decades. The buildings range in age from the turn of the century up to the 1940s; however, it has been determined that no significant standing structures remain (Smith 1999). Trash deposits and privies representative of early occupations may be present on the property.

5.4.2 Thresholds of Significance

According to the CEQA Guidelines, Appendix G, impacts to cultural resources would be significant if the proposed project would:

- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5. This includes:
 - a) resources that are eligible for the California Register of Historic Resources and the National Register of Historic Places; and
 - b) resources that are locally designated as historically significant; or the City of Chula Vista finds the resource historically significant based on substantial evidence.
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines. This includes:
 - a) resources that are associated with an event or person of recognized significance in California or American history or recognized scientific importance in prehistory;
 - b) resources that can provide information that is of demonstrable public interest and is useful in addressing scientifically consequential and reasonable research questions;
 - c) resources that have a special or particular quality such as the oldest, best example, largest, or last surviving example of its kind; and
 - d) resources that are least 100 years old and possess substantial stratigraphic integrity; and/or involve important research questions that historical research has shown can be answered only with archaeological methods.
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- Disturb any human remains, including those interred outside of formal cemeteries.

5.4.3 Impacts

The proposed Village Six SPA Plan development could directly impact resources listed in Table 5.4-2. There are eight sites that could potentially be affected by the completion of the project. Several of these resources are recorded as a single, isolated artifact, while others are recorded as including a variety of flaked and ground stone artifacts.

It is possible that these resources no longer exist on the property. Current vegetative cover is too dense to permit adequate field inspection and evaluation of potential remains. Because of the restricted surface visibility and the potential for prehistoric cultural resources on the property, impacts to cultural resources are considered significant.

5.4.4 Level of Significance Prior to Mitigation

Impacts to the recorded sites on the property are considered significant. Because of the extent of past agricultural disturbance to the area, only midden-bearing, subsurface deposits represent potentially significant cultural resources. The following measures outline a procedure for ensuring that adverse impacts are avoided.

5.4.5 Mitigation Measures

- 5.4-1 Concurrent with the start of grading, the project area should be brushed and a field reconnaissance should be conducted and the presence or absence of midden-bearing deposits determined. All brushing and grading within Village Six shall be monitored. The monitoring of the brushing and grading shall be conducted by one or more archaeologists, as dictated by the size of the grading operation. All utility excavations, road grading, and brush removal shall be coordinated with the archaeological monitor. Any resources that are graded shall be intensively monitored during grading to ensure that any important features, isolates, or deposits are either recorded and collected or excavated. Should any resources be encountered during the monitoring of the brushing or grading which were not previously recorded, the grading shall be temporarily stopped or redirected to another area while the nature of the discovery is evaluated. Any resources that may be encountered shall require testing to determine their significance. If the testing demonstrates that a resource is significant, then a data recovery program shall be prepared in accordance with mitigation measure 5.4-2.
- 5.4-2 If, as a result of the reconnaissance conducted in accordance with 5.4-1 above, a significant~~midden~~ deposit is identified, a research program shall be prepared to recover a valid sample of the materials present within the site.
- 5.4-3 If a significant~~midden-bearing~~ deposit is identified, a data recovery program shall be completed prior to the issuance of a grading permit. This program shall be completed

under the direction of a qualified archaeologist to the satisfaction of the Director of Planning and Building. If significant materials are recovered, curation shall be required in a facility that is appropriate for the maintenance of archaeological materials.

5.4.6 Level of Significance After Mitigation

Implementation of the above mitigation measures would reduce impacts to cultural resources below a level of significance.

5.5 Geology and Soils

Section 3.5, Geology and Soils, of the Otay Ranch GDP Final Program EIR (90-01) addressed the general geotechnical setting, potential impacts, and mitigation measures for the Otay Ranch properties. The document concluded that implementation of the Otay Ranch GDP would result in significant environmental impacts on geology and that more refined site-specific geotechnical reports would be required prior to issuance of grading permits for individual projects to further refine issues. Geotechnical reconnaissances for the Village Six project area were prepared by Geotechnics Incorporated (December 22, 2001) and by GEOCON, Inc. (February 16, 2001). The reports are included as Appendix D.

5.5.1 Existing Conditions

Geologic Setting

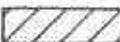
The Village Six property is located within the coastal plain of the Peninsular Range Geomorphic Province. This coastal plain is underlain by sedimentary formations. The Oligocene Otay Formation occurs in the Village Six vicinity with alluvial and colluvial deposits infilling the canyon bottoms and sides (Figure 5.5-1). The San Diego Formation is exposed on knolls to the west of Village Six (Cotton-Beland 1996). The Otay Formation is believed to underlie the entire Village Six at depth and extends eastward beyond its boundaries (Neblett & Associates 1999). Many of the sedimentary rock beds are flat lying, although several beds were observed during the reconnaissance survey to be gently dipping to the northeast and northwest.

Seismicity

Village Six is located east of the La Nacion fault zone. This fault zone consists of several north/south-trending normal faults with branching, minor faults. The fault zone has been shown to be potentially active, but fault movements have not offset geologic formations younger than 11,000 years old. The fault zone becomes less active as the zone is traversed from west to east.

The closest reported occurrence of the La Nacion fault zone to Village Six is approximately 6,000 feet from the western boundary (Cotton-Beland 1996). No evidence was found of the fault zone's presence any closer to Village Six during the geotechnical investigation for Villages One, Two, and Five (Cotton-Beland 1996).

Active faults within 100 miles of the site are shown in Figure 5.5-2, and estimated moment magnitude and peak horizontal ground acceleration at the site from regionally active faults are shown in Table 5.5-1.

LEGEND	
	Qal - Alluvium > 10 Feet
	To - Otay Formation
	Graded Fill

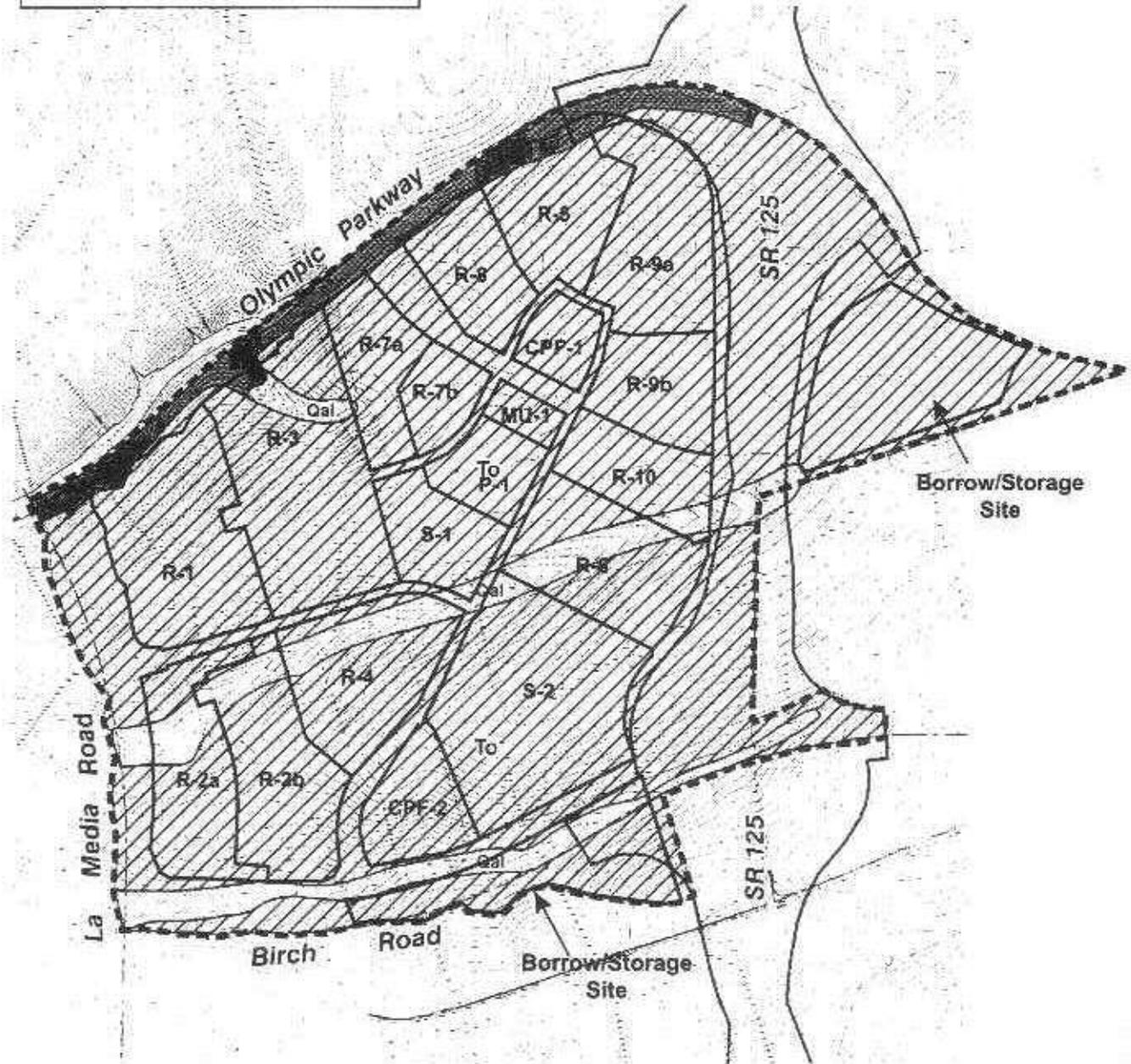
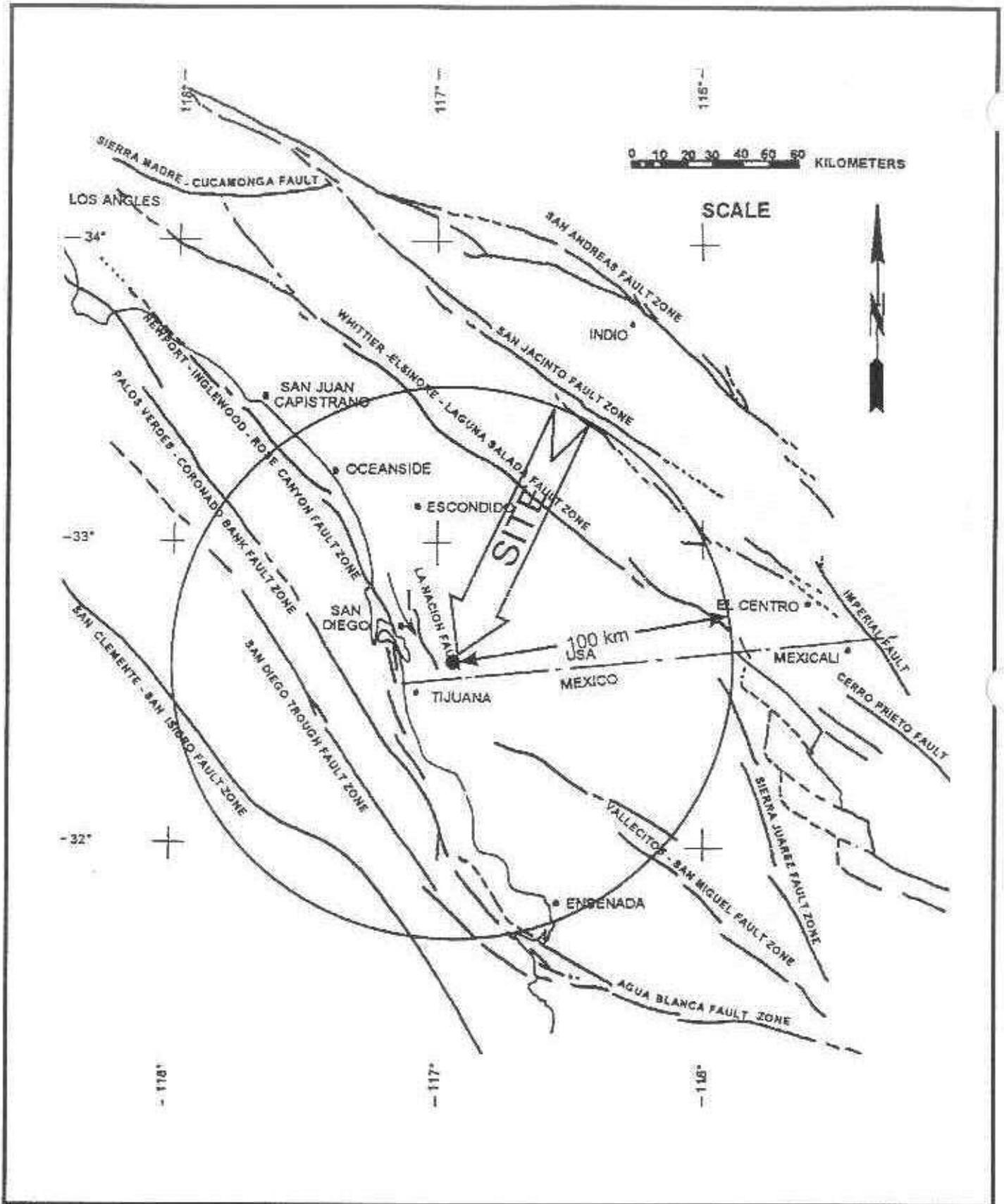


FIGURE 5.5-1
Geology Map
 Village Six Otay Ranch Development Plan



Map Source: Geotechnics, Inc., 1/98



FIGURE 5.5-2
Active Faults Within 100KM of Project Site
Village Six Otay Ranch Development Plan

TABLE 5.5-1
ESTIMATED MAGNITUDE AND GROUND ACCELERATION
FROM FAULTS WITHIN 100 MILES OF THE SITE

Fault	Distance to Site (miles)	Maximum Credible Event		Maximum Probable Event	
		Moment Magnitude	Peak Horizontal Acceleration (g)	Moment Magnitude	Peak Horizontal Acceleration (g)
Coronado Banks	24.0	7.7	0.17	6.1	0.06
Elsinore	40.0	7.5	0.09	7.3	0.08
La Nación	3.8	6.8	0.41	6.5	0.37
Rose Canyon	14.0	7.0	0.19	6.4	0.14
San Clemente	64.0	7.3	0.05	6.6	0.02
San Diego Trough	32.0	7.7	0.13	6.1	0.40
San Jacinto	60.0	7.5	0.06	6.6	0.30

SOURCE: Geotechnics, Inc. 2000. g = gravity

The most significant credible seismic event with respect to the Village Six property would be a 7.0 magnitude event on the Rose Canyon fault zone (see Table 5.5-1).

Ground rupture due to active faulting is not evident in the vicinity of Village Six. The distance and elevation separation between the Village Six site and the coast preclude the occurrence of seismically induced waves (tsunamis) or seiches. There is low potential for earthquake-induced flooding of the Village Six property because the area lacks river tributaries and lakes.

Soils

Colluvium/Alluvium (Qal)

Accumulations of colluvial and alluvial deposits infill the drainage course bottoms and slopes. These materials are generally dark brown in color and consist of highly plastic clay. They range from dry to moist and firm. Colluvium/alluvium depths of up to 11 feet were observed. Thicker accumulations may exist in narrow buried channels cut into the formational materials and in the main Poggi Canyon drainage.

San Diego Formation (Tsd)

No deposits have been identified within Village Six, but this geologic unit is mapped as occurring immediately west of the Village Six property (Cotton-Beland 1996). The Pliocene-age San Diego Formation consists of fine- to medium-grained, yellow tan, dirty sandstone. This formation on the adjacent property contains expansive siltstones, claystones, and bentonite beds.

Otay Formation (To)

This formation generally consists of silty to clayey, fine- to coarse-grained sandstone with some sandy siltstone and sandy clay interbeds. The sandstone and siltstone are typically light gray, nonplastic, massive with some cross-bedding and weakly cemented (see Figure 5.5-1). There are some beds of strongly cemented materials. A very well cemented claystone was encountered above elevation 580 above MSL. Bentonitic claystone, common in this formation, was not encountered during the reconnaissance exploration.

Bentonite claystone is commonly found in the Otay Formation. It is very highly expansive and will require special consideration if thick deposits are encountered during grading. While these beds were not found during testing, there is a possibility that they will be encountered during grading operations. If they are found, special consideration with respect to placement of fill, undercutting pad and street subgrades and buttressing slope stability may be required.

Landslide Debris

Evidence of ancient landslides has not been found on-site.

Liquefiable Soils

Potentially liquefiable soils may exist on-site in the colluvium and alluvium. These would typically consist of cohesionless sands and silts that are loose to medium dense and saturated.

Expansive Soils

The predominantly clayey sand and sandy clay material within the Otay Formation and the colluvium/alluvium have moderate to high expansion potentials. However, due to the wide range of expansion potential typically exhibited by soils in the area, localized areas may possess a very low expansion potential while others may have a high expansion potential.

Compressible Soil

Loose, compressible soils are found on-site. These materials, which include topsoil, colluvium, and alluvium, are subject to settlement under increased loads or due to an increase in moisture content from site irrigation or a change in drainage conditions. Except for these materials, most of the earth material on-site is suitable for reuse in compacted fills.

Excavatability

In general, the site materials should be excavatable with standard heavy earth-moving equipment in good working order with experienced operators. Some of the Otay Formation may generate large, strongly cemented material that could require extra effort to crush.

5.5.2 Thresholds of Significance

According to the CEQA Guidelines, Appendix G, impacts to geology and soils would be significant if the proposed project:

- Exposes people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - (1) 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,
 - (2) Strong seismic ground shaking,
 - (3) Seismic-related ground failure, including liquefaction, or
 - (4) Landslides;
- Results in substantial soil erosion or the loss of topsoil;
- Is located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Is located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating a substantial risk to life or property; and
- Has soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for disposal of waste water.

In addition, the proposed project would result in a significant impact if it fails to comply with the applicable geology and soils mitigation measures established by the Otay Ranch GDP Program EIR. Therefore, a significant impact would result if the project

- Fails to provide site-specific geotechnical studies based on proposed development plans to specifically evaluate soil conditions and characteristics, areas of potential slope

instability, landslides, faults, liquefaction, and rippability characteristics for the tentative map review;

- Fails to incorporate mitigation measures developed by qualified geotechnical engineers in compliance with statutes and state-of-the-art professional standards;
- Fails to conduct on-site soils investigation by a qualified geotechnical consultant to evaluate the potential for significant impacts due to erosion and expansion for the tentative map review; and
- Fails to incorporate mitigation measures for erosion control and soil expansion.

5.5.3 Impacts

Seismicity

There are no active faults underlying the project site. The La Nacion fault zone is potentially active, which means it has not offset geologic formations younger than 11,000 years old and does present a risk to residential development. Further, the faults become less active as you move easterly (towards the proposed project) across the zone. Therefore, the only potential for significant seismic hazards is associated with ground shaking due to seismic activity within the Rose Canyon fault zone. The most significant probable seismic event with the potential to affect Village Six would be a 7.0 magnitude event on the Rose Canyon fault zone resulting in an estimated peak ground acceleration of 0.19 g. A seismic event with the potential to affect noncritical structures would likewise emanate from the Rose Canyon fault zone, with a magnitude of 6.5 and a corresponding ground acceleration of 0.14 g.

Soils

Construction on liquefiable soils within drainage courses could result in injuries or loss of property during ground shaking of sufficient magnitude and duration. Expansive soils within pavement, foundation, or slab subgrade could heave when wetted, resulting in cracking or failure of these development improvements. Development on compressible soils could potentially settle under increased load and damage structures, roads, and property. The design of proposed Village Six SPA Plan structures would comply with the requirements of the Uniform Building Code and standard practices of the Association of Structural Engineers of California.

There is a low potential for natural slope stability problems. Nonetheless, grading of the site may expose bedrock materials where clay beds are located and are susceptible to instability in steepened man-made slopes. Development of any subdivision in hilly terrain would typically result in numerous contacts between cuts in bedrock and compacted fills (cut/fill transitions). Differential settlement could place substantial distress impacts on structures.

5.5.4 Level of Significance Prior to Mitigation

The exposure of a residential community and individual persons to ground acceleration generated from potential earthquakes along off-site faults would be a direct, long-term, significant impact associated with implementation of the proposed project.

Failure of slopes manufactured under the proposed project would be a direct, long-term, significant impact.

5.5.5 Mitigation Measures

- 5.5-1 During construction liquefiable soils within the colluvium/alluvium shall be removed and replaced with compacted fill.
- 5.5-2 During construction highly expansive soils shall be kept below finish grade. Where excavations expose highly expansive materials at finish grade, these materials shall be excavated a minimum of four feet below finish grade. Where excavations expose very highly expansive material at finish grade, these materials shall be excavated a minimum of five feet below finish grade. The excavations shall be replaced with a compacted fill soil that has a low to moderate expansion potential.
- 5.5-3 During construction, the developer shall remove loose, compressible soils and replace as compacted fill in areas that will be subjected to new fill or structural loads.
- 5.5-4 During grading the developer shall construct earthen buttresses on unstable slopes with drains installed, as warranted, at the rear of the buttresses to control groundwater.
- 5.5-5 Grading of building pads shall be designed so that foundations bear entirely on a relatively uniform depth of compacted fill. This may be accomplished by overexcavating the cut portion of the building pad.
- 5.5-6 Prior to approval of grading plans for the proposed project, the applicant shall submit an additional geotechnical investigation. The detailed analysis shall be subject to approval of the City Engineer. The analysis shall include, but not be limited to, a delineation of specific locations where liquefiable, compressive, and expansive soils would affect structural stability and where graded slopes would expose bedrock susceptible to instability.

5.5.6 Level of Significance After Mitigation

The proposed development is feasible from a geotechnical and geologic engineering perspective because all potential hazard impacts to people and proposed structures would be reduced below a level of significance with application of the above mitigation measures.

Mitigation measures 5.5-5 and 5.5-6 require preparation of graded areas to be designed and constructed as stable. The potentially unstable manufactured slopes would be buttressed and properly drained. Differential settling would be controlled by designing lot grading so that foundations bear entirely on a relatively uniform depth of compacted fill.

Compliance with the requirements of the governing jurisdictions, building codes (e.g., Title 24 of the California Code of Regulations, the Uniform Building Code) and standard practices of the Association of Structural Engineers of California would reduce the potential impact resulting from seismic-induced ground shaking below a level of significance.

5.6 Paleontology

Section 3.6, Paleontological Resources, of the Otay Ranch GDP Program EIR (90-01) evaluates the existing known paleontological resources, the potential for unknown resources, potential impacts, and mitigation measures for fossil remains or prehistoric plant and animal life. The document concluded that implementation of the Otay Ranch GDP would result in a significant environmental effect on paleontological resources. The Otay Ranch GDP Findings required that certain portions of the Otay parcel be set aside for paleontological reserves. No paleontological reserves were designated in the Village Six SPA project area. The Otay Ranch RMP compiles the resource-related studies, plans, and programs required for paleontological resources.

5.6.1 Existing Conditions

Paleontological resources are fossil remains of prehistoric plant and animal life. Fossils are found in the geologic deposits where they were originally buried. Fossils provide a portion of the scientific record for the geologic and biota history of the region in which they are found. Fossils may be exposed in drainage cuts or where the bedrock surfaces.

Discovery and recovery of significant paleontological resources occurred with development of the Otay Ranch SPA One Villages One and Five. The following is a summary of the work done during 1998 and 1999, prepared by Dr. Thomas A. Deméré:

Grading for Village One - Phase 1B of the Otay Ranch GDP produced significant fossil remains from both the San Diego Formation and the Otay Formation. A cut was made through an ancient sea cliff of the San Diego Formation, exposing both beach and non-marine deposits of this formation. The non-marine deposits produced the first all-terrestrial mammal assemblage known from the San Diego Formation. This assemblage includes rabbit (represented by a skull and numerous isolated teeth), cat (represented by a jaw and isolated limb bones), and horse (represented by a partial skull and isolated limb bones). Grading in the Otay Formation resulted in the discovery and recovery of bones and teeth of terrestrial mammals including oreodonts (extinct hoofed mammals) and canids (dogs).

Grading for Village One - Phase 2B of the Otay Ranch GDP also produced fossil marine invertebrates and vertebrates from the San Diego Formation. This rock unit is approximately two to four million years old and was deposited in a large marine embayment during the Pliocene epoch. Particularly significant fossil specimens recovered on this project include partial skulls and jaws of a new small species of baleen whale, a partial skeleton (without a skull) of a medium-sized species of baleen whale, ribs and vertebrae of a giant dugong sirenian (*Hydrodamalis cuestae*), and a nearly complete skeleton of puma-sized cat (*Felis rexroadensis*). Other significant discoveries on this project include a moderately diverse assemblage of invertebrate fossils consisting of shells, molds, and casts of marine clams, scallops, snails, crabs, sand dollars, estuarine clams, oysters, and snails.

Grading of Village Five produced fossil remains from the Otay Formation. This rock unit is approximately 28 to 30 millions years old and was deposited in a broad coastal river floodplain. Noteworthy fossils recovered on this project include a limb bone of a short-faced dog (*Mesocyon*), a partial skeleton of a small fox-like dog (*Hesperocyon*), partial skulls and jaws of a small oreodont (*Sespia*), jaws of a small chevrotain (hoofed mammal), and egg cases of an unidentified insect.

Since they are buried, paleontological resources are often not seen until earthwork begins. The locations of fossils are predicted based on the geology of the area and known productivity of the rock formations. No fossil remains have been identified within the Village Six SPA Plan area, and no GDP-designated paleontological preservation areas occur within the Village Six SPA Plan boundaries.

As discussed in Section 5.5, Geology and Soils, the Village Six area is underlain by the Otay Formation with accumulations of colluvial and alluvial deposits in the drainage course bottoms. The San Diego Formation has been identified as occurring within the parcel to the west of Village Six. The following discussion describes the potential for fossil remains in each of these formations:

Quaternary Alluvium (Qal)

Fossil discoveries in Quaternary alluvium are rare. No fossils from the Quaternary alluvial deposits have been observed in the Otay Ranch area. It is unlikely that fossils would be discovered within this formation.

San Diego Formation (Tsd)

No San Diego Formation deposits have been mapped within the Village Six SPA Plan, but areas have been identified as outcropping within Village Two to the west. Typical exposures of this deposit consist of yellowish gray, fine-grained, friable sandstone. The formation thins from west to east. The San Diego Formation, as exposed north of Telegraph Canyon, is also well known for its rich fossiliferous beds and extremely important fossil remains of many types of marine invertebrates and marine vertebrates. Rare remains of terrestrial mammals have also been recovered from the deposits along with the occurrence of fossil trees and leaves. This formation is defined as highly sensitive because the rocks primarily produce vertebrate fossil remains or have the potential to produce such remains.

Otay Formation (To)

The Otay Formation is primarily a non-marine sedimentary rock unit of late Oligocene age. Typical exposures consist of gray-white, medium-grained, tuffaceous sandstone. Other exposures include claystones, bentonites, gritstones, and cobble to boulder conglomerates to the east of Rock Mountain. A variety of well-preserved terrestrial vertebrates remains were

salvaged from the Otay Formation within the EastLake community development. These fossil resources have provided significant scientific information about the climatic, geomorphologic, and biologic conditions at the time of deposition. The upper sandstone portion is considered to possess a high paleontological resource sensitivity.

5.6.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, impacts to paleontological resources would be significant if the proposed project:

- Directly or indirectly destroys a unique paleontological resource or site or unique geologic feature.

Significant paleontological impacts would also occur pursuant to the Program EIR if the proposed action does not comply with the applicable mitigation measures established by the Program EIR for the Village Six SPA Plan. The mitigation measures established in the Program EIR include the requirement for a qualified paleontologist to monitor construction, recover and salvage any fossils discovered during grading, and prepare a summary report once monitoring is complete. These mitigation measures are included in this discussion.

5.6.3 Impact Analysis

Grading for the proposed project would not impact any known paleontological resources; proposed construction, however, may impact fossils potentially buried in the underlying formations. The occurrence of fossils within the covered bedrock cannot be evaluated prior to exposure. Development of the proposed Village Six SPA Plan would remove all areas underlain with Quaternary alluvium. Although this formation has not yielded any known paleontological resources, there is a potential for producing fossils because of the formation's sedimentary origin. The proposed Village Six SPA Plan grading may result in direct, long-term, potentially significant impacts because the formation has an unknown sensitivity.

The proposed massive grading of the Otay Formation sandstone would move material with high sensitivity for paleontological resources. The required earthwork to implement the Village Six SPA Plan may also involve small areas of the San Diego Formation if this formation extends subterraneously into Village Six. The San Diego Formation is also considered to possess a high paleontological resource sensitivity. Destruction of the paleontological resources from either of these formations would be a direct, long-term, potentially significant impact.

5.6.4 Level of Significance Prior to Mitigation

Grading impacts to alluvium would potentially impact paleontological resources. Destruction of the paleontological resources from either the Otay Formation or the San Diego Formation would result in a significant, direct, long-term impact.

5.6.5 Mitigation Measures

5.6-1 Prior to issuance of any on-site (or off-site) grading permits, the applicant shall confirm to the City of Chula Vista that a qualified paleontologist has been retained to carry out the following mitigation program. The paleontologist shall attend pregrade meetings to consult with grading and excavation contractors. (A qualified paleontologist is defined as an individual with a M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques.)

5.6-2 A paleontological monitor shall be on-site at all times during the original cutting of previously undisturbed sediments of highly sensitive geologic formations (Otay and San Diego Formations) to inspect cuts for contained fossils. The paleontological monitor shall work under the direction of a qualified paleontologist. The monitor shall periodically (every several weeks) inspect original cuts in deposits with an unknown resource sensitivity (Quaternary alluvium). (A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials.)

In the event that fossils are discovered in unknown sensitive formations, it may be necessary to increase the per-day field monitoring time. Conversely, if fossils are not discovered, the monitoring should be reduced.

5.6-3 When fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In instances where recovery requires an extended salvage time, the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Where deemed appropriate by the paleontologist (or paleontological monitor), a screen-washing operation for small fossil remains shall be set up.

5.6-4 Prepared fossils, along with copies of all pertinent field notes, photographs, and maps, shall be deposited (with the applicant's permission) in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed which outlines the results of the mitigation program. This report shall include discussion of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils.

5.6.6 Level of Significance After Mitigation

Implementation of the above mitigation measures would reduce the impact to paleontological resources below a level of significance.