

**NOTICE OF PREPARATION – FEBRUARY 27, 2013**

**To:** Distribution List  
**Subject:** **NOTICE OF PREPARATION OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**

**Lead Agency:**  
Agency Name: City of Chula Vista  
Street Address: 276 Fourth Avenue  
City/State/Zip: Chula Vista, California 91910  
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Contact: Stan Donn, Project Manager (619) 409-5953

The City of Chula Vista publicly announces its intent to initiate preparation of a Supplemental Environmental Impact Report (SEIR) for the following “Project” as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code Section 21065.

The City of Chula Vista is the lead agency for this SEIR. A description of the Project and an explanation of its potential environmental impacts are provided in this Notice of Preparation (NOP).

Please provide your written comments including specific statutory responsibilities of your agency, as applicable. Written comments must be received at the earliest possible date, but no later than 30 days after receipt of this notice.

Please send your response and the name of the contact person to: Stan Donn, at the address shown above. A public scoping meeting will be held on March 14, 2013, at 2 p.m., at 276 Fourth Avenue (Building 100, Executive Conference Room), Chula Vista, California 91910.

**Project Title:** **Supplemental Environmental Impact Report for the Village 2 Comprehensive SPA Plan Amendment**

**Project Location:** City of Chula Vista, within the County of San Diego, California.

**Project Description:** Baldwin & Sons and affiliated entities currently own 1,873 dwelling units within Village 2 of Otay Ranch. Additionally, Baldwin & Sons controls approximately 8.5 acres of mixed use commercial, 12.5 acres of dedicated commercial, 60.7 acres of industrial uses, as well as various park and Community Purpose Facilities (CPF) within Village 2.

The project proposes adding approximately 1,600 residential units, an elementary school, parkland, and CPF facilities. The project features increased residential densities, a diversity of residential home types, and resident amenities such as park and CPF uses and an additional neighborhood elementary school. The project also provides opportunities for increased viability of

commercial uses, transit ridership, village ‘walkability’, and decreased automobile dependence.

The project also proposes to relocate the Otay II Pipeline from its current location (running through the project) to under La Media Road and Olympic Parkway.

The project requires amendments to the City of Chula Vista General Plan (GP), the Otay Ranch General Development Plan (GDP), the Otay Ranch Village 2, 3, and a portion of 4 Sectional Planning Area (SPA) Plan, and the Otay Ranch Core Master Precise Plan (CMPP). The project also requires four new Tentative Maps for subject neighborhoods within Village 2.

Date: February 27, 2012

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**NOTICE OF PREPARATION OF A DRAFT  
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT  
FOR THE VILLAGE 2 COMPREHENSIVE SPA PLAN  
AMENDMENT**

**PROJECT LOCATION**

The proposed project is located within Otay Ranch in the City of Chula Vista, California (*Figures 1 and 2*).

**PROJECT BACKGROUND**

In May 2006, the City certified the Final Second Tier EIR for the Otay Ranch Villages Two, Three, and a Portion of Village Four Sectional Planning Area (SPA) Plan (Second Tier EIR 02-02, SCH No. 2003091012), hereafter referred to as the “SPA Plan EIR”. The SPA Plan EIR contains a comprehensive disclosure and analysis of potential environmental effects associated with implementation of the SPA Plan in the City of Chula Vista. The SPA Plan was developed to refine and implement the land use plans, goals, and objectives of the Otay Ranch GDP for the development of Villages 2, 3, and a portion of Village 4.

The SPA Plan was amended twice in 2012 to transfer dwelling units between lots within Village 2 and to increase the number of dwelling units on specific lots for a total of 2,983 units. *Figure 3* shows the current SPA Plan Land Use Plan (inclusive of the changes from the two amendments) as adopted in 2012.

Baldwin & Sons, and related entities, currently own 1,873 du on about 240 acres (66% of the total dwelling units allocated) within Village 2. Additionally, Baldwin & Sons controls approximately 8.5 acres of mixed use commercial, 12.5 acres of dedicated commercial, 60.7 acres of industrial uses, as well as various park and community purpose facility (CPF) acreage within Village 2. The remaining 1,110 du’s, under different ownership, have been approved on the remaining 105 acres in Village 2.

This SEIR will analyze the impacts of the proposed Village 2 Comprehensive SPA Plan Amendment project (proposed project), which differ from the impacts analyzed under the SPA Plan EIR.

**PROJECT DESCRIPTION**

Baldwin & Sons has carefully planned the proposed project to create a complete village; one that is responsive to homebuyer preferences and is viable in light of current economic conditions, village ownership, infrastructure status, and government policy objectives/requirements. The plan features increased residential densities, diversity of residential home types, and resident amenities such as park and CPF uses and an additional neighborhood elementary school. The proposed project will provide opportunities for increased viability of commercial uses, transit ridership, village ‘walkability’, and decreased automobile dependence.

The proposed project would add approximately 1,600 du in a variety of residential types for a total of almost 4,600 units in Village 2 (almost 3500 of which would be under Baldwin & Sons

ownership). In addition, between 20,000 and 120,000 square feet of commercial uses would be located on the MU-2, MU-3 and C1 parcels combined. The proposed land uses are shown in *Figure 4*.

The project also proposes to relocate the Otay II Pipeline from its current location (running through the project) to under La Media Road and Olympic Parkway. Through the relocation of the pipeline, and acquisition of the associated land from the City of San Diego, the project will be able to utilize this additional area to provide, among other uses, addition public parkland and CPF area.

The proposed project requires amendments to the City of Chula Vista General Plan (GP), the Otay Ranch General Development Plan (GDP), the Otay Ranch Village 2,3, and a portion of 4 Sectional Planning Area Plan (SPA), and the Otay Ranch Core Master Precise Plan (CMPP). The proposed project also requires four new Tentative Maps for subject neighborhoods within Village 2.

## **EIR CONTENTS**

### **Potential Environmental Effects of the Project**

The City has determined that the Project may cause significant adverse environmental effects and potentially significant indirect, direct, and cumulative environmental effects. An EIR is, therefore, required to comply with CEQA Guidelines Sections 15060 and 15081. Specifically, it has been determined that a Supplemental EIR (SEIR) will be prepared.

In accordance with the CEQA Guidelines and the City's Environmental Procedures, the environmental impact analysis will describe the environmental setting of the Project, identify potential environmental impacts, address the significance of potential impacts, identify mitigation measures to address potentially significant environmental impacts, and determine the significance of impacts after mitigation.

The SEIR will incorporate by reference, where appropriate, portions of the Final Second Tier EIR for the Otay Ranch Villages Two, Three, and a Portion of Village 4 SPA Plan (Second Tier EIR #20-02) and the associated Mitigation Monitoring and Report Program (MMRP).

The scope of the SEIR for the Project will be based in part on comments received in response to this NOP and public input received during the public scoping meeting. The SEIR will address each of the environmental issues summarized herein. A MMRP will be prepared to document implementation of the required mitigation measures. For each mitigation measure, the timing of implementation will be identified and tied to a specific Project action. Responsible parties will be identified to implement and monitor the satisfaction of each mitigation measure. The following environmental issues will be analyzed in the SEIR:

#### *Land Use, Planning and Zoning*

This section will identify all of the relevant goals, objectives and recommendations within applicable plans/ordinances that pertain to the project and analyzed whether project implementation will be consistent with them. This analysis will include an evaluation of the

project's land use compatibility associated with past and present site activities and adjacent land uses. The community character will be evaluated to determine whether the project is in conformance with existing regional and local planning efforts, as well as whether the project will maintain and enhance character in relation to structures and dynamics of established communities in the project vicinity.

#### *Landform Alteration/Aesthetics*

This section will describe all regulations, policies and guidelines governing views and aesthetic considerations. This section will evaluate grading associated with the project and the potential change in the visual environment based on the proposed development. The section will contain a visual analysis of any potential impacts to visual quality due to the proposed project. The proposed structures will be described in terms of building mass, bulk, height, and architecture. Visual impacts of the proposed project from public vantage points will be addressed. Visibility of the site from public vantage points will be identified through visual simulations prepared as part of the SEIR.

#### *Transportation, Circulation, and Access*

A traffic impact study will be prepared for the proposed project consistent with the City's Traffic Impact Study Manual. This section of the SEIR will be based on the traffic impact study and will address potential impacts on traffic and circulation patterns on roadways, intersection, freeway interchanges and ramps, which could be created through implementation of the proposed project. Quantified volumes will be provided for existing, existing plus cumulative projects, existing plus cumulative projects plus project and horizon year without and with project traffic conditions.

#### *Air Quality*

An Air Quality and Global Climate Change Analysis will be prepared for the proposed project and incorporated into the SEIR. The air quality section of the SEIR will describe the existing air quality in the San Diego Air Basin (SDAB) in the vicinity of the project site, list relevant policies that relate to air quality in the SDAB, and identify potential air quality impacts.

#### *Noise*

An Acoustical Assessment will be prepared for the proposed project and the results of the technical report will be incorporated into the SEIR. This section of the SEIR will evaluate the project's potential to increase noise levels above the baseline ambient noise condition, and will address compliance with the noise policies and standards identified in the City's General Plan. Both short-term, construction-related noise, and long-term operational noise issues will be evaluated.

#### *Biological Resources*

This section of the EIR will address the potential impacts of the Project on sensitive biological resources. The evaluation will be based on project-specific biological resources investigations as well as regional documentation of biological resources. A biological resources memo will be

prepared for the project. In addition, regional biological resources information and studies conducted in the vicinity of the project area will be reviewed.

#### *Water Quality and Hydrology*

A water quality and hydrology/drainage technical report will be prepared and incorporated into the SEIR. This section will evaluate effects of the project related to increases in impervious surfaces and effects on groundwater recharge, water quality issues related to urban runoff, and storm drain capacity issues resulting from changes in runoff patterns.

#### *Geology and Soils*

A geology and soils technical report will be prepared and incorporated into the SEIR. This section will evaluate geology and soils issues pursuant to significance criteria based on Appendix G of the CEQA guidelines, including issues related to soils suitability, and the potential for adverse geotechnical conditions such as slope stability and seismic risks.

#### *Public Services and Utilities*

This section of the SEIR will evaluate potential impacts on public services and utilities. The existing services and infrastructure will be identified and the potential for impacts to fire protection (including EMS), police services, library services, schools, recreational resources (parks, recreation and open space), water, sewer, solid waste disposal, energy (gas and electricity), and telephone and cable services, will be evaluated. The analysis in this section will focus on the potential increased demand on services based on City-approved standards and measures. The analyses will also address conformance with applicable adopted plans and policies, as may be amended from time to time.

#### *Global Climate Change*

This section of the EIR will summarize the results of the Air Quality and Global Climate Change Analysis for the proposed project. Global climate change impacts were not addressed in the previous EIR, as it predates any regulatory action on this issue. The analysis will define an appropriate “business as usual” baseline for the project, which meets the goals of California Assembly Bill 32, and will calculate the greenhouse gas emissions associated with the project, as well as any greenhouse gas reduction measures to identify any project impacts.

#### *Housing and Population*

This section will analyze the project’s effects on population and housing, both within Chula Vista and the region. Population projections will be based on housing unit type and anticipated occupancy. The analysis will also include a discussion of non-residential uses, and any potential they may have to indirectly affect population and housing needs. The discussion of housing and population issues will focus on (1) population growth, which is primarily a “growth inducing impact”, (2) displacement of existing housing and (3) displacement of people.

### *Alternatives*

This section will consider a reasonable range of alternatives which avoid or mitigate the project's significant impacts. Alternatives may include a reduced density/intensity alternative, alternative land use alternatives, and other alternatives developed in coordination with the City. The Alternatives section will include a comparative analysis of the various project alternatives in relation to the proposed project. The analysis will include a quantitative analysis of effects, where appropriate.

### *Other Mandatory Sections*

Other mandatory sections that will be addressed in the SEIR include: Cumulative Impacts, Growth Inducement, Effects Found Not to Be Significant, and Significant Irreversible Environmental Changes.