

FINAL
Second Tier
Environmental Impact Report
for the
Otay Ranch GDP Amendments/
Village 11 Sectional Planning Area Plan,
Conceptual Tentative Map
EIR 01-02
SCH #2001031120

VOLUME I - EIR

Applicant:

Brookfield Shea Otay, LLC

12865 Pointe Del Mar
Suite 200
Del Mar, California 92014-3859

Lead Agency:

City of Chula Vista

276 Fourth Avenue
Chula Vista, California 91910

SEPTEMBER 2001

COMMENT NO. 1



CHULA VISTA ELEMENTARY SCHOOL DISTRICT

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EACH CHILD IS AN INDIVIDUAL OF GREAT WORTH

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SUPERINTENDENT

LIBIA S. GIL, Ph.D.

July 20, 2001

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



**RE: EIR-01-02 / Otay Ranch GDP Amendments/Village 11 SPA Plan Draft
Environmental Impact Report**

Dear Ms. Lundstedt:

Thank you for the opportunity to respond to the draft environmental impact report of the SPA Plan for Otay Ranch Village Eleven (11). Please be advised that the project is located within the Chula Vista Elementary School District, which serves children from K - 6.

The District currently has two schools in the Otay Ranch area (Village 1 and Village 5.) Heritage Elementary, located in Village 1, opened this month, July 2001, and McMillin, located in Village 5, is due to open September 2001. The school site planned for Village 11 will need to conform to and meet the California Department of Education's guidelines prior to acceptance by the Chula Vista Elementary School District Board of Education.

1-A

The District encourages developer participation in an alternative financing mechanism to help assure that facilities will be available to serve children generated by new construction. We are currently utilizing Community Facilities Districts (CFD's) as one method to help fund this shortfall. Participation in a CFD is in lieu of developer fees, with school mitigation paid by the homeowner in the form of a special tax. An alternative financing mechanism, such as participation in, or annexation to, a CFD is recommended.

1-B

If you have any questions, please give me a call.

Sincerely,


Lowell Bilings
Assistant Superintendent for
Business Services & Support

LB:lf

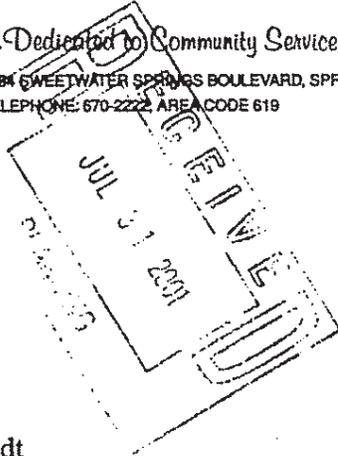
RESPONSE TO COMMENT NO.1
Chula Vista Elementary School District
(Letter dated July 20, 2001)

- 1-A** Comment noted. The applicant will coordinate with the appropriate School Districts regarding conveyance of the school sites.
- 1-B** Comment noted. The School District should coordinate directly with the project applicant regarding establishment of alternative school financing mechanisms.

COMMENT NO. 2



...Dedicated to Community Service
2584 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2096
TELEPHONE: 670-2222, AREA CODE 619



July 31, 2001

W.O. 8644

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

Subject: Draft Environmental Impact Report, Otay Ranch GDP Amendments/Village 11
Sectional Planning Area Plan

Dear Ms. Lundstedt:

The Otay Water District (District) appreciates the opportunity to review and comment on the subject draft EIR.

The District recommends that the applicant, early in the development cycle, work with the District's Engineering Public Service Department to complete the processing of water facility plans and check on fees, required approvals, and processing times.

2-A

If you need any information regarding water facilities or service, please call me at (619) 670-2279.

Sincerely,

Christine Craven
Engineering Technician

RESPONSE TO COMMENT NO.2
Otay Water District
(Letter dated July 31, 2001)

2-A Comment noted.

Comments & Responses to EIR



THE CITY OF SAN DIEGO

August 20, 2001

COMMENT NO. 3



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 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 July 2001. The project includes Otay Ranch General Development Plan Amendments that address the following elements: realignment and reclassification of Circulation Element roads; reconfiguration of Village boundaries; reorganization of land use designation; and amendments to the Otay Ranch Village Phasing Plan. The proposed project also includes implementation of the proposed Village 11 SPA Plan and a conceptual tentative map.

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.

3-A

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

01-121-22.04



Land Development Review Division • Planning and Development Review
600 B Street, Suite 800, MS 908A • San Diego, CA 92101-4502

RESPONSE TO COMMENT NO.3
City of San Diego
(Letter dated August 20, 2001)

3-A Comment noted.

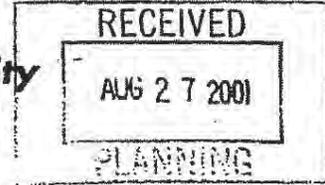
COMMENT NO. 4



San Diego County Water Authority

4677 Overland Avenue • San Diego, California 92123-1233
(858) 522-6600 FAX (858) 522-6568
www.sdcwa.org

August 22, 2001



City of Chula Vista
ATTN: Marisa Lundstedt
Planning Department
276 Fourth Avenue
Chula Vista, CA 91910

Subject: Comments on the Draft Environmental Impact Report (EIR) for the Otay Ranch GDP Amendments/Village 11 SPA Plan (SCH No. 2001031120)

Dear Ms. Lundstedt:

Thank you for providing the San Diego County Water Authority (Authority) with a copy of the above-referenced document. The Authority has reviewed the relevant portions of the document and offers the following concerns and comments.

Right of Way

As you already know, the Authority maintains a right-of-way (ROW) for the Second Aqueduct that will be traversed by the proposed development improvements. There are several topics contained within the EIR that affect the Authority ROW and require ongoing coordination between agencies and the Authority. The concerns are outlined as follows:

- 1) The Draft EIR on Page 3-42, paragraph 2, mentions that three streets contained within Village 11 will traverse the Authority's easement. The street alignments may require modifications to existing pipelines and will need to be addressed with the Authority. The possibility also exists for potential relocation of Authority appurtenances within the ROW due to the street alignments. Any proposed work affecting Authority right-of-way or facilities will require the prior approval of the Authority. 4-A
- 2) In paragraph 3 of Page 3-42, the document references a requirement to enter into a Joint Use Agreement between SDG&E and the City of Chula Vista (City) for any trails within the easement. However, the document fails to mention that any trail alignments proposed within the Authority ROW are subject to Authority review and approval. In addition, the City would be required to enter into a Special Use Agreement with the Authority prior to the construction of the trails. 4-B

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(ex officio)

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• Padre Dam • Valley Center
• Escondido • Yuma

Comments & Responses to EIR

Comments on Draft EIR -
Otay Ranch GDP Amendments/Village 11 SPA Plan
August 22, 2001
Page 2

- 3) Proper improvements for each ROW crossing must be incorporated into the design to allow the Authority unobstructed access over the easement at all times. **4-C**
- 4) The Authority Right of Way Department is currently reviewing the proposed Village 11 Tentative Map (TM) submitted by the City of Chula Vista, dated August 1, 2001. The Village 11 TM currently under review does not match the "Conceptual Tentative Map" as shown in Figure 3-23 of the EIR document. On Page 3-52, paragraph 3, the EIR states that a total of 996 single-family dwelling units is proposed. Please verify the total number of single-family dwelling units based on the new TM design and how this may affect water demand calculations. **4-D**
- 5) In paragraph 1 of Page 5.13-9, the EIR states that the 680 Recycled Zone reservoir would connect to a planned recycled water transmission main within the Authority's Second Aqueduct right-of-way. It should be noted that negotiations for the placement of the 680 Recycled Zone water main within the Authority right-of-way are ongoing and approval for this alignment has not yet been granted. Please refer to the attached correspondence between the Authority and Otay Water District on this matter. **4-E**

Please contact Fred Clark of the Right of Way Department at (858) 522-6914, regarding all issues affecting Authority rights of way.

Public Facilities and Services

Local water analysis in the Draft EIR should include water conservation requirements such as the use of low-flow fixtures, xeriscape landscaping techniques and a discussion of the potential uses of reclaimed water. Best Management Practices for water conservation should have been included as mitigation measures. Water conservation is imperative in Southern California and conservation measures should be detailed in the Draft EIR. If you have any questions about conservation measures, contact Bill Jacoby of the Water Resources Department at (858) 522-6743. **4-F**

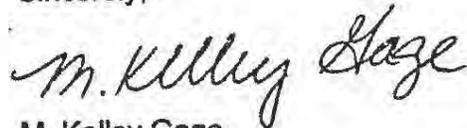
The Authority encourages development of water reclamation and groundwater recovery projects and administers financial assistance programs for their development. For more information on the Authority's water reclamation policies and programs, call Maria Mariscal of the Water Resources Department at (858) 522-6746. **4-G**

Comments & Responses to EIR

Comments on Draft EIR -
Otay Ranch GDP Amendments/Village 11 SPA Plan
August 22, 2001
Page 3

Please retain the Authority on your mailing list to receive the Final EIR and other information concerning this project. If you have any questions, please contact me directly at (858) 522-6763.

Sincerely,



M. Kelley Gage
Water Resources Specialist

Attachments

Cc: Fred Clark
Michele Shumate
Bill Jacoby (without attachments)
Maria Mariscal (without attachments)

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Comments & Responses to EIR

CHRON FILE
 PROJECT FILE



San Diego County Water Authority

4677 Overland Avenue • San Diego, California 92123-1233
(858) 522-6600 FAX (858) 522-6568
www.sdcwa.org

July 18, 2001

Mr. Ron Ripperger
Otay Water District
2554 Sweetwater Springs Boulevard
Spring Valley, CA 91977-7299

RE: Proposed Zone 680 Recycled Water Pipeline
SDCWA Right of Way File #99-062

Dear Mr. Ripperger:

This letter is in response to your request to modify Paragraph 6 of the Parallel Utility License Agreement in order to provide Otay Water District (District) with an eleven-year grace period for the proposed recycled water facilities within the San Diego County Water Authority's (Authority) right of way. The Authority currently has two large-diameter pipelines (69-inches and 72-inches) delivering water to its member agencies in the southern portion of San Diego County. However, the Authority and Mexican government are collaborating in a study evaluating the feasibility of increasing water reliability in the border region. If studies confirm that this project is feasible, it is likely the Authority will construct a pipeline within its existing right of way in the Eastlake community.

In the Eastlake area, limited space exists along the west side of the Authority's right of way. If the District's request were granted, it could preclude future Authority projects, including a Binational pipeline, as well as interfere with the Authority's mission to provide a safe and reliable water supply by restricting its ability to use its existing easement. At this time it is not in the Authority's best interest to grant the District's request for an eleven-year grace period. It is our goal to be of assistance to our member agencies with their projects. However, in this situation, the Authority's prior rights to the easement must be maintained for future pipeline construction and repair to existing facilities.

If you have any questions, please contact Michele Shumate at (858) 522-6910.

Sincerely,

William J. Rose
Director of Right of Way

WJR/tr

cc: Thomas M. Nutt, Consultant
Fred W. Clark, Sr., SDCWA

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Comments & Responses to EIR



...Dedicated to Community Service

2554 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2096
TELEPHONE: 670-2222, AREA CODE 619

RIGHT OF WAY

JUN 19 2001

June 15, 2001

W.O. 8653/9038

Mr. William J. Rose
Director of Right of Way
San Diego County Water Authority
4677 Overland Avenue
San Diego, CA 92123

SUBJECT: Proposed Zone 680 Recycled Water Pipeline (CWA File No. 99-062)

Dear Mr. Rose:

This is in response to your letter of March 22, 2001 identifying the San Diego County Water Authority's (Authority) willingness to grant conceptual approval of the Otay Water District's (District) request to install recycled water pipelines within the Authority's existing right of way. The conceptual approval was contingent upon provisions identified in your letter and more specifically in the Parallel Utility License Agreement.

The District is in conceptual agreement with the provisions of the license agreement. However, we request that the Authority modify Paragraph 6 in the agreement to provide the District with an eleven year "grace" period for the recycled facilities. Paragraph 6 identifies the Authority's plans for future construction within the existing pipeline right of way and the requirement that the District would be responsible for relocation of its facilities if needed.

As we understand, the Authority is in the conceptual planning stage of studying the feasibility of locating a new pipeline within the existing pipeline right of way within the EastLake community. If constructed, this pipeline would not be fully operational until 10-12 years from now. Therefore, the District requests that the Authority modify the License Agreement to add a provision allowing the recycled pipeline facilities to remain in operation within the existing right of way for ten years. This would be accomplished by granting the District an eleven-year grace period, which would include a one-year timeframe to obtain all the necessary easements, complete design and construct the recycled facilities. The grace period will provide some assurance to the District that the pipelines would not require relocation after only a short time in operation, causing disruption to our customers and immediate additional costs to the District. Of course, the District recognizes that the grace period would not apply in an emergency situation.

Comments & Responses to EIR

Mr. William J. Rose
Director of Right of Way
San Diego County Water Authority
June 15, 2001
Page -2-

If the Authority is in agreement with this request, please modify the Utility License Agreement accordingly and send to me for action.

Your consideration of this request is greatly appreciated. If you have any questions regarding this matter, I can be reached at 619-670-2279.

Sincerely,



Ronald H. Ripperger
Engineering Manager

RHR/mml

cc: Fred W. Clark, SDCWA
Thomas M. Nutt
Mary Saxton

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Comments & Responses to EIR



San Diego County Water Authority

A Public Agency
3211 Fifth Avenue • San Diego, California 92103-5718
(619) 682-4100 FAX (619) 297-0511

CHRON FILE
 PROJECT FILE

March 22, 2001

Mr. Ron Ripperger
Otay Water District
2554 Sweetwater Springs Boulevard
Spring Valley, CA 91977-7299

RE: File No. #99-062 - Proposed Zone 680 Recycled Water Pipeline

Dear Mr. Ripperger:

This letter is in response to your request to install recycled water pipelines within the San Diego County Water Authority's (Authority) existing right of way. After reviewing the enclosed Utility License Agreement, recorded August 5, 1996, between Otay Water District and the Authority, other various submittals, meeting with you, and acknowledging that the Otay Water District (Otay) desires to commence with the design of the project, the Authority is willing to grant conceptual approval contingent on the following:

- Isolation valves outside the Authority's right of way, shall be installed where the pipeline enters and exits the Authority's right of way.
- Otay's above-ground structures or facilities shall be located no closer than 10 feet to an Authority patrol road or Authority above-ground structure.
- The recycled pipelines shall not be constructed within the Authority's Emergency Construction Limits (ECL) (see Exhibit 1A of the enclosed Board Memorandum dated November 12, 1999).
- The Authority must review and approve Otay's plans prior to entering into a Parallel Utility License Agreement.
- Otay and the Authority shall enter into a Parallel Utility License Agreement (copy enclosed).
- As discussed in our last meeting, the Authority has future plans to construct another pipeline within its existing right of way. If the recycled water pipelines are approved for construction within the Authority's right of way, this may interfere with the proposed location of the new pipeline. Therefore, please be advised that if the recycled water pipelines are approved, there is the possibility that they may need to be removed completely outside of the Authority's right of way in the future, at Otay's cost.

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• Fallbrook

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• Paudler's Military Reservation

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Comments & Responses to EIR

Mr. Ron Ripperger
March 22, 2001
Page 2

- The Authority shall review the 50% design plans for the pipeline project. At that time, Otay will need to pothole the Authority's pipelines to determine the top of pipe elevations. We request that you shoot the flange elevations to verify if the vertical control is the same for what Otay is proposing, against the Authority's vertical control. We will make every effort to assist you in this process.
- Underlying fee owners shall give approval to the project, and Otay must acquire appropriate rights.
- Otay will pay the appraised value of the rights taken.

I have enclosed a copy of the Authority's Board of Director's memorandum dated November 12, 1999 for your review. Also enclosed is a copy of the Guidelines for Parallel Encroachments, however, please note that the copy states it is a draft. While the document was a draft at the time it went before the Board, it is final at this time.

It is our goal to be of assistance to our member agencies with their projects. However, the Authority's prior rights to the easement must be maintained for future pipeline construction and repair to existing facilities. If you have any questions or need further assistance, please contact Michele Shumate at (858) 522-6910.

Sincerely,



William J. Rose
Director of Right of Way

FWC/mbm/tr
Enclosures

cc: Thomas M. Nutt
Fred W. Clark, (SDCWA)

Comments & Responses to EIR



...Dedicated to Community Service

2534 SWEETWATER SPRINGS BOULEVARD, SPRING VALLEY, CALIFORNIA 91978-2096
TELEPHONE: 670-2222, AREA CODE 619

RIGHT OF WAY
OCT 04 2000

October 2, 2000

W.O. 8653/9038

Mr. Fred Clark
Acting Director of Right of Way
San Diego County Water Authority
3211 Fifth Avenue
San Diego, CA 92103-5718

SUBJECT: Request for Easements for 680 and 950 Zone Recycled Water Pipelines

Dear Mr. Clark:

The Otay Water District (District) requests the San Diego County Water Authority's (CWA) approval to obtain temporary construction and permanent pipeline easements within the right-of-way for Pipeline Nos. 3 and 4 in the EastLake area (See attached exhibits). Approval of the easements is consistent with CWA's guidelines for parallel encroachment and will allow two (2) District recycled pipelines to be located within the right-of-way. The District also requests that CWA process a Joint Use Agreement allowing the parallel encroachment of the recycled pipelines.

In a letter dated June 7, 1999, the District requested that CWA review the feasibility of granting easements for recycled water pipelines within CWA's right-of-way. This letter was sent by the consulting firm of Robert Bein, William Frost & Associates (RBF) in the District's behalf. Included with the letter were four (4) cross sections identifying the required easements by reach from Otay Lakes Road southerly to Olympic Parkway. The cross sections identified existing utilities in CWA's right-of-way and showed the location of the District's two (2) proposed recycled water pipelines. Attached is an aerial photo along with updated reaches and cross sections for your review. Because of an existing slope condition in CWA's right-of-way, the District has realigned the pipeline alignments to within the EastLake High School property. Other than this change, everything else remains the same from RBF's original cross sections with the exception of adding temporary construction easements.

Comments & Responses to EIR

Mr. Fred Clark
Acting Director of Right of Way
San Diego County Water Authority
October 2, 2000
Page -2-

In a letter dated December 17, 1999, CWA gave tentative approval to the District for parallel encroachment of the proposed 680 and 950 recycled water pipelines. Complete approval was contingent on CWA's review and approval of the District's pipeline design, agreement to terms and conditions of a Joint Use Agreement, and agreement to a fee for diminution of value. The District believes the updated cross sections that are included with this letter comply with CWA's parallel encroachment guidelines.

The District conducted an extensive siting study that recommended locating the reservoir and pump station in the EastLake Neighborhood Sports Park. The City of Chula Vista (City) along with area developers participated in the siting study and all agreed that the park site was the best location for the District's recycled facilities. The District and the City recently entered into a joint use agreement to locate the facilities in the park. The proposed easements are critical to both the District's 680 Reservoir and 980 Pump Station projects. The easements will allow transmission mains from each facility in the park to connect to the north in Otay Lakes Road and EastLake Parkway with existing recycled water mains and to the south with future recycled water mains in Olympic Parkway.

The District also reviewed alternative alignments for the recycled pipelines from the park site to Otay Lakes Road and Olympic Parkway. The alternatives included locating the pipelines in South Greensview Drive, Hunte Parkway and EastLake Parkway. The preferred alternative is to locate the pipelines along the easterly side of CWA's right-of-way. This alternative lessens the impact of construction on the community, is the most cost effective, avoids heavy street traffic, and eliminates tearing up local streets that are already congested with existing utilities. The CWA right-of-way alignment southerly from the park site to Olympic Parkway allows the District to perform a "dual" use of an existing pipeline easement recently conveyed to the District. This dual use minimizes the permanent easement width required by the District within CWA's right-of-way.

In addition to the permanent easements, the District requires temporary construction easements to construct the pipelines. The legal descriptions and plats for both the permanent and temporary easements are attached for your review. They are presented by underlying fee owner. The accompanying overall easement plat (Exhibit B) details all easements required from CWA. In the cases where CWA is not the underlying fee owner, the District will negotiate separately with each legal owner for those required easements.

Mr. Fred Clark
Acting Director of Right of Way
San Diego County Water Authority
October 2, 2000
Page -3-

This matter is very urgent to the District and we are anxious to proceed with appraisals and design of the pipelines. I would therefore like to meet with you and appropriate CWA staff, including your Operations and Engineering staff members, to review our request. I will be contacting you in the near future to schedule a meeting. If you have any questions or I can be of assistance, please do not hesitate to contact me at 619/670-2279.

Sincerely,



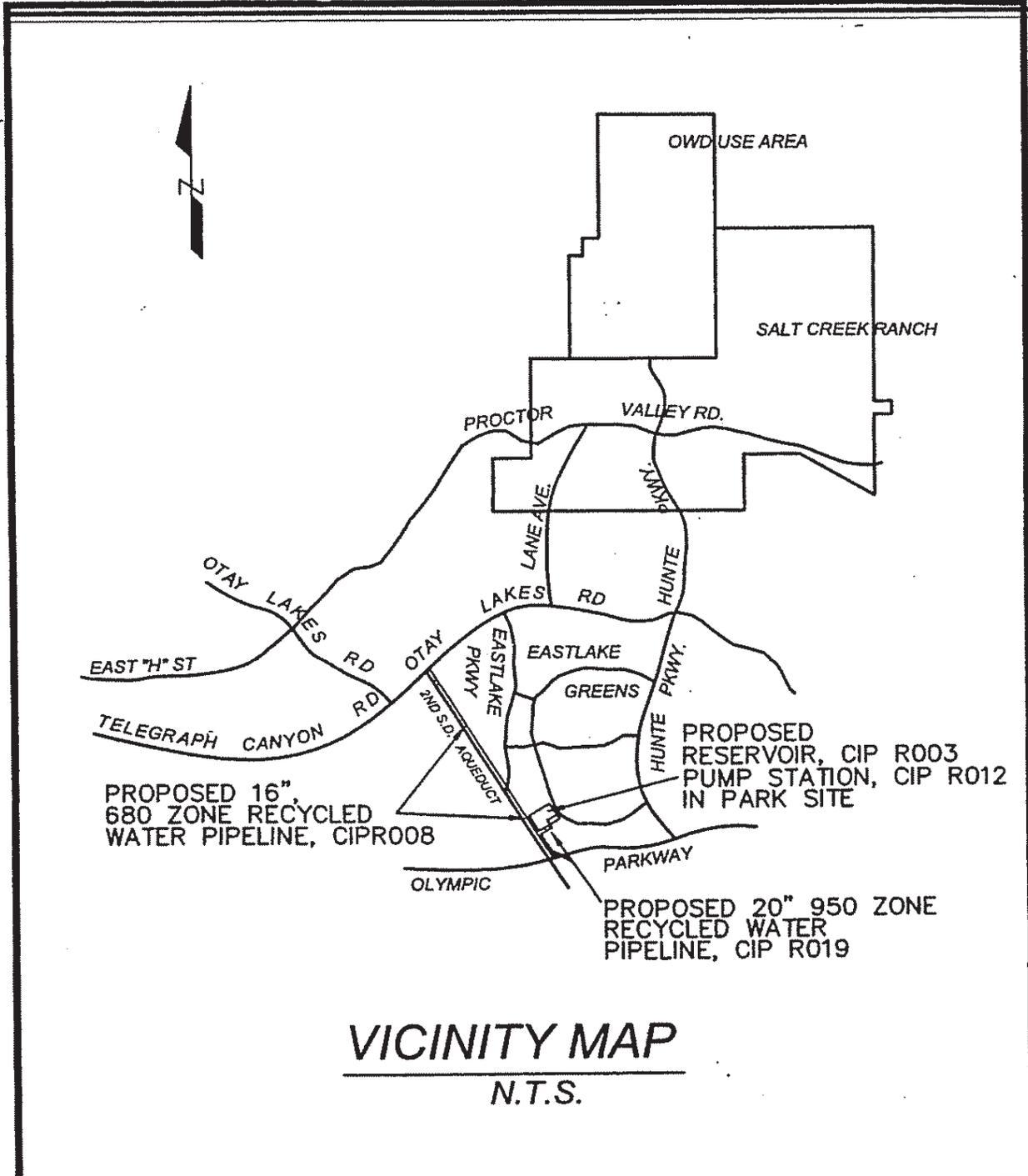
Ron Ripperger
Engineering Manager

RR/mml

Attachments

cc: Bart Mumford (w/o attachments)
Tom Nutt (Tom Nutt Consulting)
Curt Smith (The EastLake Company)

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VICINITY MAP
N.T.S.



OTAY WATER DISTRICT
680 RESERVOIR & 950 PUMP STATION

W.O. 8653/W.O. 9038

DIR. DIV. 1

W08653E014B17A
9/20/00 MTG

EXHIBIT A

RESPONSE TO COMMENT NO. 4
San Diego County Water Authority
(Letter dated August 22, 2001)

- 4-A** As indicated in the Draft EIR (p.3-42) it is acknowledged that the applicant will need coordinate and obtain the appropriate approvals for any work within existing easements.
- 4-B** The Draft EIR has been revised to reflect that the discussion of trail location and use within the SDG&E easement also applies to the Authority for any trails proposed within their rights-of-way.
- 4-C** The Authority will have the ability to require any design specifications within their rights-of-way during their review and approval of proposed improvements.
- 4-D** The Draft EIR analyzes a conceptual Tentative Map based on information available at the time of publication of the Draft document. The City's consideration and approval of the Tentative Map will be based on a review of the Conceptual Tentative Map presented in the Draft EIR. At that time, the Tentative Map will be compared to the assumptions and conclusions of the EIR. If it is determined that actual unit counts, or other aspects of the Tentative Map are substantially different from what was analyzed in the EIR, additional CEQA review may be required.
- 4-E** Comment noted. In the event that the 680 Recycled Water Zone water main is not placed within the Authority's easement, connection would be made at the ultimate location of the water main.
- 4-F** The State of California has mandated water conservation measures that are required per the Uniform Plumbing Code. Because these are code requirements, it is not necessary or required to list these measures as mitigation under CEQA. In addition to these conservation requirements, the City of Chula Vista requires that a Water Conservation Plan be submitted for approval by the City at the Tentative Map stage. The Water Conservation Plan must address water saving landscape design and the use of reclaimed water.
- 4-G** Comment noted.

COMMENT NO. 5

08/27/2001 08:56

858-694-8928

LAND DEVELOPMENT

PAGE 01



County of San Diego

DEPARTMENT OF PUBLIC WORKS

7565 OVERLAND AVE, SAN DIEGO, CALIFORNIA 92123-1298

JOHN L. BRYDER
DIRECTOR
(619) 684-2223
FAX: (619) 292-6481

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

August 23, 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 11 - DRAFT ENVIRONMENTAL IMPACT REPORT

County staff has reviewed the Draft Environmental Impact Report (DEIR) dated July 2001 regarding the Otay Ranch GDP Amendments/Village 11 Section Planning Area Plan. The following are our comments:

TRAFFIC/CIRCULATION

- 1. Page 5.10-1 refers to two traffic studies that were prepared by Linscott, Law, and Greenspan. The two traffic studies are summarized in the DEIR. The DEIR should include both traffic studies as appendices to the report. 5-A
- 2. The DEIR should explain what land use and roadway network assumptions were made for the area within the County's jurisdiction for all project scenarios. Assumptions regarding the extension of Alta Road should be identified. 5-B
- 3. Page 5.10-24 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 within both the unincorporated area and the Otay Ranch study area are included in the near-term cumulative analysis. 5-C
- 4. 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). 5-D

Comments & Responses to EIR

Marisa Lundstedt

- 2 -

August 23, 2001

- 5. The Project Description should identify whether Alta Road will be reclassified or deleted from the Circulation Element. Alta Road is currently on the County's General Plan Circulation Element. The post-2010 and buildout scenarios do not assume Alta Road in place. 5-E
- 6. All LOS tables in the DEIR that summarize the long-range (Post-2010) traffic conditions should include Alta Road. The County, as part of an amendment to the East Otay Mesa Specific Plan will consider deleting Alta Road from the County's Circulation Element. 5-F
- 7. The DEIR states (pg. 5.10-40) that the applicant shall participate in fair-share funding and implementation of several roads, including roads within the County's jurisdiction such as Bonita Road and Sweetwater Road. The County has not scheduled roadway improvements for the segments of Bonita Road and Sweetwater Road identified in the DEIR. Without an approved roadway improvement project, the County cannot obtain fair-share contributions. The City of Chula Vista should coordinate the County's DPW Capital Improvement Projects section in order to facilitate the establishment of official roadway improvements projects needed to serve the Otay Ranch project. 5-G

FLOOD CONTROL

- 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 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. 5-H
- 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. 5-I

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
Department of Public Works

Cc: Barry Beech, DPW; Kent Burnham, DPW; Doug Isbell, DPW; Stella Caldwell, DPLU

MULTI/Otay Ranch DEIR

RESPONSE TO COMMENT NO. 5
County of San Diego Department of Public Works
(Letter dated August 23, 2001)

- 5-A** The two referenced traffic studies were included in the Draft EIR as Appendix G.
- 5-B** Alta Road was assumed to be completed in the buildout analysis since this road is currently on both the City of Chula Vista and County of San Diego Circulation Elements. Alta Road was not assumed to be completed in any near term scenarios. SANDAG Series 9 land uses were assumed for the unincorporated area. The Series 9 forecast contains the currently adopted County General Plan land uses.
- 5-C** SANDAG Series 9 land uses were assumed for the unincorporated area. The Series 9 forecast contains the currently adopted County General Plan land uses.
- 5-D** 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 Otay Ranch, particularly regarding the East Otay Mesa land uses.
- 5-E** Neither the proposed GDP Amendments nor the Village 11 SPA/TM propose the deletion of Alta Road. For modeling purposes, Alta Road was assumed to be completed at buildout. Please also refer to response to Comment No. 5B.
- 5-F** Alta Road was assumed to be completed only under the buildout scenario in the LOS tables.
- 5-G** It is acknowledged that certain road improvement projects identified to mitigate cumulative traffic impacts in the Draft EIR by the Program EIR 90-01 for the Otay Ranch GDP (1993) may require multi-jurisdictional cooperation. The City of Chula Vista will work with the County and other relevant agencies to identify the appropriate funding mechanisms and implementation procedures for such improvements.

RESPONSE TO COMMENT NO. 5 (Continued)

- 5-H** The mitigation measures developed for the Program EIR 90-01 (Otay Ranch General Development Plan) states that for the first SPA plan, a comprehensive drainage infrastructure plan shall be prepared for the drainage basin as defined by the appropriate jurisdiction. The measure further states that the specific master drainage plans shall include drainage infrastructure, staging/development detail, timing, financing, and responsibility for drainage impacts. Appendix F to the Draft EIR consists of a Master Drainage Study for the project. The study includes an analysis of upstream and downstream hydrologic flows within the entire Salt Creek drainage basin and is the basis for the design of the drainage infrastructure for Village 11, as identified in the Tentative Map. In addition, the Draft EIR includes specific design conditions related to water quality and erosion control. All of the drainage facility improvements associated with the Village 11 SPA Plan are required to be financed and constructed in conjunction with project development. With due respect to the commenter, the mitigation measures from the Program EIR 90-01 do not require a "Flood Control Master Plan". Because the project includes a Master Drainage Study as required by the mitigation measures, the project has satisfied the environmental mitigation requirements set by the Program EIR.
- 5-I** As described in the Executive Summary (Draft EIR page 1-1), Introduction (Draft EIR page 2-1), and Project Description (Draft EIR page 3-8 and 3-35), the project addressed in the Draft EIR consists of General Plan and GDP Amendments, as well as a SPA Plan and Tentative Map for Village 11. The referenced figure 5.9-1 depicts the proposed drainage plan for Village 11 at an appropriate level of detail for the SPA/Tentative Map stage of planning, and is based on the hydrologic analysis conducted for the entire Salt Creek drainage basin.

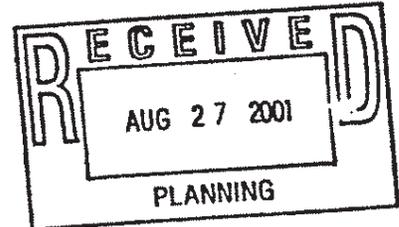
COMMENT NO. 6



The Corky McMillin Companies

Realty • Mortgage • Land Development • Homes • Commercial

August 27, 2001



Ms. Marisa Lundstedt
Environmental Projects Manager
CITY OF CHULA VISTA
276 Fourth Avenue
Chula Vista, CA 91910

**RE: Draft Second Tier Environmental Impact Report
Otay Ranch GDP Amendments/Village 11 Sectional Planning Area Plan,
Conceptual Tentative Map EIR 01-01 SCH #2001031120**

Dear Ms. Lundstedt,

Pursuant to your public notice dated July 13, 2001, this letter is our response to the referenced Environmental Impact Report ("EIR").

The document fails to reflect that McMillin Otay Ranch, LLC is an applicant for the General Development Plan changes.

6-A

The GDP Amendment area is identified as 1,500 acres in the Executive Summary (Page 1-3) and 2,200 acres in the Project Description (Page 3-1).

6-B

The Project Objectives section fails to include the proposed phasing changes (Page 3-6).

6-C

Figure 3-5 does not include all of the proposed intersections to adequately serve the planned intensity for the Eastern Urban Center and the Freeway Commercial portions of Planning Area 12.

6-D

The proposed Village Greenway is described in the Overall Design Plan as a 200-foot average width within the villages that it traverses. The EIR fails to address how this goal is met with reduction of the Village 11 portion to a sidewalk adjacent to an arterial street within a 75-foot buffer mostly in slope area. On addition, this change, if made, should apply equally to the entire length of the greenway which is described as a singular facility in the Overall Design Plan (Page 3-14 and 5.1-18).

6-E

The document properly identifies that Village 11 cannot be guaranteed sufficient sewer capacity without provision of the Salt Creek Sewer trunk line. The mitigation is proposed as interim use of the Poggi Canyon sewer line. However, there is no mention of compliance with the existing Council Policy regarding findings required to approve proposed sewer pump stations (Page 3-52 and 5.13-22).

6-F

Comments & Responses to EIR

If you have any particular questions or require additional information, please contact me directly at 336-3672.

Sincerely,

McMillin Companies, LLC



Robert A. Pletcher
Vice-President

h:\data\engnrng\bpletcher\otaymch\gdp amendment\gdp eir comments

RESPONSE TO COMMENT NO. 6

**The Corky McMillin Companies
(Letter dated August 27, 2001)**

- 6-A** The proposed GDP Amendments affect land within Otay Ranch that is within numerous ownerships. The Draft EIR analyzes the proposed GDP Amendments as discretionary actions of the City that may or may not be at the request of the affected property owners. It is acknowledged that the McMillin Companies, LLC have submitted an application for the GDP Amendments that affect portions of their ownership within the GDP Amendment Area.
- 6-B** Comment noted. The Executive Summary has been revised to reflect the accurate acreage of the GDP Amendment Area of 2,200 acres.
- 6-C** The proposed amendments to the phasing plan are not objectives of the project. The change in phasing is, however related to the stated project objective: "Foster development patterns that promote orderly growth and prevent urban sprawl".
- 6-D** Figure 3-5 is a depiction of GDP level components of the proposed amendments and is not intended to show all of the land uses or circulation features for each of the villages within the GDP Amendment Area. The specific land uses and circulation features for the EUC will be evaluated at the SPA-level of planning.
- 6-E** The adopted GDP contained specific requirements for the dimension and characteristics of the Village Greenway for each affected village and planning area based on its location and surrounding geographical features, particularly topography. The proposed amendments have necessitated the relocation of the Village Greenway within the EUC and Village 11. As a result, the Village Greenway width had been reduced based on the characteristics of its proposed location. The design of the Village Greenway in the EUC and Village 11 have been developed to be functionally equivalent, and to meet the intended purpose of the Village Greenway specified in the adopted GDP, which is to provide a link connecting Wolf Canyon and Salt Creek.

RESPONSE TO COMMENT NO. 6 (Continued)

6-F City Council Policy Number 570-03 identifies policies and procedures related construction and operation of sewer pump stations. It is a City of Chula Vista policy that gravity flow is preferable to pumping due to the added costs associated with the construction, operation and maintenance of pump stations. However, pumping sewage flows from one basin to another is considered acceptable as an interim solution until capital improvements can be completed to provide adequate capacity in the gravity flow system.

As discussed in the Draft EIR, Section 5.13.2, the City is currently undergoing design of a gravity sewer line, the Salt Creek Interceptor Sewer, that would ultimately serve Village 11 and other developments. Previous analysis performed by the City has found the Salt Creek Interceptor Sewer to be cost effective compared to pumping. However, as discussed in Section 5.13.2 of the Draft EIR, an issue for Village 11 is the precise timing of the construction of this facility relative to construction of Village 11. The City has determined that if the Salt Creek Interceptor Sewer is not in place prior to need being generated by Village 11 development, the Poggi Canyon sewer would be a viable option until the Salt Creek Sewer is operable. Therefore, while not explicitly discussed in the Draft EIR, analysis of potential temporary pumping of sewage to address construction timing has been done in consideration of City Council Policy Number 570-03.

COMMENT NO. 7

AUG 27 2001 17:00 FR

TO 916194095859

P.02/03

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 11, P.O. BOX 85406, MAIL STATION 50, SAN DIEGO, 92186-5406
Telephone: (619) 588-9324
Fax: (619) 588-4229



August 22, 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 GDP Amendments/ Village 11 Sectional Planning Area Plan and Conceptual Tentative Map – SCH 2001031120

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

- 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. 7-A
- Intersections at ramp junctions should be analyzed using Intersecting Lane Vehicle (ILV) calculations as per the Department Highway Design Manual (HDM), Section 406, page 400-21. 7-B
- The proposed amendments significantly degrade the intersection LOS at the future Otay Lakes Road/ State Route 125 (SR-125) SB Ramp. The 2015 intersection analysis at Otay Lakes Rd./ 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. 7-C
- The proposed 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. 7-D
- The proposed 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. 7-E
- The delay time at the Otay Lakes Road/SR-125 SB ramp intersection decreases between the 2015 and the 2020 horizon year while the segment volumes for Otay Lakes Road are increasing as expected. Please verify intersection delay time calculations. 7-F
- Provide lane volumes for all intersections at ramp junctions with the proposed SR-125. 7-G

Comments & Responses to EIR

AUG 27 2001 17:00 FR

TO 916194095859

P.03/03

Mr. Scott Morgan
August 22, 2001
Page 2

- 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 (HCM) methodology. **7-H**
- Please verify number of lanes and capacity for segments of Interstate Route 805 (I-805) shown in Table 9 of the Traffic Impact Analysis. The table states that I-805 from Bonita Road to East H street is 4 lanes with a total capacity of 6000 veh/hr or 1500 veh/lane/hr. The next segment shows that I-805 from East H to Telegraph Canyon Road is 5 lanes with a total capacity of 8600 veh/hr or 1720 veh/lane/hr. The capacity volumes stated appear to be below expected freeway lane capacities using the HCM methodology. Please verify freeway segment capacities and existing freeway LOS. **7-I**
- Please include all the entrances to Village 11 in the traffic volumes and traffic distribution diagrams of the Traffic Impact Analysis so that contributions for Village 11 traffic to the regional traffic and the future intersections with SR-125 can be verified. Also, please show the trip generation for the adopted land uses and the proposed land uses on the above listed diagrams. **7-J**
- The Department supports "fair share" contributions from developers for interchange improvements and/or other mitigation measures to State facilities due to traffic impacts from their projects **7-K**
- Figure 3-8 shows the location of the 35-acre community park we commented on when we reviewed the NOP for the GDP Amendments. If the park is located as depicted on the plans, potential planning issues involving SR-125 South and the park will be resolved. Please continue to coordinate with us as the project level planning progresses. **7-L**
- The Department has received environmental approval for construction, however, the developer has yet to secure financing for the Toll Road. Project construction will not start until sometime in 2002, with project completion expected by the end of 2005. **7-M**

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 is Laurie Berman, Route Manager, at (619) 688-3631.

Sincerely,



BILL FIGGE, Chief
Development Review and Public Transportation Branch

RESPONSE TO COMMENT NO. 7
Department of Transportation - District 11
(Letter dated August 22, 2001)

- 7-A** 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 SANTEC/ITE guidelines specify that Level of Service (LOS) D is the region-wide 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."

- 7-B** The more comprehensive 1997 Highway Capacity Manual (HCM) operational method was used instead of the Intersecting Lane Volume (ILV) planning method. 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 capacity.
- 7-C** Since LOS D was maintained, no significant impacts were identified based on the established significance criteria.
- 7-D** See response to Comment No. 7C.
- 7-E** See response to Comment No. 7C.

RESPONSE TO COMMENT NO. 7 (*Continued*)

- 7-F** The ADT volume on Otay Lakes Road west of SR 125 decreases between 2015 and 2020. The decrease is due to assumed additional network in the SANDAG model. As a result, the intersection delays decreased between 2015 and 2020.
- 7-G** Intersection volumes can be found in Appendix H-L of the traffic study (Appendix G to the Draft EIR).
- 7-H** Pages 32,90 and 113 of the traffic study (Appendix G to the Draft EIR) contain the SR 125 freeway analysis.
- 7-I** The capacities that were utilized are slightly conservative. The number of lanes is based on field observations.
- 7-J** Pages 58 – 63 of the traffic study (Appendix G of the Draft EIR) show the Village 11 traffic contribution to all roadways in the project area. The traffic study contains an appendix (Appendix M) that shows the traffic volume forecast at the project access points. Appendix M is on file at the City of Chula Vista Planning and Building Department.
- 7-K** Comment noted. It is understood that Caltrans supports the concept of fair share conditions. This concept is incorporated in the proposed project through the Public Facilities Financing Plan (PFFP).
- 7-L** The land uses mapped at the GDP-level of planning for the Otay Ranch are shown in generalized locations. Planning for the SR-125 alignment is more advanced than the planning for land uses in most of the villages of Otay Ranch. It is understood that, at the SPA-level of planning, the specific locations for uses, including the referenced park would be planned in coordination with Caltrans and their intended rights-of-way for SR-125.
- 7-M** Comment noted. A full Year 2005 analysis was prepared assuming SR 125 is not completed.

Comments & Responses to EIR

COMMENT NO. 8

AUG. 27. 2001 5:23PM

THE OTAY RANCH CO

NO. 8190 P. 2



THE OTAY RANCH COMPANY

August 27, 2001

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

Dear Marisa:

The Otay Ranch Company (ORC) appreciates the opportunity to comment on the Draft Second Tier Environmental Impact Report for the Otay Ranch GDP Amendments/Village 11 Sectional Planning Area Plan (EIR 01-02). The focus of ORC's comment will be on impacts caused by the proposed project on the ORC's holding within Otay Ranch.

The proposed project seeks to amend the Otay Ranch Phasing Plan by advancing Village 11 from the Third Western Phase to the Second Western Phase.

The Draft EIR also states that the proposed project would involve moving the Freeway Commercial Portion of Planning Area 12 to the Second Western Phase. My reading of the current Phasing Plan leads me to conclude that Planning Area 12, including the Freeway Commercial, may proceed at any time depending on market demand and facility adequacy. Thus, this segment of the proposed amendment is not necessary.

8-A

The Draft EIR accurately states that the Village Phasing Plan calls for development on the Western Parcels to be based in the rational extension of facilities. The Draft EIR concludes that the proposed amendment to the Village Phasing Plan is consistent with the goals of the GDP and therefore no significant impacts would result. This conclusion is not supported by the facts. The amendment to the Phasing Plan has adverse impacts that are not adequately addressed in the Draft EIR.

8-B

The current Phasing Plan contemplates the planning and development of Village 2 before Village 11. Advancing Village 11 before Village 2 creates several policy conflicts and facility problems, as follows:

- 1) Fire Service: The first Otay Ranch fire station is planned to be located in Village 2 because of its central location within the station's desired service area. The proposed project allows for the entitlement of Village 11 before Village 2 creating the possibility of development out pacing fire services.
- 2) Sewer Service: The Village Phasing Plan intended that the Poggi Canyon sewer serve development within the Poggi Basin, Villages 1, 5, 2 and 6. The Phasing

8-C

8-D

350 W. ASH STREET, SUITE 730, SAN DIEGO, CA 92101 PH: (619) 234-4050 FX: (619) 234-4088 E-MAIL: info@otayranch.com

Comments & Responses to EIR

AUG. 27. 2001 5:24PM THE OTAY RANCH CO

NO. 8190 P. 3

Plan rationally concluded that Village 11, in due course, would be served by the Salt Creek Sewer System. Advancing Village 11 before Villages 2 and 6 contrary to the Village Phasing Plan, creates the possibility of pumping out-of-basin sewage flows into the Poggi Canyon System. The EIR correctly noted that the Poggi system has very limited capacity. Permitting Village 11 pumped flows into the basin could prohibit or otherwise restrict flows from Villages 6 and 2, contrary to the current phasing plan and the city's procedure and policy of granting preference to in-basin flows. If Village 2 is unable to proceed because of restricted sewage capacity in the Poggi System, this could jeopardize the regional facilities located in Village 2, such as the High School, the community park and the fire station.

- 3) Community Park: The GDP locates the first community park in Village 2. The park is intended to serve the first two western phases of the project, not Village 11. Advancing Village 11 while delaying Village 2 has the impact of increasing demand for a community park while prohibiting or delaying its construction. This problem is compounded by eliminating the Village 10 community park identified in the proposed plan. The EIR fails to adequately analyze the impacts of these changes on the phasing and financing of the park facilities throughout Otay Ranch. If, as we suspect, the consequence of the proposed project is to shift greater park burdens onto other Villages and other ownerships, then a mitigation measure must be included which requires that Village 11 applicants fully compensate the newly burdened properties. 8-E
- 4) High School: The proposed project seeks to relocate the planned Village 11 high school from Village 11 to Village 7 or 8 with the addition of a 50-acre high school. The Village 2 high school was intended to serve Villages 1, 2, 5, and 6 pursuant to the current phasing plan, not Village 11. The impact of this change is not adequately addressed in the EIR. Nor does the EIR adequately analyze the impact of relocating the high school or the viability of both Village 7 and 8. In addition, the EIR did not adequately analyze the updated student generation data prepared for the Sweetwater Union High School District. By not analyzing this data, it is not clear when the second Otay Ranch high school will be required. 8-F
- 5) Greenbelt System: The proposed projects relocates the regional greenbelt to the newly configured southern edge of Village 11 and reduces the width from 200 feet to 75 feet. This is different than the 200 foot standard contained in the GDP. The EIR should contain sufficient analysis to provide policy makers the option to alter the width throughout the entire Otay Ranch project. 8-A
- 6) University Status: The EIR is not clear as to the status of the University Villages (9 and 10) if the University does not locate in Otay Ranch. This should be clarified. 8-H
- 7) Other Document: It is unclear if the proposed project also seeks to amend the Facilities Implementation Plan and the Service Revenue Plan. It is important to note these two plans have the same regulatory and policy status as the GDP, the RMP, and Phasing Plan. 8-I

Comments & Responses to EIR

AUG. 27. 2001 5:24PM THE OTAY RANCH CO

NO. 8190 P. 4

Your consideration of these comments is appreciated.

Sincerely



Kim John Kilkenny
Executive Vice President

RESPONSE TO COMMENT NO. 8

**The Otay Ranch Company
(Letter dated August 27, 2001)**

- 8-A** As described in the Draft EIR, the Freeway Commercial portion of Planning Area 12 is proposed to be changed from a non-specified phase to the Second Western Phase.
- 8-B** As further detailed in the following responses to specific public facility issues, the Draft EIR provides a complete analysis of environmental impacts related to the proposed change in phasing for Village 11.
- 8-C** The PFFP for Village 11 identifies the phasing and financing for fire service infrastructure. In addition to the fire stations proposed within Otay Ranch in Villages Two, Nine and 13, construction of a fire station to replace Station #3 in a relocated site within Sunbow has recently been completed, and will provide first-in coverage for Village 11. Fire Station #7 proposed for Village Two would replace the coverage provided by Fire Station #3 when it is constructed (estimated 2003). Ultimately, Fire Station #8 in Rolling Hills Ranch would provide first-in service for Village 11. With the recent completion of Fire Station #3, adequate phased fire service can be provided to the Village 11 development.
- 8-D** As stated in the Draft EIR, Village 11 cannot be fully developed without construction of the Salt Creek Interceptor Sewer to serve the project. Construction of the Salt Creek Interceptor is slated to begin in 2001, with the pipeline being in operation by 2003. The Draft EIR further states that, based on the February 2001 *Sewer Diversion Analysis*, performed by Dexter Wilson Engineering, the Poggi Canyon Interceptor could accept sewage from Village 11 on an interim basis, until such time as the Salt Creek Interceptor was fully operational. For planning purposes, it was assumed that approximately 500 EDUs would utilize the interim option of pumping sewage to the Poggi Canyon Interceptor. It is not anticipated that temporary pumping of sewage from Village 11 into the Poggi basin would exceed the EDU thresholds for the Poggi Canyon Sewer identified in the Draft EIR. It is also anticipated that the Salt Creek Sewer would be operational within a time frame that would not constrain the processing or development of Village Two.

RESPONSE TO COMMENT NO. 8 (*Continued*)

8-E Pursuant to the GDP, Village 11 is required to provide park land dedication and/or in lieu payments of fees for park facility development in accordance with City standards that are applied to all villages. The adopted GDP states that Village 11's community park obligation would be satisfied offsite, through provision of community parks in Villages Two, Ten and the EUC. The provision of community park facilities is not tied to village phasing. The costs for development of community parks is included in the calculation of financial responsibility for park facilities for Village 11, which is included as a mitigation measure in the EIR. The comment states that the proposed plan identifies elimination of the park in Village Ten. Neither the GDP Amendments nor the Village 11 SPA Plan/TM involve elimination of the community park identified for Village Ten.

8-F As stated in the Draft EIR, the intent of the GDP was to provide land use designations of appropriate size and locations to allow for school facilities to be provided to serve development. The school districts are ultimately responsible for planning, designing and building facilities. At this time, the Sweetwater Union High School District (SUHSD) has not established service boundaries for the proposed Village 2 high school, and funding for a new high school has not been established. It has therefore, not been determined that the high school proposed for Village 2 is needed prior to development of Village 11. The SDHSD has indicated that demand generated by Village 11 in the near term can be accommodated through upgrading existing facilities. The proposed relocation of the high school site from Village 11 to Village Seven is consistent with recent discussions between the city and the SUHSD to accommodate the needs and timing considerations of the District.

The SDHSD has indicated that the student generation numbers identified in the Draft EIR are consistent with currently adopted formulas and are accurate.

8-G Please refer to the response to Comment No. 6 E.

8-H Section 3.0, Project Description, of the Draft EIR contains a detailed description of the proposed GDP Amendments for Villages Nine and Ten under both the primary use (university) and secondary use (residential village) scenarios. The proposed GDP Amendments would not change the process by which application of the secondary land use for Villages Nine and Ten would be considered.

RESPONSE TO COMMENT NO. 8 (*Continued*)

- 8-1** City staff has determined that no amendments would be needed for either the Facility Implementation Plans or the Service Revenue Plan. Consistent with the determination made on previous Otay Ranch GDP Amendments, the Public Facilities Financing and Phasing Plan (PFFP) for Village 11 is considered to provide sufficient information to demonstrate the adequacy of facilities and service delivery to meet demand. The PFFP has been determined to be consistent with the policies established in the Facility Implementation Plans, and therefore, no amendments to the plans are required. The GDP/Growth Management Chapter requires that changes to the phasing plan be analyzed through the FIND model. That analysis is currently being conducted. No amendments to the Service Revenue Plan itself are required.

Comments & Responses to EIR

COMMENT NO. 9

08/29/2001 WED 19:01 FAX
08/29/2001 18:34 FAX 7809180638

US FISH AND WILDLIFE

003
002



US Fish and Wildlife Service
Carlsbad Fish and Wildlife Office
2730 Loker Avenue West
Carlsbad, CA 92008
(760) 431-9440
FAX (760) 431-9624



CA Dept. of Fish & Game
South Coast Regional Office
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201
FAX (858) 467-4299

In Reply Refer To: FWS-SDG-954.1 and CDFG No. SCH2001031120

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

August 29, 2001

RE: Review and Comment of the Draft Second Tier Environmental Impact Report for the Otay Ranch GDP Amendments / Village 11 Sectional Planning Area Plan, Conceptual Tentative Map, City of Chula Vista, San Diego County, California

Dear Ms. Pongeggi:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Game (Department), collectively, the "Wildlife Agencies," have reviewed the draft "Review and Comment of the Draft Second Tier Environmental Impact Report (DEIR) for the Otay Ranch GDP Amendments / Village 11 Sectional Planning Area Plan, Conceptual Tentative Map". The primary concern and mandate of the Service is the protection of public fish and wildlife resources and their habitats. The Service has legal responsibility for the welfare of migratory birds, anadromous fish, and endangered animals and plants occurring in the United States. The Service is also responsible for administering the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.). The Department 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 of Chula Vista (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.

The proposed GDP Amendment area encompasses approximately 1,500 acres in the northeastern portion of the Otay Valley Parcel of Otay Ranch. It generally includes Villages 9 and 10 (the University site), Village 11, and Planning Area 12 (Freeway Commercial and Eastern Urban Center). Implementation of the Village 11 Sectional Planning Area (SPA) and conceptual Tentative Map (TM) would involve approximately 565 acres within the larger GDP Amendment area. The DEIR addresses the following project elements:

- Realign and reclassify Circulation Element roads;
- Reconfigure Village boundaries to reflect the realignment of Circulation Element roads;
- Reorganize land use designations within Villages primarily due to changes in Village acreages;
- Reorder development phasing prescribed in the Otay Ranch Village Phasing Plan; and,
- Implement the proposed Village 11 SPA and TM.

Comments & Responses to EIR

08/28/2001 WED 18:01 FAX
08/29/2001 18:34 FAX 7609180638

US FISH AND WILDLIFE

003

Ms. Ponseggi; FWS-SD-954.1 and CDFG No. SCH2001031120

2

Under the proposed GDP Amendments, Village 11 would increase in size by 34 acres, to a total of 489 acres. It would consist of residential (304.9 acres), parks (16.7 acres), open space (49.2 acres), community purpose facilities (CPF; 5.5 acres), schools (36.6 acres), commercial land uses (10 acres), and streets (66.2 acres).

Summary of Identified Impacts

Implementation of the proposed TM for Village 11 would result in the loss of the following sensitive upland communities: 0.16 acre of disturbed broom baccharis scrub, 1.27 acres of coastal sage scrub, 5.16 acres of sparse coastal sage scrub, and 0.33 acre of southern cactus scrub. Also impacted would be 0.02 acre of cismontane alkali marsh, a wetland habitat type, 538.17 acres of agriculture, 8.8 acres of non-native grassland, and 10.8 acres of disturbed habitat. The above-identified impacts total 565 acres, of which 76 of these acres are attributed to off-site grading, sedimentation basins, access roads, arterial improvements, and sewer line – they therefore do not figure in the conveyance requirements for Village 11. Please indicate if the identified impacts include any need for brush management.

9-A

The proposed development of Village 11 would also eliminate one territory of the coastal California gnatcatcher (*Polioptila californica californica*), a federally threatened species, and a cactus wren (*Campylorhynchus brunneicapillus*). The loss of open sage scrub, non-native grassland, and agricultural areas would also result in a significant impact to raptor foraging habitat.

Proposed Mitigation Measures

The assessment of impacts and proposed mitigation is based upon prior documents, including the Otay Ranch General Development Plan/Subregional Plan Program EIR (Program EIR), and the Otay Ranch Resource Management Plan (Phases 1 and 2). Mitigation requirements identified in the DEIR for impacts to biological resources include the following:

- Prior to recordation of each final map, the applicant shall either convey land within the Otay Ranch RMP Resource preserve at a ratio of 1.188 acres for each acre of development, for a total of 455 acres, or shall pay in lieu conveyance fees as prescribed by the RMP. The preserved open space would either be annexed into an existing Community Facilities District (CFD) or a separate CFD would be created.
- The applicant shall prepare a plan for the restoration of 0.02 acre of cismontane alkali marsh. The plan must be approved by the City after receiving review and comment by the Wildlife Agencies.
- The applicant must receive incidental take authority for the California gnatcatcher from the Service, or the City upon the completion of its MSCP Subarea Plan.
- Prior to issuance of grading permits, a third-party biologist will evaluate potential noise impacts to nesting gnatcatchers both on and off-site. If impacts from noise are potentially significant, measures must be developed and implemented which would reduce the impact to below a level of significance.

Comments & Responses to EIR

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- Prior to approval of the first Tentative Map for construction of Hunte Parkway adjacent to the Salt Creek preservation area, an "edge plan" shall be prepared which includes a list of plant species appropriate and inappropriate for use in the landscaping. The edge plan must be approved by the Director of Planning and Building.
- The project, including all aspects of its construction, must meet all Adjacency Management guidelines as listed in Section 6.3.2 of the City of Chula Vista's MSCP Subarea Plan.
- If the project is not constructed in 2001, then Quino checkerspot butterfly (*Euphydryas editha quino*) surveys shall be performed in the year prior to construction. If Quino checkerspot butterflies are detected within development areas, avoidance of the area, or mitigation consisting of purchase of suitable off-site habitat at a ratio of 3:1 shall be provided.

Notwithstanding the above mitigation measures, the Program EIR identified several significant and unmitigable biological impacts, as no feasible mitigation measures were identified which could reduce the impacts to below a level of significance. These impacts include the loss of habitat of the California gnatcatcher and cactus wren; impacts to 49 other sensitive wildlife species; loss of regional raptor foraging areas; and, impacts to regional and local wildlife corridors.

Additional Wildlife Agency Concerns

The Wildlife Agencies have the following areas of concern:

Conveyance and Habitat Restoration

As reported in the Otay Ranch Phase 2 Resource Management Plan (June 4, 1996), Village 11 encompassed a total of 455 acres, 70 acres of which was designated as Common Areas, leaving 385 acres of impacts toward which the conveyance requirement applied. The original plan therefore required a total conveyance of 458 acres (at 1.188:1). With the proposed changes to Village 11, the new total acreage would be 489 acres, with 106 acres of Common Areas, leaving 383 acres of impacts that required conveyance. The new plan proposed in the DEIR, therefore, requires a total conveyance of 455 acres (at 1.188:1). Village 11 is now proposed to have 68 more acres of residential development and 25 fewer acres of schools (refer pg 3-14). Please clarify how the apparent increase of total impacts translates into a net decrease in conveyance of 3 acres. Specifically, please clarify the component acreages of Common Areas which combine to the 106 acres that is subtracted from the total to determine conveyance. Also, please indicate the manner in which the conveyed land will be managed. Additionally, please indicate if the proposed changes in impacts and conveyance for Village 11 will subsequently affect the future conveyance requirements of other Villages in order to achieve the total target conveyance goal of 11,374 acres for the entire Otay Ranch.

9-B

In addition to the conveyance requirements, the Otay Ranch Resource Management Plan requires that for every one acre of coastal sage scrub which is impacted, the applicant must restore 0.4 acre of coastal sage scrub elsewhere in Otay Ranch. The DEIR states (pg 5.3-24) that 2.72 acres of coastal sage scrub is required to meet the restoration requirement. However, we believe this amount should actually be 2.77 acres for the total proposed impact to 6.92 acres of sage scrub habitat

9-C

Comments & Responses to EIR

08/29/2001 WED 19:03 FAX
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(consisting of 0.16 acre of disturbed broom baccharis scrub, 1.27 acres of coastal sage scrub, 5.16 acres of sparse coastal sage scrub, and 0.33 acre of southern cactus scrub). Please rectify.

Otay Tarplant

The DEIR is not clear with respect to the presence and potential for impacts to Otay tarplant (*Deinandra conjugens*), a state endangered and federally threatened species. While the DEIR states (pg 5.3-8) that no listed plant species were observed during biological surveys performed from January to July 1999, the biological resources report (Dudek 1999, pg 19) states that no focused surveys for sensitive plants were performed, and later states that focused surveys for Narrow Endemic species would be required where grading is proposed within the Multi-Habitat Planning Area (MHPA) boundary (pg 43). The DEIR also reports that spring 2001 surveys for the Salt Creek Sewer project revealed 71 individuals of Otay tarplant within the Hunte Parkway grading area. However, a specific location is not given for these plants, and it is not clear if these individuals are located within the extended Village 11 Project Area (which includes off-site grading, access roads, arterial improvements, and sewer line extension). Also, based on the finding of Otay tarplant and the tendency of populations to naturally fluctuate, the DEIR states that there is potential for this species to occur within the Village 11 Project Area.

9-D

The Wildlife Agencies recommend that focused surveys for Otay tarplant be performed in any areas supporting suitable habitat (which may include degraded areas) for this species which may be impacted by the project. Also, please clarify the location(s) of the identified Otay tarplant population(s) and which project element will be responsible for permitting and mitigating impacts to this species.

Burrowing Owl

In the biological technical report (Dudek, March 2001), the western burrowing owl (*Speotyto cunicularia hypugaea*) was reported as having high potential for occurrence on-site as a breeding species. Because this species was not observed during numerous site visits in 1999, it was concluded that it had a low probability of occurring. However, according to the presented schedule, the biological surveys focused on delineating vegetation and wetlands, and assessing the potential presence of Quino checkerspot butterflies, California gnatcatchers, and other coastal sage scrub associated species. Most surveys, therefore, were not performed in the early morning or late evening, as recommended by the Department, which would have provided a better opportunity to detect burrowing owls in the event that they were present. Further, due to the general lack of vegetation diversity and easily defined wetland distribution in the northwestern half of Dudek's 1,200-acre study area, and the absence of suitable habitat for Quino checkerspot (under pre-2000 survey protocol) or California gnatcatcher in this area, the Wildlife Agencies must assume that the majority of field investigations were performed in the eastern/southeastern portion of the site. Conversely, the majority of potential habitat for burrowing owls likely occurs in the western/northwestern portion of the site.

9-E

In the project vicinity, Burrowing owls occur near the north end of the Otay Interconnect Pipeline (south of an Otay Water District facility near the northernmost segment of Otay Ranch), adjacent to a major powerline easement (Department, staff observations). The habitat surrounding these resident

Comments & Responses to EIR

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US FISH AND WILDLIFE

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Ms. Pongeggi: FWS-SD-954.1 and CDFG No. SCH2001031120

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owls is regularly disced/agricultural land, which is used for foraging and may also support burrows if there are extended periods between discing. However, the main burrows used by these owls occur along a narrow strip of disturbed habitat located approximately 15 feet from a frequently used dirt road. Due to the presence of large tracts of suitable habitat in the present study area, the known occurrence of burrowing owls in similar habitat to the north, potential for presence of this rapidly declining species, the Wildlife Agencies recommend that focused surveys, and an assessment of potential impacts, should be conducted. The surveys should conform to recommendations in the Department's staff report for burrowing owls (CDFG 1995) and the MSCP. Grassland, open sage scrub, agricultural areas, and even barren/disturbed land should be considered potential habitat for burrowing owls.

Northern Harrier

The extensive areas of grassland and open sage scrub provide potential breeding habitat for the northern harrier, and the DEIR indicates that there is potential for harriers to breed in the on-site agricultural fields or grasslands. If construction is to occur in the breeding season of this species (roughly March 1 through July 31), focused surveys should be performed to ensure that active nests are avoided by a minimum of 900 feet, or greater if possible, as recommended in the MSCP and the Chula Vista Subarea Plan.

9-F

Summary of Recommendations

1. It is unclear whether surveys for Narrow Endemic species were conducted, surveys for all Narrow Endemic species should be conducted prior to impacts. If detected, they should be addressed appropriately.
2. The Otay tarplant population to be impacted should be quantified by both the area distribution as well as the number of individual plants. Unless the project construction time-frame allows the impact to Otay tarplant to be permitted under the City of Chula Vista's MSCP Subarea Plan, the impact to this species will need to be addressed by the Department and the Service. Under the latter scenario, impacts to Otay tarplant should be mitigated by a 4:1 conservation of off-site populations (by areal extent and number of individuals). The Wildlife Agencies are available to further work with the City and the applicant to address impacts to this species.
3. Should impacts to Quino checkerspot butterflies occur, the proposed 3:1 ratio might be modified, depending on the outcome of the City's Plan or consultation with the Service.
4. Focused surveys, following Department recommendations, should be performed to determine the status of the burrowing owl in the entire 565-acre study area. Any impacts to burrowing owls should be mitigated based upon the conditions for coverage under the San Diego County's approved MSCP Subarea Plan (Table 3-5).
5. 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. Any active nests should be avoided by a minimum distance of 900 feet.

9-G

9-H

9-I

9-J

9-K

Comments & Responses to EIR

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Ms. Pongeggi; FWS-SD-954.1 and CDFG No. SCH2001031120

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6. Clearing of vegetation should be performed in the non-breeding season (February 15-August 31) to avoid impacts to active breeding birds. This should include clearing of all native habitats (coastal sage scrub, etc.) as well as vegetation in disturbed areas because loggerhead shrikes (*Lanius ludovicianus*) are known to nest in Russian-thistle (*Salsola tragus*) in the immediate region. 9-L
7. Unauthorized clearing of coastal sage scrub and other sensitive habitats outside of the defined construction corridor could cause significant impacts and should be mitigated at a 5:1 ratio. 9-M
8. A revegetation and monitoring plan should be prepared and approved by the Wildlife Agencies prior to initiation of project construction. The plan should, at a minimum, include: success criteria, monitoring, remedial measures, and financial assurances. Special attention should be paid to the long-term control and management of weeds. 9-N
9. Salvage of topsoil should be a mitigation requirement of the project. This should include a provision for the top four inches of topsoil to be salvaged and stored at clearly demarcated areas for eventual re-use in the revegetation plan. Areas selected for topsoil salvage should be relatively clean of non-native plant species (non-native grasses, thistles, etc.). 9-O
10. The revegetation phase should plan for substantial use of salvageable plant species, including the use of native bunch grasses and slow growing species such as cactus. For example, cholla cactus can be salvaged and stored, and following topsoil replacement, the nodules can be lightly raked into the soil. This technique has shown considerable success elsewhere, though it will take many years for these plants to mature and provide viable habitat.

If you have any questions or would like to discuss our comments further, please do not hesitate to call David Mayer of the Department at (858) 467-4234, or Gjon Hazard of the Service at (760) 431-9440.

Sincerely,

Nancy Gilbert
Assistant Field Supervisor
Carlsbad Field Office
U.S. Fish and Wildlife Service

William E. Tippets
Environmental Program Manager
South Coast Region
California Department of Fish and Game

References

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

RESPONSE TO COMMENT NO. 9
U.S. Fish and Wildlife Service and
California Department of Fish and Game
(Letter dated August 29, 2001)

9-A The Village 11 project site is buffered from the natural vegetation in the Preserve by the proposed Hunte Parkway. Therefore, no brush management will be required.

9-B The following is a breakdown of acreage of Common Use Lands that was used to calculate the conveyance obligation:

Elementary School	11.0 ac
Middle School	25.6 ac
P-1 Park	8.9 ac
P-4 Park	1.0 ac
Hunte Parkway	24.2 ac
Eastlake Parkway	7.2 ac
Easements (SDG&E and County Water Authority	18.8
TOTAL	106 ac
SPA Acreage	489 ac
REMAINDER (489 – 106)	383 ac

Applying the 1.188 ac of conveyance obligation per 1 ac of development yields the 455 ac conveyance obligation for Village 11.

Land conveyed into the Otay Ranch Preserve will be managed by the Preserve Owner/Manager (POM), as prescribed in the Otay Ranch Resource Management Plan (RMP). The formula for conveyance of Preserve land (1.188 acre of Preserve for each acre of development) is affected by two factors that have and will likely continue to occur in the implementation of the project: 1) purchase of Preserve land by non-developers (such as the USFWS and Otay Water District purchase of the "Inverted L" parcel); and 2) reduction in overall development. Such amendments/purchases could cumulatively affect the overall conveyance acreage by resulting in more Preserve land than can be

RESPONSE TO COMMENT NO. 9 (*Continued*)

conveyed under the 1.188:1 acre ratio. The actual acreage conveyed to the POM could be different from the estimates provided in the RMP, but the level of conservation on all of the lands identified as Preserve would ultimately be the same as anticipated in the RMP. It is not anticipated that there would be any reduction in the total Preserve acreage, and the actual Preserve is anticipated to be larger than the 11,374 acre area identified in the GDP and RMP, as a result of reductions in development areas that have already occurred.

- 9-C** Comment noted, the text of the Final EIR has been revised to reflect this correction.
- 9-D** Data regarding Otay tarplant were being collected and analyzed as a part of the rare plant surveys for the Salt Creek Sewer Interceptor project at the time that the Draft EIR for the GDP Amendments and Village 11 SPA/TM was being published. In an effort to include the most current data available, the Draft EIR included preliminary information regarding potential impacts to Otay tarplant. The Final EIR includes amendments to the Draft EIR text to reflect the most current data on Otay tarplant. According to the 2001 survey for Salt Creek Sewer, a total of 175 individual plants are within the impact area for Hunte Parkway. The Final EIR has been revised to reflect this clarification. The City also agrees with the U.S. Fish and Wildlife Service and California Department of Fish and Game (collectively the "Agencies") that, since the Otay tarplant has a natural tendency for population fluctuations, that additional focused surveys need to be performed in the year prior to grading. The Final EIR includes an additional mitigation measure (measure 5.3-10) to require such surveys. Mitigation for Otay tarplant is provided through the conservation of the species afforded by the RMP. It is however, acknowledged that in the absence of take authorization provided by the MSCP Subarea Plan, the Agencies may require additional mitigation through their authority to permit take of the species. The applicant will be required to provide mitigation at a ratio determined to be appropriate by the Agencies as part of the permitting for the Village 11 SPA/TM.
- 9-E** Pursuant to the Agencies' recommendations, focused surveys for burrowing owl will be required prior to grading, and if evidence of occupied burrows is discovered, passive relocation of the individuals will be required. Mitigation Measure 5.3-11 has been added to address this issue.

RESPONSE TO COMMENT NO. 9 (*Continued*)

- 9-F** Pursuant to the Agencies' recommendations, if clearing of habitat is to occur in the breeding season of the northern harrier, focused surveys for active nests within areas of potential habitat will be required. Avoidance of active nests, in accordance with the Area Specific Management Plan requirements of the MSCP Subarea Plan will be required. Mitigation Measure 5.3-12 has been added to address this issue.
- 9-G** As mentioned in response to comment 9C, additional focused surveys for Otay tarplant will be conducted in the year prior to grading (mitigation measure 5.3-10). Otay tarplant has the potential to exist within the marginal agricultural areas of the Village 11 Project Area. No other narrow endemic species would likely be present in areas not surveyed in 2001 (focused sensitive plant surveys conducted for Salt Creek Sewer in the alignment of Hunte Parkway).
- 9-H** See response to Comment No. 9C.
- 9-I** Comment noted. No impacts to quino checkerspot butterfly have been identified.
- 9-J** See response to Comments No. 9D.
- 9-K** See response to Comment No. 9E.
- 9-L** Pursuant to the requirements of the Draft MSCP Subarea Plan, no clearing of natural vegetation will be conducted during the period between February 15 and August 15, or the appropriate time frames established by the Agencies in the permitting process. This requirement has been formally incorporated into the Final EIR in mitigation measure 5.3-9.
- 9-M** Comment noted.
- 9-N** If permitting is pursued through the Agencies in the absence of an approved Subarea Plan, it is acknowledged that additional conditions may be placed on the project, including approval of revegetation and monitoring plans by the Agencies.
- 9-O** Pursuant to the Agencies' recommendations, salvage of topsoil, seed and plant materials shall be incorporated into mitigation and revegetation plans for the Village 11 SPA/TM project (please see Final EIR mitigation measure 5.3-1).

Comments & Responses to EIR

COMMENT NO. 10

08/29/2001 WED 19:05 FAX

010

08/29/01 09:53 CITY OF S.D. LDR + 94095859

NO.210 P002/004



THE CITY OF SAN DIEGO

August 27, 2001

VIA FACSIMILE TO (619) 409-5859

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

Subject: Draft Environmental Impact Report, General Plan/Otay Ranch Development Plan
Amendments, Village 11 Sectional Planning Area Plan and Conceptual Tentative Map

Dear Ms. Lundstedt:

Thank you for the opportunity to respond to the draft Environmental Impact Report for the General Plan/Otay Ranch Development Plan Amendments, Village 11 Sectional Planning Area Plan and Conceptual Tentative Map. The review of this draft EIR by the City of San Diego has been coordinated by the Environmental Analysis Section of the Development Services Department. The City of San Diego offers the following comments for your consideration:

Transportation/Circulation

The Transportation Development Section of the Development Services Department has reviewed the draft EIR and offers the following comments:

1. As requested in our review for the Notice Of Preparation for this project, the EIR should evaluate project impact on the following roadways and intersections within City of San Diego:

Roadways

Otay Meas Road (Entire Length)
La Media Road between City Boundary and Siempre Viva Road
Heritage Road/Otay Valley Road between City boundary and Siempre Viva Road

10-A



September 2001

Development Services
1222 First Avenue, MS 501 • San Diego, CA 92101-4155
Tel (619) 444-5460

2760-01

Comments & Responses to EIR

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NO.210 P003/004

Page 2
Ma. Marisa Lundstedt
August 27, 2001

Intersections

Intersections along Otay Mesa Road within City of San Diego

Intersections along La Media Road within City of San Diego

Intersections along Heritage Road/Otay Valley Road within City of San Diego

2. Page S-30, Bullet Item 6: This mitigation is recommending to upgrade **La Media Road between SR-905 and Airway Road** from 4-lane major to 6-lane prime. Please note that the subject segment of La Media Road is presently built as a 2-lane roadway and not a "4-lane major". **10-B**
3. Page S-32, Bullet Item 5: This mitigation is recommending to upgrade **La Media Road between Otay Mesa Road and SR-905** from 4-lane major to 6-lane major. Please note that the subject segment of La Media Road is presently built as a 2-lane roadway and not a "4-lane major" and the future classification of this roadway in the Otay Mesa Community Plan is "6-lane primary arterial" instead of "6-lane major" as stated in this mitigation. **10-C**
4. Page S-32, Bullet Item 6: This mitigation is recommending to upgrade **Brittania Boulevard between SR-905 and Airway Road** from 4-lane major to 6-lane major. Please note future classification of this roadway in the Otay Mesa Community Plan is "4-lane major". Any changes in the classification of this roadway requires a Community Plan Amendment and should be addressed in the EIR. **10-D**
5. Page 5.10-15, Table 5.10-2, **La Media Road from Otay Mesa Road to SR-905**: Please note that the future classification of this roadway in the Otay Mesa Community Plan is "6-lane primary arterial with capacity of 50,000 ADT at LOS "C" instead of "6-lane major" with capacity of 40,000 ADT at LOS "C" as shown in this table. **10-E**
6. Page 5.10-15, Table 5.10-2, **Brittania Boulevard from SR-905 to Airway Road**: Please note future classification of this roadway in the Otay Mesa Community Plan is "4-lane major" and not "6-lane major" as shown in this table. Any changes in the classification of this roadway requires a Community Plan Amendment and should be addressed in the EIR. **10-F**
7. Page 5.10-17, **Intersection Analyzed**: This section states that significant impact at the intersection of **La Media Road / Otay Mesa Road** within city of San Diego will continue to exist if the proposed amendments are implemented. However, the EIR does not provide any mitigation for this impact. **10-G**
8. Page 5.10-41, Section 5.10-9, Bullet Item 2: This mitigation is recommending to upgrade **La Media Road between Otay Mesa Road and SR-905** from 4-lane major to 6-lane major. Please note that the subject segment of La Media Road is presently built as a 2-lane roadway and not a "4-lane major" and the future classification of this roadway in the Otay Mesa Community Plan is "6-lane primary arterial" instead of "6-lane major" as stated in this mitigation. **10-H**

Comments & Responses to EIR

08/28/2001 WED 19:06 FAX

08/28/01 09:53 CITY OF S.D. LDR → 94095859

NO. 210 P004/004

Page 3
Ms. Marisa Lundstedt
August 27, 2001

9. Page 5.10-41, Section 5.10-9, Bullet Item 3: This mitigation is recommending to upgrade Britannia Boulevard between SR-905 and Airway Road from 4-lane major to 6-lane major. Please note future classification of this roadway in the Otay Mesa Community Plan is "4-lane major". Any changes in the classification of this roadway requires a Community Plan Amendment and should be addressed in the EIR.

10-1

The City of San Diego greatly appreciates the opportunity to provide our input. We look forward to reviewing the draft EIR. If you should have any questions regarding the above comments, please contact Elizabeth Shearer-Nguyen at (619) 446-5369.

Sincerely,


Lawrence C. Monserrate
Environmental Review Manager

cc: Ali Sabouri, Associate Traffic Engineer, Development Services Department
Paul Hellman, Senior Planner, Development Services Review
City of San Diego Environmental Review and Comment Files

RESPONSE TO DOCUMENT NO. 10
City of San Diego Development Services
(Letter dated August 27, 2001)

- 10-A** The project is calculated to add less than 50 peak hour trips to these locations. Therefore, an analysis is not warranted based on SANTEC/ITE Regional Guidelines. Page 66 of the traffic study (Appendix G of the Draft EIR) shows the project assignment.
- 10-B** It is acknowledged that the referenced road segment is currently configured as two-lanes. The traffic analysis conducted for the Program EIR 90-01 for the Otay Ranch GDP (1993) that included cumulative traffic impacts at buildout, identified the need to upgrade La Media Road to mitigate impacts.
- 10-C** As indicated in response to Comment No. 10B, the mitigation measures identified in the Program EIR 90-01 identified the need to upgrade La Media Road. The minimum requirements for improvements were identified as a 6-lane major facility. It is understood that the Otay Mesa Community Plan designation for La Media Road is a 6-lane primary facility, which would adequately mitigate for the impacts identified in the Program EIR 90-01.
- 10-D** The Program EIR 90-01 required this mitigation measure as a result of impacts from cumulative development in the region. The Draft EIR carries this measure forward. It should be noted that the GDP Amendments are analyzed at a program-level of detail, and that the specific impacts related to mitigation measures that may be required at subsequent levels of analysis will require additional CEQA review. Any circulation element reclassifications that may be necessitated by measures intended to mitigate for regional growth would be identified at the time that the specific measures were to be implemented.
- 10-E** Please refer to response to Comment No. 10C.
- 10-F** See response to Comment No. 10D.

RESPONSE TO COMMENT NO. 10 (Continued)

- 10-G** Impacts and mitigation at the intersections listed on page 5.10-17 were identified in the 1993 Program EIR 90-01 for the adopted GDP, and the text of the Draft EIR (p. 5.10-17) indicates that all of the referenced intersections included mitigation measures. Analysis conducted for the GDP Amendments has concluded that the GDP Amendments would not result in any new impacts at these locations. Therefore, mitigation was not recommended for the GDP Amendments.
- 10-H** See response to Comment No.10B and 10C.
- 10-I** See response to Comment No.10D.

Comments & Responses to EIR

COMMENT NO. 11

09/13/2001 THU 10:42 FAX

002

August 24, 2001



San Diego
ASSOCIATION OF
GOVERNMENTS

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www.sandag.org

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

SUBJECT: Otay Ranch GDP Amendments, Village 11 SPA Plan

Dear Ms. Lundstedt:

Thank you for sending to SANDAG the copy of the Otay Ranch GPA Amendments, Village 11 SPA Plan. Staff has reviewed the Plan and has the following comments.

CMP related EIR comments

SANDAG has reviewed the proposed project for compliance with the Traffic Impact Analysis requirements of the Congestion Management Program (CMP). Based upon the analysis contained within the EIR and the proposed project mitigation measures, traffic impacts to Interstate 805 remain significant and unmitigable. It was noted in the EIR that additional lanes would be required on Interstate 805 to maintain acceptable levels of service and that this is the responsibility of Caltrans as determined by continued freeway planning efforts.

The impacts on Interstate 805 are a direct result of new traffic generated by the proposed project. SANDAG would encourage the project sponsor to aggressively implement the Travel Demand Management (TDM) strategies noted in the EIR to reduce or better manage the travel demand before it reaches Interstate 805. Examples of TDM strategies include:

- establishing carpool and van pool staging areas
- constructing enhanced bus stop facilities
- ongoing marketing of alternative transportation services
- joint funding of expanded or new transit services

With these efforts the impacts on Interstate 805 can be minimized until longer-term strategies can be identified and implemented. The project sponsor is encouraged to contact SANDAG for additional information on potential TDM strategies.

These comments have not been reviewed by the SANDAG Board of Directors. If you have any questions about this staff review please contact Mario Oropeza at (619) 595-5369.

Sincerely,

A handwritten signature in cursive script that reads "Gary L. Gallegos".
GARY L. GALLEGOS
Executive Director

GLG/MO/dak

MEMBER AGENCIES: Cities of Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Sanle, Solana Beach, Vista, and County of San Diego.
ADVISORY/LIAISON MEMBERS: California Department of Transportation, Metropolitan Transit Development Board, North San Diego County Transit Development Board, U.S. Department of Defense, S.D. United Port District, S.D. County Water Authority, and Tijuana/Baja California/Mexico.

September 2001

Otay Ranch GDP Amendment/Village 11 SPA Plan

2760-01

52

RESPONSE TO DOCUMENT NO. 11
San Diego Association of Governments
(Letter dated August 24, 2001)

11-A

Comment noted. The City will continue to coordinate with SANDAG on potential TDM strategies.

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SECTION 1.0

EXECUTIVE SUMMARY

1.1 INTRODUCTION

This summary provides a brief synopsis of the project description and the results of the environmental analysis contained in this Environmental Impact Report (EIR). The project alternatives that were considered and their potential impacts are also summarized. While it provides a general overview of the document, by necessity, it does not contain the extensive background and analysis contained in the document. Therefore, the reader should review the entire document to fully understand the project and its environmental consequences.

The purpose of this EIR is to evaluate the environmental effects of the proposed Otay Ranch General Development Plan (GDP) Amendment, and Otay Ranch Village 11 project, including the Sectional Planning Area (SPA) Plan required to implement the Otay Ranch General Development Plan/Subregional Plan (GDP/SRP) for Village 11 as amended, and the subsequent Conceptual Tentative Map (TM). The proposed GDP Amendments involve Village boundary changes, amendments to the City of Chula Vista Circulation Element roadways, reorganization of land use designations and reordering of development phasing that have evolved from changes to ownership and infrastructure phasing since adoption of the Otay Ranch GDP/SRP on October 28, 1993. The SPA Plan for Village 11 is a planning document that refines and implements the land use plans, goals, objectives, and policies of the Otay Ranch GDP/SRP. The proposed Village 11 Conceptual TM provides lots for proposed Village 11 single-family dwelling unit neighborhoods and lot boundaries for multi-family and other land uses.

1.2 PROJECT OBJECTIVES

Since adoption of the Otay Ranch GDP/SRP and certification of the associated Program EIR (EIR 90-01), parcel ownerships and phasing of public improvements have changed. These changes have resulted in the need to adjust planning unit boundaries and to make corresponding changes to circulation roadways to conform to the new boundaries. As a result of the boundary changes, land use designations within the villages need to be adjusted. Amendments to the adopted GDP and corresponding amendments to the General Plan (GP) are necessary to reflect changes in planning area boundaries, circulation network and roadway classifications.

The SPA plan for Village 11 refines and implements the land use goals, objectives, and policies of the City's General Plan and the GDP/SRP. Primary objectives of the Village 11 SPA include:

- Establish a pedestrian-oriented village with an intense urban core;
- Promote synergistic uses between Village 11 and adjacent neighborhoods to balance activities services and facilities;
- Implement the goals and objectives and policies of the City of Chula Vista's General Plan, and Otay Ranch's GDP, Phase 1 and Phase 2 Resource Management Plan, Facility Implementation Plan, Phasing Plan and Service/Revenue Plan;
- Implement the City'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; and
- Accentuate the relationship of the land use 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.

Additional Village 11 SPA plan objectives are provided in Section 3.0.

1.3 PROJECT DESCRIPTION

The proposed project involves amendments to the Otay Ranch GDP and corresponding amendments to the Chula Vista General Plan to:

- Realign and reclassify Circulation Element roads;
- Reconfigure Village boundaries to reflect the realignment of Circulation Element roads;
- Reorganize land use designations within Villages primarily due to changed Village acreages; and
- Reorder development phasing prescribed in the Otay Ranch Village Phasing Plan.

The proposed project also includes implementation of the proposed Village 11 SPA Plan and conceptual Tentative Map (TM).

The proposed GDP Amendment area encompasses approximately ~~1,500~~ 2,200 acres in the northeastern portion of the Otay Valley Parcel of Otay Ranch generally including Village 7, Village 8, Villages 9 and 10 (University site), Village 11, and Planning Area 12 (Freeway Commercial and Eastern Urban Center). Implementation of the Village 11 SPA and TM would involve approximately 565 acres within the larger GDP Amendment area. A brief description of the proposed GDP Amendments and Village 11 SPA/TM is provided below. The reader is referred to Section 3.0 for a complete description of the proposed project that is addressed by this EIR.

1.3.1 CIRCULATION AMENDMENTS

The proposed GDP Amendments would realign Hunte Parkway and EastLake Parkway. Hunte Parkway would be relocated north of the approved alignment to become the southern border of Village 11 and to traverse the southern portion of the EUC. The realigned Hunte Parkway would meet Rock Mountain Road at the proposed SR-125. South of Olympic Parkway, EastLake Parkway would shift to the east and would extend to the future alignment of Alta Road.

The proposed GDP Amendments would eliminate some road segments and would reclassify others. Specifically, Patrick Drive, between Village Ten and the EUC and Birch Road, east of the future alignment of EastLake Parkway, would be eliminated. Birch Road, from La Media to SR-125, would be reclassified from a four-lane major road to a six-lane major road. Hunte Parkway, from SR-125 to Olympic Parkway, would be classified as six-lane prime arterials. Main Street would be eliminated east of SR-125 if the University is developed in Village Nine and Ten. Alternatively, if the village scenario is developed in Villages Nine and Ten, Main Street, from SR-125 to its intersection with Hunte Parkway would be classified as a four-lane major road.

Lastly, the proposed GDP Amendments include renaming Orange Avenue as "Olympic Parkway" east of I-805.

1.3.2 LAND USE AMENDMENTS

The aforementioned road realignments and elimination of roads would change the configuration and acreage of Villages 10, 11 and Planning Area 12 (FC and EUC). The acreage of Village 9 would not be affected by the proposed circulation changes. The change in configuration and acreage within each village would result in changes in land use distributions. The proposed land use changes are detailed in Section 3.0. The following is a summary of the changes within these villages:

Village Nine: As stated previously, the proposed GDP Amendments would not change the acreage of Village Nine. In accordance with the adopted GDP, the primary land use designation is University. The proposed GDP Amendments would not change this primary use but would reduce acreage dedicated to arterials.

The adopted GDP provides a secondary land use scenario for Village Nine. Based on criteria that are specified in the GDP, Village Nine could be developed as a "Village" with single- and multi-family residential, park, open space, community purpose facilities (CPF), school and commercial land uses. Under this scenario, the proposed GDP Amendments would not result in any changes to Village Nine.

Village Ten: The proposed GDP Amendments would reduce the size of Village Ten by approximately 64 acres. In accordance with the adopted GDP and similar to Village Nine, the primary land use designation for Village Ten is University. Due to the overall reduction in size of Village Ten, there would be a reduction in the acreage allocated for University use. There would also be a reduction in arterial acreage.

Also similar to Village Nine, the adopted GDP provides a secondary land use scenario for Village Ten. Based on criteria that are specified in the GDP, Village Ten could be developed as a "Village" with single- and multi-family residential, parks, open space, CPF, schools and commercial land uses. Under this scenario, the proposed GDP Amendments would result in a decrease in residential units, and acreage allocated to CPF, schools, and commercial uses. However, there would be an increase in open space and arterial acreage within this village. There would be no change to park acreage.

Village 11: The proposed GDP Amendments would increase the size of Village 11 by 34 acres. In accordance with the adopted GDP, Village 11 will be developed as a "Village"

with single- and multi-family residential, parks, open space, CPF, schools and commercial land uses. There is no secondary land use scenario for Village 11. The proposed GDP Amendments would result in an increase in residential acreage and units, CPF acreage, and acreage dedicated to arterials. There would be a decrease in acreage dedicated to open space, schools and commercial use. There would be no change to park acreage.

Planning Area 12 – EUC: The proposed GDP Amendments would decrease the size of the EUC by approximately 35 acres. In accordance with the adopted GDP, the EUC will be developed as an urban node with primarily commercial use as well as multi-family residential, parks, open space, CPF, school acreage. There is no secondary land use scenario for the EUC. The proposed GDP Amendments would result in an decrease in residential acreage and units, CPF acreage, and acreage dedicated to commercial use. There would be an increase in open space and acreage dedicated to arterials. There would be no change to park or school acreage.

Planning Area 12 – FC: The proposed GDP Amendments would increase the size of the FC by approximately 28 acres. In accordance with the adopted GDP, the FC will be developed as a commercial center with some acreage dedicated to open space and arterials. There is no secondary land use scenario for the FC. The proposed GDP Amendments would result in an increase in acreage dedicated to commercial use, open space and arterials.

Village Seven/Eight: The proposed GDP Amendments would relocate the high school site from Village 11 into either Village Seven or Village Eight, resulting in reductions to single-family dwelling unit counts for those villages of 250 or 240, respectively. The high school site would be located either in the southern portion of Village Seven on the northern portion of Village Eight, to provide a more centrally located site to meet the Sweetwater Union High School District's needs.

1.3.3 PHASING

The Otay Ranch Village Phasing Plan specifies the phasing of development within Otay Ranch. The fundamental premise of the Village Phasing Plan is to phase the development of planning areas in a logical order to respond to market forces, ensure timely provision of public facilities and assure the efficient use of public fiscal resources. The provision of transportation facilities is one of the major phasing determinants. In order to remain current and timely, the GDP/SRP allows for continual evaluation and update of the Phasing Plan.

The proposed GDP Amendments involve an amendment to the Otay Ranch Village Phasing Plan to move development of Village 11 and the FC portion of Planning Area 12 into the Second Western Phase from the Third Western Phase. This phase shift is proposed since Olympic Parkway will provide a major transportation corridor to Village 11 and the FC. In addition, Village 11 and the FC are adjacent to developed areas and approved SPA areas of the EastLake community and Otay Ranch.

1.3.4 VILLAGE 11 SPA AND TM

The proposed project also includes implementation of the Village 11 SPA and TM. The GDP envisions Village 11 as an "Urban Village", planned for transit-oriented development with higher densities and mixed uses located in the village core. The Village 11 SPA Land Use Plan is a further refinement of the existing and proposed GDP Land Use Map for Village 11. As discussed in detail in Section 3.0, the Village 11 SPA Land Use Summary provides for the following land uses within Village 11:

Neighborhood Land Use	Acreage
Residential (2,104 single- and multi-family units)	304.9
Commercial	10 ¹
CPF	5.5
Park	16.7
School	36.6
Open Space	49.2
Streets	66.2
Total	489

¹ A mixed use area assigned 10.0 acres for both commercial and residential uses, but as a mixed use area, the 10 acres is included only once in the overall total.

In accordance with the Village 11 SPA, Village 11 would be developed in three phases to provide for the installation of necessary infrastructure and amenities. The proposed development would require approximately 10 million cubic yards of cut and fill material. All graded material would be reused onsite to achieve balanced earthwork.

A Public Facilities Financing and Phasing Plan (PFFP) has been prepared for Village 11. The Village 11 PFFP describes local, public facilities that are necessary to enable the proposed

development to function, such as water service and infrastructure, and sewer and storm drain facilities. The PFFP assigns the responsibility for construction and financing of all required facilities.

1.3.5 TENTATIVE MAP

The proposed Village 11 Conceptual TM, when adopted, would provide lots for proposed single-family dwelling units and lot boundaries for multi-family and other land uses. Section 3.0 provides a Conceptual TM that shows areas of the SPA Plan to be rough graded as pads by land use. Single-family lots would range from 3,400 to 6,000 square feet in size. Multiple final maps will be recorded during the Village 11 entitlement process.

1.4 DISCRETIONARY ACTIONS

The proposed project as briefly summarized above and described in detail in Section 3.0 would require the following discretionary actions:

Discretionary Action	Purpose	Lead Agency
General Plan Amendment	Amend various elements of the General Plan to reflect proposed roadway realignments and reclassifications, amend land use designations and acreages in Villages Nine, 10, 11, and 12 (FC and EUC) and clean up inconsistencies amongst Elements.	City of Chula Vista
Otay Ranch General Development Plan Amendment	Amend the Otay Ranch GDP to reflect proposed roadway realignments and reclassifications, amend land use designations and acreages in Villages Nine, 10, 11, and 12 (FC and EUC) and amend the Phasing Plan.	City of Chula Vista
Village 11 SPA Plan	Process SPA Plan in compliance with the General Plan and GDP goals and policies	City of Chula Vista
Tentative Subdivision Map	Phased construction in accordance with SPA land uses and performance standards	City of Chula Vista

Additional required permits for project development include a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Quality Control Board to discharge into drainages, an Incidental Take Permit from the U.S. Fish and Wildlife Service for the loss of one gnatcatcher location, and Conditional Use Permit(s) from the City of Chula Vista for future CPF uses.

1.5 ENVIRONMENTAL ANALYSIS

Section 5.0 of this EIR analyzes the potentially significant environmental issues that have been identified by agencies and the public during the Notice of Preparation (NOP) comment period and during preparation of the EIR. In order to establish the context by which the proposed GDP Amendments are being analyzed, Section 5.0 also briefly identifies the environmental impacts that were identified in the Program EIR (EIR 90-01) and whether mitigation measures previously required to implement the GDP/SRP are still applicable with the proposed GDP Amendment. *Table S-1, Summary of Environmental Impacts*, provides a brief summary of the impact analysis conclusions relative to each of the environmental issues addressed in Section 5.0.

Two environmental issues were found not to be significant at the SPA level, and were not analyzed in this EIR: mineral resources and gas/electric service. Mineral resources of economic value on the Otay Ranch property include sand, gravel, crushed rock (known collectively as construction aggregate), and bentonitic clay. None of these mineral resources occur within Village 11. Therefore, no significant impacts with respect to mineral resources would occur with implementation of the proposed project.

Gas and electric services are being extended within the grading for Olympic Parkway. Lateral connection to Village 11 would be accomplished by under grounding within Village 11 street network. Installation of gas and electric infrastructure within street grading is consistent with current design plans and would no create impacts beyond the grading required for the road system. The proposed GDP Amendments and Village 11 SPA have been included in regional growth forecasts and energy demand projections. Therefore, no significant impacts due to the increased demand on installation of gas and electric infrastructure to serve the proposed project would occur.

Executive Summary

TABLE S-1 – SUMMARY OF ENVIRONMENTAL IMPACTS

IMPACT	MITIGATION MEASURES LAND USE, PLANNING AND ZONING	LEVEL OF SIGNIFICANCE
<p>GDP Amendments</p> <p>The significant impacts previously identified in Program EIR 90-01 that would apply to the proposed GDP Amendments include:</p> <ul style="list-style-type: none"> • Potential incompatibility with existing adjacent land uses including Otay Landfill, Eastlake, San Diego Air Sports Center, and three quarries. The impact related to incompatibility with immediately surrounding land use was identified as a significant, but mitigable impact. • Potential incompatibility with internal project land uses. Internal compatibility of land use was identified as a potentially significant, but mitigable impact. • Conversion of the site's character from undeveloped open space to developed land, and the related inconsistencies of the change to the City of Chula Vista's goals for the Eastern Territories was considered to be a significant and unmitigable impact. 	<ul style="list-style-type: none"> • Mitigation measures from Program EIR 90-01 require that each SPA Plan include measures to mitigate potential external compatibility with adjacent land uses (Eastlake), including landscaping, grading and buffering standards. All of the mitigation measures from Program EIR 90-01 are contained in <i>Appendix B</i>, and are still applicable to the proposed GDP Amendments. • The SPA One EIR included mitigation measures specific to the SPA Plan. However, it also included requirements for the preparation of Edge Plans, to address potential impacts to Preserve areas at the interface with development, as well as Village Design Plans. This requirement applies to all SPA plans. The Edge Plan documents are to be prepared as each SPA Plan is submitted. The requirement to prepare Edge Plans for each SPA Plan is a mitigation measure that is required with the proposed GDP Amendments. 	<ul style="list-style-type: none"> • The Program EIR 90-01 identified significant and unmitigable impacts related to inconsistency with City of Chula Vista policies and goals for the Eastern Territories. This impact is still significant and unmitigable with the proposed GDP Amendments.
<p>Village 11 SPA/TM</p> <ul style="list-style-type: none"> • Development of the Village 11 SPA Plan, as proposed, would result in a significant change in the character of the site from undeveloped to intensive urban use. No feasible mitigation measures have been identified to reduce this impact to less than significant levels. 	<ul style="list-style-type: none"> • The Village 11 SPA Plan includes all of the plans and studies that are required by the GDP, as amended. 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. 	<ul style="list-style-type: none"> • All existing land use, planning, and zoning regulations would be adhered to under the proposed Village 11 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 11 SPA Plan, as proposed. However, implementation of the Village 11 SPA Plan would result in the conversion of the site from undeveloped to

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
LANDFORM/ALTERATION AND AESTHETICS		
GDP Amendments		
<ul style="list-style-type: none"> The Program EIR 90-01 identified significant impacts to landforms and visual resources from implementation of the plan. Significant impacts identified in the Program EIR 90-01 that would apply to the proposed GDP Amendments include: (1) a change in the overall visual character of the Amendment Area; (2) alteration of significant or sensitive landforms, including steep slopes; and (3) development in highly visible areas. These impacts would remain significant with the approval of the proposed GDP Amendments. No feasible mitigation has been identified for these impacts. No new or additional significant impacts have been identified for the proposed GDP Amendments. 	<ul style="list-style-type: none"> The proposed GDP Amendments would result in similar significant impacts to landform and visual resources as those identified in Program EIR 90-01, and would be subject to all of the applicable measures identified in the Program 90-01. An inventory of those measures is contained in <i>Appendix B</i>. 	<p>The proposed GDP Amendments would result in the same significant and unmitigated impacts as identified in Program EIR 90-01:</p> <ul style="list-style-type: none"> An unavoidable change in the overall visual character of the project area. An unavoidable impact to significant or sensitive landforms An unavoidable impact related to development in highly visible areas.
Village 11 SPA/TM		
<ul style="list-style-type: none"> Conversion of the visual character of the proposed Village 11 Project Area would result in significant impacts to visual resources of the site, which are unavoidable. Development of Village 11 would result in significant impacts to views of the site from adjacent areas. This impact can be mitigated to a less than significant level. The proposed Village 11 SPA Plan and TM may have direct, long-term potentially significant nighttime view 	<ul style="list-style-type: none"> No mitigation is available for impacts related to the change in visual character of the Village 11 Project Area 5.2-1 Prior to approval of grading plans, the Director of Planning and Building and City Engineer shall review the grading plans to confirm that the grading guidelines contained in the proposed Village 11 SPA have been integrated into the grading plans. 	<ul style="list-style-type: none"> The Village 11 SPA Plan would contribute to the significant unavoidable change in the overall visual character of the Otay Ranch area. All other significant impacts to landform and visual resources related to Village 11 would be mitigated to less than significant levels. Mitigation measures 5.2-1 and 5.2-2 would provide review of all grading plans for Village 11 to assure that implementation of the project conforms to the guidelines and standards set forth for the Village 11 SPA Plan, the Village 11 GDP and the Otay Ranch Overall Design Plan. Verification would be

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>impacts. This impact can be mitigated to a less than significant level.</p>	<p>5.2-2 Prior to approval of grading plans, the applicant shall submit documentation to the satisfaction of the Director of Planning and Building which demonstrates that the anticipated steep slope encroachment would not exceed 18.5 acres.</p> <p>5.2-3 Prior to approval of grading plans, landscape screening shall be designed by a licensed landscape architect that is consistent with the standards established by the Village 11 SPA Plan, and shall be installed pursuant to the landscape plan approved by the Director of Planning and Building and the Department of Parks and Recreation. Plants and landscape elements as described in the Edge Plan shall be incorporated to buffer the Salt Creek open space area from the urban setting of Village 11 SPA Plan.</p> <p>5.2-4 Prior to the approval of improvement plans, the applicant shall prepare a plan which shows the proposed height, location, and intensity of street lights on site. The plan shall comply with the minimum standards for roadway lighting and shall be submitted for review and subject to approval by the Director of Planning and Building and the City Engineer.</p>	<p>made that steep slope encroachment would not exceed that anticipated in the approved GDP and appropriate buffering between development and preserve areas would be retained. Mitigation measure 5.2-3 would ensure that a landscape plan is reviewed and implemented consistent with the Village 11 SPA Plan.</p> <ul style="list-style-type: none"> Mitigation measure 5.2-4 would reduce the effects of nighttime lighting from the development to an insignificant level.
BIOLOGICAL RESOURCES		
<p>GDP Amendments</p> <p>The Program EIR identified significant impacts to biological resources, the following of which are pertinent to the proposed GDP Amendments:</p>	<ul style="list-style-type: none"> The Program EIR 90-01 mitigation measures would still apply to the proposed GDP Amendments, and are listed in <i>Appendix B</i>. No new or additional significant impacts have been identified with the proposed GDP 	<ul style="list-style-type: none"> Significant and unmitigable biological impacts identified in the Program EIR 90-01, that are applicable to the proposed GDP Amendments include: impacts to sensitive upland habitats and impacts to sensitive

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<ul style="list-style-type: none"> • Sensitive uplands (including coastal sage scrub), wetlands, and vernal pool habitat would be impacted. No feasible measures were identified to lessen the level of significance for: Diegan coastal sage scrub, maritime succulent scrub, non-native grasslands, Valley needlegrass grassland, alkali meadow and vernal pools, although the Findings of Fact required certain mitigation measures as a condition of SPA Plan approval. Other mitigation measures reduced the impacts to: woodlands, scrub, southern willow scrub, and aquatic freshwater marsh to a level below significance. 	<p>Amendments. No additional mitigation measures are required beyond those identified in the Program EIR.</p>	<p>wildlife species (as further detailed and summarized in Section 5.3.3). No new or additional significant impacts would result from the implementation of the proposed GDP Amendments beyond those identified in the Program EIR 90-01.</p>
<ul style="list-style-type: none"> • State-listed endangered plant species would be impacted. No feasible mitigation measures were identified at the program level of planning to lessen the impact to a level below significance for: San Diego button-celery. Other mitigation measures lessened the impacts to a level below significance for: San Diego thorn-mint, Olaytarplant, and willow monardella. 		
<ul style="list-style-type: none"> • Second, third, and fourth priority plant species would be impacted. No feasible measures were identified to lessen the level of significance for: San Diego goldenstar and Munz's sage. Other mitigation measures lessened the impacts to a level below significance for all other second, third, and fourth priority plant species. 		

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<ul style="list-style-type: none"> ● Impact to least Bell's vireo, tricolored blackbird, and the southwestern willow flycatcher habitat. Mitigation measures were required that would reduce the impacts to a level below significance. ● Cactus wren and California gnatcatcher habitat would be impacted. No feasible mitigation measures were found to lessen the environmental impact to a level below significance because the preservation standard for these species is 100% in lieu of an approved MSCP, although mitigation measures were required as a condition of SPA Plan approval. ● Riverside fairy shrimp habitat would be impacted. Mitigation measures were required that would reduce the impacts to a level below significance. ● San Diego vernal pool fairy shrimp habitat would be impacted. No feasible mitigation measures were identified that would reduce the impacts to a level below significance, although required mitigation measures were required. 		

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<ul style="list-style-type: none"> ● Harbison's dun skipper, Hermes copper, Thornes' hairstreak and quino checkerspot butterfly habitat would be impacted. Mitigation measures that would reduce the impacts to a level below significance were required. 		
<ul style="list-style-type: none"> ● California red-legged frog and southwestern pond turtle would be impacted. Mitigation measures that would reduce the impacts to a level below significance were required. 		
<ul style="list-style-type: none"> ● Forty-nine (49) other sensitive wildlife species may be impacted. No feasible mitigation measures were identified at the program level of planning to reduce the impacts to a level below significance, although required mitigation measures were required. 		
<ul style="list-style-type: none"> ● Regional raptor-foraging areas would be impacted. No feasible mitigation measures were identified to reduce the impacts to a level below significance, although mitigation measures were required. 		
<ul style="list-style-type: none"> ● Regional and local wildlife corridors would be impacted. No feasible mitigation measures were identified to reduce the impacts to a level below significance, although mitigation measures were required. 		

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>Village 11 SPA/TM</p> <ul style="list-style-type: none"> The proposed Village 11 SPA Plan would result in significant impacts resulting from project implementation including direct impacts to disturbed broom baccharis scrub, coastal sage scrub, sparse coastal sage scrub, cismontane alkali marsh, non-native grassland, southern cactus scrub and direct impacts to locations determined to be occupied by coastal California gnatcatcher, cactus wren and California horned lark. In addition, impacts from edge effects such as invasive plant species and lighting would cause significant indirect impacts to wildlife species in adjacent Preserve areas. 	<p>5.3-1 Prior to recordation of each final map, the applicant shall either convey land within the Olay Ranch RMP Resource Preserve at a ratio of 1.188 acres for each acre of development area as defined in the RMP, for a total of 455 acres, or shall pay in-lieu-of-conveyance fees as prescribed by the RMP. The preserved open space would either be annexed to an existing Community Facilities District (CFD) or a separate CFD would be created. In addition, to comply with the RMP coastal sage scrub restoration requirements, 2.77 acres of coastal sage scrub shall be restored within Olay Ranch. Restoration shall incorporate salvaged soil, seed and plant material from impacted areas within the Village 11 Project Area.</p> <p>5.3-2 Prior to issuance of grading permit(s) which would impact coastal sage scrub or southern cactus scrub, the applicant shall furnish the City with copies of the appropriate permits from the state and federal wildlife agencies, or shall provide evidence demonstrating that no permits are required or shall secure "take" authorization from the City of Chula Vista under the MSCP.</p> <p>5.3-3 Prior to issuance of grading permit(s), the applicant shall have approved by the City a program for restoration of 0.02 acre of cismontane alkali marsh in the vicinity of the project area. The details of the mitigation shall be</p>	<ul style="list-style-type: none"> Mitigation measures 5.3-1 through 5.3-8 would reduce the identified significant impacts to less than significant levels, with the exception of those impacts identified as significant and unmitigable in the Program EIR 90-01, including: <ol style="list-style-type: none"> Cactus wren and California gnatcatcher habitat would be impacted. No feasible mitigation measures were found to lessen the environmental impact to a level below significance because the preservation standard for these species is 100% in lieu of an approved MSCP, although mitigation measures were required as a condition of SPA Plan approval. Forty-nine (49) other sensitive wildlife species may be impacted. No feasible mitigation measures were identified at the program level of planning to reduce the impacts to a level below significance, although required mitigation measures were required. Regional raptor-foraging areas would be impacted. No feasible mitigation measures were identified to reduce the impacts to a level below significance, although mitigation measures were required. Regional and local wildlife corridors would be impacted. No feasible mitigation measures were identified to reduce the impacts to a level below significance, although mitigation measures were required.

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>provided following consultation with wetland resource agencies.</p> <p>5.3-4 If the City of Chula Vista has received take authority from the Wildlife Agencies, the Village 11 SPA project would need to obtain an Incidental Take Permit (ITP) from the City for impacts to one gnatcatcher location. However, if the City has not received take authority from the Wildlife Agencies, the Village 11 SPA project would need to obtain the Incidental Take Permit from the USFWS for the impacts to one gnatcatcher location.</p> <p>5.3-5 Prior to issuance of grading permit(s), a third-party biologist acceptable to the City would evaluate potentially significant noise impacts to nesting gnatcatchers both on and off-site. If significant noise impacts would occur, the applicant would be required to reduce the impact to a level below significant through either modification of construction activities or avoiding clearing, grubbing, grading or construction activities within 500 feet of an occupied gnatcatcher nest.</p> <p>5.3-6 Prior to approval of the first Tentative Map for construction of Hunte Parkway adjacent to the Salt Creek preservation area, an "edge plan" shall be prepared in consultation with a qualified biologist to include a list of plant species that may and may not be used for landscaping. The edge plan shall be submitted for, and is subject</p>	

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>to, the approval of the Director of Planning and Building.</p>	
5.3-7	<p>During construction, and continuing after project completion, the proposed project shall meet all Adjacency Management guidelines as listed in Section 6.3.2 of the City's MSCP Subarea Plan.</p>	
5.3-8	<p>Surveys for the quino checkerspot butterfly shall be conducted every year, prior to construction, starting with the current surveys conducted in the spring, 2001 season. If the project is not constructed in 2001, then surveys shall be performed in the year prior to construction. If quino checkerspot butterflies are detected within development areas, avoidance of this area, or mitigation consisting of purchase of suitable offsite habitat at a ratio of 3:1 shall be provided.</p>	
5.3-9	<p>In accordance with the requirements of the Draft Subarea Plan, no clearing of occupied coastal sage scrub habitat may occur from February 15 through August 15.</p>	
5.3-10	<p>Surveys for Olay tarplant shall be conducted in the year prior to grading to determine population characteristics at the time of impact. Mitigation for Olay tarplant under CEQA is provided through conservation provided by the Olay Ranch RMP. Additional mitigation may be required by the USFWS and CDFG under their permitting jurisdiction.</p>	

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>5.3-11 Focused surveys for burrowing owl shall be conducted in the year prior to grading. If occupied burrows are detected, passive relocation of the species shall be conducted to avoid impacts from grading.</p> <p>5.3-12 Focused surveys for active nests of northern harriers shall be conducted in the year 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 900 feet of the active nest sites.</p>		
CULTURAL RESOURCES		
<p>GDP Amendments</p> <ul style="list-style-type: none"> The Program EIR 90-01 for the adopted GDP concluded that the impacts related to the disturbance of prehistoric and historic resources would be significant and that no feasible mitigation was available at a program-level of analysis. The same conclusions would be applicable to the proposed GDP Amendments. 	<ul style="list-style-type: none"> The Program EIR 90-01 required mitigation consisting of further analysis and significance testing at subsequent stages of planning. These measures are listed in <i>Appendix B</i> of this EIR. No additional mitigation measures are required for the proposed GDP Amendments beyond those identified in the Program EIR 90-01. 	<ul style="list-style-type: none"> The Program EIR 90-01 for the adopted GDP concluded that the impacts to cultural resources would be significant and unmitigable at a program-level of analysis. The proposed GDP Amendments would not change this conclusion.
<p>Village 11 SPA/TM</p> <ul style="list-style-type: none"> Based on the information derived from the testing program required at the SPA level, six sites that occur within the Village 11 Project Area were determined to be not significant. This determination was based on several factors. First, all six sites within the Village 11 Project Area have been heavily disturbed by past agricultural activities, or have not yielded artifacts that would be 	<ul style="list-style-type: none"> Since no significant impacts have been identified, no additional mitigation measures are required. 	<ul style="list-style-type: none"> The six identified cultural sites existing within the Village 11 Project Area were found not to be significant.

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>useful in addressing scientifically consequential and reasonable research questions. Lastly, the sites do not contain any substantial research potential, since previous mitigation efforts appear to have provided all information available from the sites.</p>		
GEOLOGY AND SOILS		
<p>GDP Amendments</p> <ul style="list-style-type: none"> The proposed GDP Amendments would result in the same significant impacts identified in the Program EIR 90-01 related to slope instability, development proposed on metavolcanic bedrock, seismic hazards, development on expansive soils, erosion, and liquefaction. The Program EIR 90-01 identified these impacts as significant and mitigable. 	<ul style="list-style-type: none"> Program EIR 90-01 included mitigation measures for all identified significant impacts to geologic and soils conditions. Those measures are listed in <i>Appendix B</i>. No additional mitigation measures are required beyond those identified in the Program EIR 90-01. 	<ul style="list-style-type: none"> The Program EIR 90-01 found that, with the implementation of required mitigation measures, impacts would be less than significant. The proposed GDP Amendments require those same measures and would not result in any new or additional impacts to earth resources beyond those identified in the Program EIR 90-01. Therefore, impacts associated with the proposed GDP Amendments would also be mitigated to a less than significant level.
<p>Village 11 SPA/TM</p> <p>Construction of the proposed Village 11 SPA Plan/TM on unstable or expansive soils would have a direct, long-term potentially significant impact. Failure of slopes manufactured under the proposed Village 11 Project Area would be a direct, long-term potentially significant impact.</p>	<p>5.5-1 During construction, soils containing alluvium and un-compacted artificial fill shall be removed completely and replaced with engineered compacted fill. Anticipated removal depths are on the order of 4.0 to 11.0 feet. Evidence that such soils have been adequately engineered shall be provided to the City Engineer for approval prior to approval of grading plans.</p> <p>5.5-2 Grading plans shall indicate that all unstable slopes shall be buttressed during rough grading.</p>	<ul style="list-style-type: none"> Impacts related to construction on unstable or expansive soils, as well as slope failure would be reduced to less than significant levels with implementation of the required mitigation measures.

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
5.5-3	<p>Grading plans shall indicate that cut pads on highly expansive soils shall be over-excavated to provide a minimum depth of five feet of engineered fill. Bentonite beds should not be left within eight feet of finished grade. If bentonite beds are encountered in cut areas and shallow fill areas, a minimum over-excavation of eight feet and replacement with engineered fill shall be provided. Pot holes shall be excavated eight feet as grading approaches final grade to ascertain existence of bentonite beds and need for over-excavation. In addition to over-excavation of the highly expansive soils, measures such as the use of post-tensioned slabs, additional concrete reinforcement, pre-saturation of sub-grade soils, and/or other methods to limit the introduction of stormwater and irrigation into the subgrade soils may be taken.</p>	
5.5-4	<p>Drainage devices such as berms, concrete swales, splash walls, catchment fills, and debris walls shall be shown, as appropriate on final grading and/or improvement plans to protect structures and infrastructure at the toe of slopes and on stabilization fills. Existing outlets in the existing fill slopes at the northern portion of the Village 11 Project Area boundary will need to be connected and tied into the proposed storm drain system or out-letted to the natural drainage area to the east of the Village 11 Project Area. Subdrains shall be installed in canyon areas after</p>	

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>removals have been performed and generally should extend throughout the canyon areas. The building pads shall be properly finish-graded after the buildings and other improvements are in place so that drainage water is directed away from foundations, pavements, concrete slabs, and slope tops to controlled drainage devices.</p> <p>5.5-5 Grading plans shall indicate that, for slopes steeper than 3:1, to the maximum extent practical: (a) disturbed/loosened surficial soils shall be either removed or properly recompacted, (b) irrigation systems shall be periodically inspected and maintained to eliminate leaks and excessive irrigation, and (c) surface drains on and adjacent to slopes shall be periodically maintained to preclude ponding or erosion.</p>	
PALEONTOLOGICAL RESOURCES		
GDP AMENDMENTS	<ul style="list-style-type: none"> The Program EIR 90-01 for the adopted GDP concluded that the impacts related to the potential disturbance of paleontological resources would be significant but mitigable. The same conclusions would be applicable to the proposed GDP Amendments. 	<ul style="list-style-type: none"> The Program EIR 90-01 for the adopted GDP concluded that the impacts to paleontological resources would be reduced to a less than significant level after mitigation. The proposed GDP Amendments would not change this conclusion.
Village 11 SPA/TM	<ul style="list-style-type: none"> 5.6-1 Prior to issuance of grading permits, the applicant shall confirm to the City of Chula Vista that a qualified paleontologist (as defined in the Otay Ranch GDP/SPP) has been retained to carry out an appropriate mitigation program. The 	<ul style="list-style-type: none"> Identification and recovery of presently unknown, but important, fossil remains, as proposed by mitigation measures 5.6-1 and 5.6-2, would assure that significant paleontological resources are recovered for their scientific and intrinsic value and would provide for

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TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>impact to resources with high sensitivity.</p>	<p>paleontologist shall attend pre-grade 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.)</p> <p>5.6-2 During grading operations, a paleontological monitor shall be on-site at all times during the original cutting of previously undisturbed sediments of highly sensitive geologic formations (Q₁ay formation) 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>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 effort may be reduced.</p> <p>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 direct, divert, or halt grading to allow recovery of</p>	<p>the long-term preservation of the fossils in conjunction with the scientific documentation of the context in which they were initially deposited. This level of resource and information preservation reduces the impact to a less than significant level.</p>

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>fossil remains. Where deemed appropriate by the paleontologist (or paleontological monitor), a screen-washing operation for small fossil remains shall be set up.</p> <p>Prepared fossils along with copies of all pertinent field notes, photos and maps shall be deposited in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed 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>	
AGRICULTURAL RESOURCES		
<p>GDP AMENDMENTS</p> <p>The Program EIR 90-01 concluded that the following impacts to agricultural resources would occur:</p> <ul style="list-style-type: none"> • Conversion of prime farmlands and elimination of existing crop production. No feasible mitigation measures were identified to reduce the impacts to a level below significance, although mitigation measures were required. • Inconsistency with existing City of Chula Vista plans and policies and State policies regarding the loss of agricultural resources and prime agricultural soil. No feasible mitigation measures were identified to reduce the impacts to a level below significance, although mitigation measures were required. 	<p>The Program EIR 90-01 includes mitigation measures to reduce impacts to agricultural resources, including preparation of an Agricultural Plan. Program EIR 90-01 mitigation measures are listed in <i>Appendix B</i>, and would still apply with the proposed GDP Amendments. No additional mitigation measures would be required.</p>	<ul style="list-style-type: none"> • The Program EIR 90-01 concluded that the impacts related to the loss of agricultural land and inconsistency with agricultural policies would remain significant after mitigation. The proposed GDP Amendments would not change this conclusion.

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TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<ul style="list-style-type: none"> Land use interface impacts associated with agricultural activities and urban uses. Mitigation measures that would reduce the impacts to a level below significance were required. <p>The same conclusions would be applicable to the proposed GDP Amendments.</p> <p>Village 11 SPA/TM</p> <p>The contribution of the development of the Village 11 Project Area to significant unmitigable impacts related to the loss of agricultural land is considered significant. Noise, odor, insects, rodents, and chemicals associated with agricultural operations would create indirect, short-term potentially significant impacts between the agricultural uses and the urban uses through buildout as urban uses replace agricultural uses.</p>	<p>5.7-1 As development proceeds within the Village 11 Project Area, the following measures as listed in the SPA Agricultural Plan shall be implemented:</p> <ol style="list-style-type: none"> A 200-foot distance buffer shall be maintained between developed property and ongoing agriculture operations, In those areas where pesticides are to be applied, vegetation shall be utilized to shield adjacent urban development (within 400 feet) from agriculture activities, The applicant shall notify adjacent property owners of potential pesticide application through advertisements in newspapers of general circulation, and Fencing shall be placed, where the Director of Planning and Building deems necessary for appropriate separation of agricultural and urban land uses. 	<ul style="list-style-type: none"> An Agricultural Plan has been prepared to reduce short-term significant impacts between urban uses and agricultural operations to a level less than significant. Roadways and adjacent designed landscape areas would provide adequate buffers between development and any ongoing adjacent agriculture. The Agricultural Plan provides separation between urban uses and adjacent agricultural operations, and includes a requirement for notification of adjacent property owners of pesticide use and other potentially harmful activities, plus physical barriers if warranted. The cumulative loss of important agricultural lands is considered a significant impact, and no mitigation measures are available to reduce this impact below the level of significance (also see Section 6.0, <i>Cumulative Impacts</i>).

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TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
HOUSING AND POPULATION		
<p>GDP Amendments</p> <ul style="list-style-type: none"> The proposed GDP Amendments would not change the conclusions of the Program EIR 90-01 regard to significant growth inducing impacts. The Program EIR 90-01 stated that, while the Olay Ranch would foster new growth, the Olay Ranch would provide adequate infrastructure and facilities to accommodate the growth. Significant impacts related to population growth would be mitigated by the provision of infrastructure and public services provided by the GDP, both as it is currently adopted and with the proposed GDP Amendments. The proposed GDP Amendments would not result in significant impacts to housing, since the type and character of housing to be provided with the proposed GDP Amendments would be consistent with the adopted GDP and with the policies related to housing in the City's General Plan. 	<ul style="list-style-type: none"> Growth inducing impacts identified at the program-level of analysis would be mitigated by the provision of adequate public services and facilities as provided for in the adopted GDP and with the proposed GDP Amendments. 	<ul style="list-style-type: none"> The proposed amendments to the GDP would not result in any significant unmitigated growth inducing impacts.
Village 11 SPA/TM		
<ul style="list-style-type: none"> The anticipated growth in population and dwelling units within Village 11 is consistent with the growth forecasted by SANDAG and the Growth Management Program adopted by the City, and would not present significant population or housing impacts. 	<ul style="list-style-type: none"> No impacts to population and housing are anticipated with the proposed Village 11 SPA Plan; therefore, no mitigation measures are required. 	<ul style="list-style-type: none"> There are no impacts to housing and population that would result from implementation of the Village 11 SPA Plan.
WATER RESOURCES AND WATER QUALITY		
<p>GDP Amendments</p> <p>The Program EIR 90-01 concluded that the following impacts to water resources would be significant but mitigable:</p> <ul style="list-style-type: none"> Increases in surface water runoff due to an increase in 	<ul style="list-style-type: none"> The Program EIR 90-01 requires that additional study of water-related issues be conducted at the SPA-level of analysis, and requires specific standards to be met. These mitigation measures are included in Appendix 	<ul style="list-style-type: none"> The Program EIR 90-01 concluded that the impacts to water resources are significant but would be mitigated at the SPA-level of analysis, with the completion of the required studies and implementation of the required

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>c) The proposed system shall be integrated with existing and proposed downstream drainage facilities to effectively control flows within the entire system;</p> <p>d) Main lines and detention/desilting facilities shall be designed pursuant to Section 3-202-1 of the Chula Vista Subdivision Manual;</p> <p>5.9-2 The applicant shall provide interim drainage facilities, within Village 11, downstream of each development phase, in compliance with RWQCB regulations. These interim facilities shall be shown on grading plans, to be submitted and approved by the City Engineer, and shall be required until such time that the permanent drainage facilities can be completed per the Village 11 Master Drainage Study (Hunsaker 2001).</p> <p>5.9-3 Upon completion of all drainage facilities, the applicant shall obtain approval from the Federal Emergency Management Agency (FEMA) for the update of the Salt Creek floodplain boundary. This mitigation measure shall be satisfied by a letter of map revision from FEMA.</p> <p>5.9-4 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>	

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TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>a) Existing vegetation shall be retained where possible. To the extent feasible, grading activities will be limited to the immediate area required for construction.</p> <p>b) Temporary erosion control measures will be employed for disturbed areas.</p> <p>c) No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months.</p> <p>d) Sediment will be retained on-site by a system of sediment basins, traps, or other appropriate measures.</p> <p>e) Storm drains will be equipped with silt and oil traps to remove oils, debris and other pollutants. Storm drain inlets shall be labeled "No Dumping-Drains to Ocean."</p> <p>f) The parking lots shall be designed to allow storm water runoff to be directed to vegetative filter strips and/or oil-water separators to control sediment, oil, and other contaminants.</p> <p>g) Permanent energy dissipaters will be included for drainage outlets.</p> <p>h) The project area drainage basins will be designed to provide effective water quality control measures. Design and operational features of the drainage basins will include design features to provide maximum detention time for settling of fine particles; maximize the distance between basin inlets</p>	

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
TRANSPORTATION, CIRCULATION AND ACCESS		
<p>GDP Amendments</p> <p>No new significant impacts were identified due to the proposed GDP Amendments. In addition, all street segments previously identified as having a significant impact would remain significant except for the following:</p> <ul style="list-style-type: none"> ● Central Avenue between Bonita Road and Corral Canyon Road. ● Olympic Parkway between Hunte Parkway and Eastlake Vista ● Hunte Parkway between Otay Lakes Road and Eastlake Greens ● Hunte Parkway between Eastlake Trails and Olympic Parkway <p>Mitigation recommended in the Program EIR 90-01 for these segments is no longer necessary since LOS C or better operations are calculated.</p> <p>The Otay Lakes Road/La Media Road and Otay Lakes Road/East H Street intersections were recommended to be grade separated in the 1993 adopted GDP traffic analysis. Since LOS D operations are calculated using current methodologies, grade separation is no longer required for these intersections.</p>	<p>and outlets to reduce velocities; and establish maintenance schedules for periodic removal of sedimentation, excessive vegetation and debris.</p> <p>The following mitigation measures amend the mitigation measures that apply to the Amendment Area identified in the Program EIR 90-01, based on the analysis contained in this EIR (see Appendix G):</p> <p>5.10-1 A traffic analysis shall be conducted within the study area of the proposed SPA to identify additional transportation mitigation measures for the construction of new roads, bridges and roadway improvements, and shall implement transportation demand/system management programs and/or facilities or other measures necessary to mitigate traffic impacts on circulation element roads. The standard to be achieved shall be in conformance with the City of Chula Vista's project significance criteria and GMOC criteria applicable at the time of SPA preparation.</p> <p>Arterial segment LOS measurements shall be for the average weekday peak hours, excluding seasonal and special circumstance variations.</p> <p>Urban and suburban arterials are defined as surface highways having signal spacing of less than 2 miles with average weekday traffic volumes greater than 10,000 vehicles per day.</p>	<p>With the required mitigation measures, impacts to intersections and street segments would be reduced below a level of significance. As identified in Program EIR 90-01, secondary impacts associated with offsite roadway improvements would still be significant and unmitigable at the program-level of analysis. At the time such offsite improvements are proposed, additional environmental review would be required to determine potential impacts and the need for mitigation measures.</p>

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TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>Development of a high school in Village Seven, or alternatively in Village Eight, would not result in additional significant traffic impacts beyond those impacts identified in Program EIR 90-01.</p>	<p>Arterial segments shall be stratified into three classifications - Class I, Class II, Class III.</p> <p>The LOS measurement of arterial segments and freeway ramps shall be a growth management consideration in situations where proposed developments have significant impact at interchanges.</p> <p>Circulation improvements shall be implemented prior to anticipated deterioration of LOS below established standards.</p> <p>The criteria for calculating arterial LOS and defining arterial lengths and classifications shall follow the procedures detailed in Chapter 11 of the 1985 Highway Capacity Manual (HCM) and shall be confirmed by the City or County Traffic Engineer, as appropriate.</p> <p>During the preparation of future Traffic Monitoring Program field surveys, intersections experiencing significant delays would be identified. The information generated by the field surveys would be used to determine possible signal timing changes, geometric and/or traffic operational improvements for the purpose of reducing intersection delay.</p> <p>Level of Service values for arterial segments shall be based on the Highway Capacity Manual, Special Report 209, Transportation Research Board, National Research Council, Washington, D.C. 1985.</p> <p>5.10-2 To the extent that Otay Ranch contributes to the need for a facility outside of its boundaries, the</p>	

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TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>Project shall contribute (at the level at which it impacts the facility) to the mitigation of the impact by participating in impact fee programs or other means identified at the SPA or tentative map level.</p> <p>5.10-3 Applicants on the Olay Valley Parcel shall contribute their "fair share" to the capital and operating costs associated with the new transit system. This shall be done through provisions in facility financing plans at the SPA level. Further, benefit assessment districts shall be established to fund new transit routes under MTDB Board Policy No. 40 Non-Transit Funding of Transit Services. (This final requirement cannot be mandated because the Lead Agency cannot mandate MTDB to take this action; because this finding is not within the jurisdiction of the Lead Agency it should be interpreted as a mandate for the Applicant to work with MTDB).</p> <p>5.10-4 For each SPA, the Applicant shall prepare a detailed analysis of peak hour turning movement volumes and intersection capacity for all major affected intersections as determined by the traffic engineer representing the reviewing jurisdiction or agency.</p> <p>5.10-5 The Applicant shall construct as a condition of approval to the SPA, new roads, bridges and roadway improvements and shall implement transportation demand/system management programs and/or facilities, or other measures necessary to fully mitigate traffic impacts (related to traffic impacts of the Project) per the City of</p>	

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TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>Chula Vista's project significance criteria and GMOG criteria applicable at the time of SPA preparation.</p> <p>5.10-6 No more than 15,000 dwelling units or 4,000,000 square feet of commercial may be constructed within the Otay Ranch Project until funding and construction for light rail transit (LRT) is assured. Applicants in the Otay River Parcel shall contribute their "fair share" to the funding of these facilities and operating costs.</p> <p>5.10-7 The Applicant shall participate in fair share funding and implementation of the following general mitigation measures:</p> <ul style="list-style-type: none"> ● Prepare Transportation Demand Management (TDM) Mitigation Strategies ● Update General Plans ● Prepare Transportation Phasing Plans ● Provide Parallel Arterial System ● Improve Mode Split ● Increase Local/Regional Trip Capture ● Regional Freeway System Mitigation - Increase Freeway Capacities ● Arterial Segment Mitigation - Increase Segment Capacities ● Arterial Intersection Mitigation - Increase Intersection Capacities ● Other Mitigation Strategies including: Implement Transportation System Management Strategies and Implement Traffic Control Strategies 	

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
5.10-8	<p>The following project-specific measures shall be required for individual on-site and off-site segments and intersections to mitigate significant impacts associated with the project.</p> <p>On-site Network</p> <ul style="list-style-type: none"> ● Upgrade East Lake Parkway between Orange Avenue and EUC north from 4-lane major to 6-lane major and provide special at-grade intersection design or grade separated intersection design. ● Upgrade Village Two Local between EUC north (La Media Road) and EUC north (Village Two Loop Road) from 2-lane local collector to 4-lane collector. ● Upgrade Village Three Local between Village Three Local (Village Three Loop Road) and Paseo Ranchero from 2-lane local collector to 3-lane collector. ● Upgrade Village Three Local (Village Three Loop Road) from 2-lane local collector to 3-lane collector. ● Upgrade Village Seven Local between Village Seven Collector and Village Seven Major from 2-lane local collector to 3-lane collector. ● Upgrade Village Seven Local between Village Seven Major and Village Seven Collector from 2-lane local collector to 3-lane collector. 	

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>Off-site Network</p> <p>The Applicant shall participate in fair share funding and implementation of the following:</p> <ul style="list-style-type: none"> ● Upgrade Bonita Road between Plaza Bonita Road and Willow Street by providing at-grade intersection design ● Upgrade Bonita Road between Willow Street and Otay Lakes Road by providing special at-grade intersection design ● Upgrade Bonita Road between Otay Lakes Road and Central Avenue by providing special at-grade intersection design ● Upgrade Camino Maquiladora between Otay Mesa Road and Heritage Road from 2-lane local collector to 4-lane collector. ● Upgrade Camoustie Road between Harvest Road and Domoch Court from 2-lane local collector to 3-lane collector. ● Upgrade Del Sol Road west of Paseo Ranchero from 2-lane local collector to 3-lane collector. ● Upgrade East 'H' Street between I-805 and Terra Nova Road from 6-lane prime to 8-lane prime. ● Upgrade Eastlake Parkway between Palomar Street and Orange Avenue from 4-lane major to 6-lane prime and provide special at-grade intersection design ● Upgrade La Media Road between SR-905 and Airway Road from 4-lane major to 6-lane prime. 	

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<ul style="list-style-type: none"> ● Upgrade Oleander Avenue between Telegraph Canyon Road and Naples Avenue from 2-lane local collector to 4-lane collector. ● Upgrade Olay Lakes Road between East 'H' Street and Telegraph Canyon Road by providing special at-grade intersection design or grade separated intersection design. ● Upgrade Olay Lakes Road between SR-125 and EastLake Parkway from 6-lane prime to 7-lane prime, and by providing special at-grade intersection design or grade separated intersections. ● Upgrade Passo del Rey between East 'H' Street and Telegraph Canyon Road from 2-lane local collector to 4-lane collector. ● Upgrade Sweetwater Road between Bonita Mesa Road and Willow Street from 4-lane collector to 6-lane major. ● Upgrade Sweetwater Road between Bonita Road and SR-54 from 4-lane collector to 4-lane major. 	
	<p>5.10-9 If forecasted reductions in traffic activity resulting from village design and TDM analysis do not occur, additional mitigation described below would be required on the following segments:</p> <ul style="list-style-type: none"> ● Upgrade EUC North between Village Two Local and La Media Road from a 4-lane collector to a 4-lane major, and by providing 	

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TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>special at-grade intersection design or grade separated intersection design.</p> <ul style="list-style-type: none"> ● Upgrade La Media Road between Olay Mesa Road and SR-905 from a 4-lane major to a 6-lane major and by providing special at-grade intersection design. ● Upgrade Britannia Boulevard between SR-905 and Airway road from 4-lane major to 6-lane major. ● Upgrade Millar Ranch Road between SR-94 and Proctor Valley Road from 4-lane collector to 4-lane major. ● Upgrade Olay Lakes Road between Bonita road and East 'H' Street by providing special at-grade intersection design. ● Upgrade Paseo Ranchero between Olay Valley Road and Del Sol Road by providing special at-grade intersection design. <p>5.10-10 If forecasted reductions in traffic resulting from village design and TDM analysis do not occur, additional segment mitigation, beyond special at-grade intersection upgrades as identified previously would be required including:</p> <ul style="list-style-type: none"> ● Bonita Road between I-805 and Plaza Bonita Road from 4-lane major to 6-lane prime. ● Bonita Road between Plaza Bonita Road and Willow Street from 4-lane major to 6-lane major. ● Bonita Road between Willow Street and Olay Lakes Road from 4-lane major to 	

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TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>Village 11 SPA/TM</p> <p>Impacts to traffic are not significant in the existing plus project traffic condition.</p> <p>A near term significant cumulative impact would occur on Telegraph Canyon Road in the near future if SR-125 is not built. The impact on Telegraph Canyon Road was calculated to occur when the total number of new dwelling units in the Eastern Territories exceeded 9,429 units beginning January 1, 2000.</p> <p>Significant long-term (2005 and beyond) <u>project-specific impacts</u> were identified on the following road segments by analysis year:</p> <p>Year 2005, Without SR-125</p> <p>Olympic Parkway: SR-125 to EastLake Parkway EastLake Parkway to Hunte Parkway Olay Lakes Road: H Street to Telegraph Canyon Road</p> <p>Year 2005, With SR-125</p> <p>Olympic Parkway: SR-125 to EastLake Parkway EastLake Parkway to Hunte Parkway</p>	<p>6-lane prime.</p> <ul style="list-style-type: none"> • Bonita Road between Olay Lakes Road and Central Avenue from 4-lane major to 6-lane major. • Bonita Road between Central Avenue and San Miguel Road from a 4-lane collector to a 4-lane major. 	<p>With the required mitigation measures, impacts to intersections and street segments would be reduced below a level of significance. Traffic impacts to I-805 remain significant and unmitigable.</p>
<p>Project Impacts</p> <p>5.10-11</p> <p>Construct Olympic Parkway from SR-125 to Hunte Parkway to six-lane Prime Arterial standards at the time the first project dwelling unit is constructed.</p> <p>5.10-12</p> <p>If development exceeds 944 units without SR-125, Olay Lakes Road between H Street and Telegraph Canyon Road shall be widened to six lanes or construction of intersection improvements on Olay Lakes Road, which provides additional capacity to the satisfaction of the City Engineer.</p> <p>5.10-13</p> <p>Prior to the approval of the first final map, which triggers the installation of related street improvements, developer shall enter into an agreement to construct and secure a fully activated traffic signal including interconnect wiring at the following intersections:</p> <p>a) EastLake Parkway/Driveway B b) EastLake Parkway/Birch Road c) EastLake Parkway/Driveway F</p>		

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>Year 2010 Olympic Parkway: EastLake Parkway to Hunte Parkway</p>	<p>d) Olympic Parkway/Driveway A e) Olympic Parkway/Driveway E f) Hunte Parkway/Driveway C</p>	
<p>Year 2015 Olympic Parkway: EastLake Parkway to Hunte Parkway</p>	<p>g) Hunte Parkway/Driveway D h) Hunte Parkway/Driveway H i) Hunte Parkway/Driveway I</p>	
<p>Year 2020 Olympic Parkway: EastLake Parkway to Hunte Parkway</p>	<p>Developer shall fully design the aforementioned traffic signals as part of the improvement plans for the related street. Developer shall install underground improvements, standard and luminaries in conjunction with the construction of the related street improvements. In addition, developer shall install mast arms, signal heads, and associated equipment when traffic signal warrants are met as determined by the City Engineer.</p>	
<p>Buildout Olympic Parkway: EastLake Parkway to Hunte Parkway</p>	<p>5.10-14</p>	
<p>Significant long-term cumulative impacts were identified at the following road segments by analysis year: Year 2005, Without SR-125 East H Street: I-805 to Hidden Vista Dr. Olay Lakes Road: North of H Street</p>	<p>All non-residential projects (with the exception of schools) shall comply with the City's GMOC standards and other applicable traffic policies and standards. The City Engineer shall review all site plans for non-residential uses, (with the exception of schools), and require a project-specific traffic study if the project has the potential for resulting in circulation impacts. Recommendations to reduce potentially significant impacts, pursuant to the GMOC standards and City traffic standards and policies, shall be incorporated into the site plan and/or required as a condition of project approval. Should the analysis determine that</p>	
<p>Year 2010 Olay Lakes Road: North of H Street H Street to Telegraph Canyon Road</p>		
<p>Olympic Parkway: SR-125 to EastLake Parkway</p>		
<p>Year 2015 Olympic Parkway: SR-125 to EastLake Parkway</p>		
<p>Year 2020 Olympic Parkway: SR-125 to EastLake Parkway</p>		

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>Buildout Otay Lakes Road: SR-125 to EastLake Parkway Olympic Parkway: SR-125 to EastLake Parkway</p> <p>Significant cumulative impacts were identified on the following intersections by analysis year: Year 2005 without SR-125 East H Street/I-805 Southbound Ramps East H Street/ Hidden Vista Drive Telegraph Canyon Road/I-805 Southbound Ramps Telegraph Canyon/I-805 Northbound Ramps</p> <p>Significant short- and long- term impacts were identified for I-805 between Bonita Road and Telegraph Canyon Road.</p>	<p>additional capacity is possible through improvements, such identified improvements may be subject to future environmental review.</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. Any street improvements shall be coordinated with the City and shall comply with applicable City street standards and policies. The City shall request review on all draft plans.</p> <p>Cumulative Impacts 5.10-15 The General Plan shall be amended to designate Olympic Parkway from SR-125 to EastLake Parkway 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 the construction of the two additional lanes.</p> <p>5.10-16 The General Plan shall be amended to designate Otay Lakes Road from SR-125 to EastLake Parkway as an Enhanced Prime Arterial with seven-lanes (additional lane westbound). 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</p>	

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>towards the construction of the additional lane.</p> <p>5.10-17 The applicant shall contribute a fair share towards the widening of Olay Lakes Road from H Street to Telegraph Canyon Road to six lanes or towards an intersection improvement, which provides additional capacity along Olay Lakes Road to the satisfaction of the City Engineer.</p> <p>5.10-18 The applicant shall contribute a fair share towards the widening of Olay Lakes Road from Bonita Road to H Street to six lanes or towards an intersection improvement, which provides additional capacity along Olay Lakes Road to the satisfaction of the City Engineer.</p> <p>5.10-19 Prior to the construction of SR-125, the City shall stop issuing new building permits for Village 11 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.</p> <p>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</p>	

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>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. These traffic studies would not require additional environmental review under CEQA. However, any improvements proposed in these traffic studies would be subject to additional environmental review as required.</p>	
5.10-20	<p>Additional lanes would be required to maintain acceptable levels of service on I-805. Construction of the additional lanes on I-805 is the responsibility of Caltrans. Continued freeway planning efforts and deficiency planning by Caltrans and SANDAG will determine mitigation strategies for the regional freeway system.</p>	
5.10-21	<p>The applicant shall contribute a fair share towards the future signalization of the intersection of Olympic Parkway and Wuestle Road.</p>	
	<p>Secondary Impacts Associated with Offsite Traffic Mitigation Improvements</p> <p>The off-site traffic improvements described above for direct and cumulative traffic impacts could create secondary impacts associated with land use, biological resources, noise, and cultural resources. Although these off-site</p>	

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>roadway improvements have not been designed or engineered, the area potentially affected by the widening is described below along with an evaluation of potential impacts.</p> <p><u>Otay Lakes Road: H Street to Telegraph Canyon Road</u></p> <p>The widening of Otay Lakes Road to six lanes along this segment would increase the road width by twelve feet on both sides. This segment of Otay Lakes Road, which is approximately one mile in length, exists within an existing developed setting and is characterized by residential, commercial, and public/quasi-public uses such as an educational facility and church. The land adjacent to the roadway is largely landscaped with grass or other ornamental vegetation. No significant biological resources were identified by RECON biologists during a survey for the EastLake III Woods and Vistas Replanning Program EIR (EIR #01-01) of the improvement area, and cultural resource impacts would not be anticipated. Widening of the roadway to six-lane standards could create increased noise impacts for the existing houses with frontage on the roadway by placing the noise source closer to the homes. At the time such improvements are proposed, additional environmental review would be required to determine potential impacts and the need/feasibility of noise mitigation measures.</p> <p><u>Olympic Parkway: SR-125 to EastLake Parkway</u></p> <p>Construction of this roadway segment to its current six-lane Prime arterial standard was studied in several previous</p>	

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>environmental documents. These include both the EastLake Greens and EastLake Trails Final EIR, and the Final Mitigated Declaration for the Olympic Parkway extension. An amendment to the General Plan to designate Olympic Parkway as an eight-lane roadway on the segment between SR-125 and EastLake Parkway has not been addressed and would increase the width of the segment by 12 feet on both sides. Given the disturbed condition (agricultural) of the land on either side of the planned six-lane roadway, impacts to biological resources would be anticipated to be minimal. Land uses along the segment are planned to be largely residential and commercial. With adequate setbacks and, if needed, screening, noise and land use impacts could create impacts to cultural/ paleontological resources and construction-related water quality and traffic impacts. At the time such improvements are designed and proposed, additional environmental review may be required to determine potential impacts and the need for specific mitigation measures.</p> <p><u>Otay Lakes Road: SR-125 to EastLake Parkway</u></p> <p>Mitigation for cumulative impacts on this segment (which requires an amendment to the General Plan to designate Otay Lakes Road as a seven-lane roadway) would increase width of the road by 12 feet on the north side (westbound). The land adjacent to this segment of roadway is landscaped on both sides of the existing sidewalk. Beyond the landscaping, the potential area of impact is graded and devoid of vegetation. No significant biological resources were identified in a review by RECON biologists, and</p>	

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Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>impacts to cultural resources would not be anticipated. In addition, adverse land use and noise impacts would not be expected given the approved business center uses. However, at the time such improvements are designed and proposed, additional environmental review may be required to determine potential impacts related to construction, including water quality, traffic, and impacts to paleontological resources and the need for specific mitigation measures to address these potential impacts.</p> <p><u>Otay Lakes Road: Bonita Road to H Street</u> Mitigation on this segment requires either an intersection improvement to provide additional capacity along Otay Lakes Road or widening of the road to six lanes. Widening to six lanes would increase the width by 12 feet on both sides. This segment of road is largely characterized by commercial, public/quasi-public uses (Scripps Medical Center), and residential uses, and therefore much of the adjacent land is landscaped with grass or other ornamental vegetation. No significant biological resources were identified in a review by RECON biologists and impacts to cultural resources would not be anticipated. However depending on specific design considerations for the improvement, grading to widen the roadway to this standard could create impacts to cultural/paleontological resources, construction-related water quality and traffic impacts. In addition, widening of the roadway to six lane standards could create landform alteration impacts and increased noise impacts for the existing houses with frontage on the roadway by placing the noise source closer to the homes. At the time such improvements are proposed, additional</p>	

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>environmental review may be required to determine potential impacts and the need for specific mitigation measures.</p> <p>Mitigation Measures for Secondary Impacts from Off-site Traffic Improvements</p> <p>Application of the following program-level mitigation measures shall be implemented at the discretion of the Director of Planning and Building at the time the roadway improvements are proposed to reduce the potential significant impacts to below a level of significance. Depending on the detailed design of the off-site traffic improvements to the above-referenced segments of Olympic Parkway and Otay Lakes Road, additional environmental review may be required. The program-level mitigation measures include the following:</p>	
<p>5.10-21</p>	<p>Prior to approval of a roadway improvement project, a biological reconnaissance based on detailed grading and design plans shall be conducted 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 Chula Vista MSCP Subarea Plan.</p>	
<p>5.10-22</p>	<p>Prior to issuance of any grading permits for a 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>	

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
5.10-23	Prior to the approval of the design plans for a 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.	
5.10-24	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.	
5.10-25	As a condition of any off-site roadway improvement approval, applicable construction-related water quality mitigation measures shall be required by the City Engineer.	
5.10-26	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 and approved by the City Engineer.	
5.10-27	For the widening of Olay 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.	

AIR QUALITY

GDP Amendments

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>The Program EIR 90-01 identified the following significant impacts to air quality:</p> <ul style="list-style-type: none"> Air quality impacts would exceed the State Implementation Plan (SIP) air quality attainment regulations that were based on SANDAG Series 7 growth projections. Also Project emissions of NO_x, reactive organic gases (ROG), CO, and PM-10 from vehicular and stationary sources would add to existing violations of federal and state ozone standards. No feasible mitigation measures were identified to reduce the impacts to a level below significance, although mitigation measures were required. Short-term emissions would occur during project construction. Mitigation measures were identified that, if implemented at the SPA level of review, would reduce the impacts to a level below significance. <p>The proposed amendments to the GDP would not change the conclusions of the Program EIR 90-01 related to air quality impacts.</p>	<ul style="list-style-type: none"> The mitigation measures required in the Program EIR 90-01, as listed in Appendix B, would still be required by the proposed GDP Amendments. No additional mitigation measures beyond those required in the Program EIR 90-01 would be required of the proposed GDP Amendments. 	<ul style="list-style-type: none"> The Program EIR 90-01 concludes that long-term impacts to air quality would be significant and not mitigable. The same conclusion is applicable to the proposed GDP Amendments.
<p>Village 11 SPA/TM</p> <ul style="list-style-type: none"> Short-term construction-related emissions and long-term impacts associated with mobile-source emissions would exceed the significance thresholds. Therefore, air quality impacts would be significant. 	<p>5.11-1</p> <p>The following mitigation measures shall be requirements of construction operations, however, no mitigation is available for long-term impacts:</p> <ul style="list-style-type: none"> Minimize simultaneous operation of multiple construction equipment units. Use low pollutant-emitting construction equipment Use electrical construction equipment as practical 	<ul style="list-style-type: none"> Long-term, mobile source air quality impacts are considered significant. Mobile emissions would have a temporary significant and unavoidable air quality impact due to emissions of NO_x and PM-10. Emissions would exceed the identified significance threshold for NO_x and PM-10. There are no known mitigation measures considered feasible for construction of a project of this magnitude, and air quality impacts are considered significant and unmitigable.

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TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<ul style="list-style-type: none"> ● Use catalytic reduction for gasoline-powered equipment ● Use injection timing retard for diesel-powered equipment ● Water the construction area twice daily to minimize fugitive dust ● Stabilize graded areas as quickly as possible to minimize fugitive dust ● Pave permanent roads as quickly as possible to minimize dust ● Apply chemical stabilizer or pave the last 100 feet of internal travel path within a construction site prior to public road entry ● Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads ● Remove any visible track-out into traveled public streets within 30 minutes of occurrence ● Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred ● Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. ● Cover haul trucks or maintain at least 12 inches of freeboard to reduce blowoff during hauling. ● Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph. 	

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TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>GDP Amendments</p> <ul style="list-style-type: none"> The Program EIR 90-01 identified traffic noise in excess of 60 CNEL as a significant impact to residential uses and to sensitive wildlife species. No feasible mitigation measures were identified at the Program-level of analysis to reduce the impacts to a less than significant level, even though mitigation was required. Subsequent amendments to the GDP increased the standard for residential noise to 65 CNEL. The proposed Amendments to the GDP would not change this conclusion. 	<p>The Program EIR 90-01 for the adopted GDP requires that site-specific noise studies be prepared for individual SPA Plans at subsequent stages of development. The Program EIR 90-01 also contains standards for noise mitigation for residential uses. The proposed GDP Amendments would require the same measures, and since no new significant impacts related to the proposed amendments have been identified, no additional mitigation is required.</p>	<ul style="list-style-type: none"> The Program EIR 90-01 identifies noise impacts resulting from the project to be significant and potentially unmitigable at the program-level of analysis. Final determination of significance is to be determined at the SPA-level. The proposed Amendments to the GDP would not change this conclusion.
<p>Village 11 SPA/TM</p> <p>Construction activities, especially heavy equipment, would create short-term noise increases that would exceed significance thresholds. Potential sources of noise related to the proposed Village 11 SPA/TM include construction noise, traffic generated noise, and commercial noise. Upon completion of construction, if left unmitigated, project-related traffic would cause a significant increase in noise levels in the Village 11 Project Area.</p>	<p>5.12-1 Project construction shall be required to adhere to the time limitations for construction activities identified in the Chula Vista Municipal Code. Those limitations restrict construction activity to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday.</p> <p>5.12-2 Traffic Generated Noise</p> <p>b) Exterior Noise</p> <p>(1) Noise barriers ranging from 5 to 8 feet in height shall be shown on Improvement Plans for single-family residences located adjacent to Hunte Parkway and Olympic Parkway, and shall be installed concurrent with development. Noise barrier locations and heights are depicted in Figure 5.12-2.</p>	<ul style="list-style-type: none"> Mitigation measure 5.12-1 would mitigate construction noise to less than significant levels. Mitigation measures listed under 5.12-2 would mitigate significant exterior and interior noise impacts to a level below 65 dB CNEL, and 45 dB CNEL respectively. Mitigation measure 5.12-3 would ensure that studies were conducted to identify measures to avoid significant noise impacts generated by commercial uses.

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>(2) Noise barriers ranging from 6 to 7 feet in height shall be shown on Improvement Plans at the multi-family lots adjacent to Huntie Parkway, Olympic Parkway and Eastlake Parkway, if exterior usable space areas (i.e., common use areas and private patio areas) are located adjacent to these roads. Exterior noise levels at the usable space areas of single- and multi-family residences would have to be mitigated to a CNEL of 65 dB or less. The height of the noise barriers shall be reduced or eliminated through site design measures, such as incorporating setbacks, orienting the buildings to shield exterior usable space areas, or locating non-noise sensitive uses such as parking/carpools adjacent to the roads. Noise barriers shall be installed concurrent with development.</p> <p>(3) Noise barriers as shown on Improvement Plans where required, shall be constructed as a wall, berm, or combination of both. Construction of the barriers shall be concurrent with development of the impacted uses. The materials used in the construction of the barrier shall have a minimum surface density of 3.5 pounds per square foot. Barriers shall consist of masonry material, plexiglass, tempered glass or a</p>	

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
	<p>combination of these materials. The barriers shall be designed so that there are no openings or cracks.</p> <p>ii) Interior Noise</p> <p>(1) Prior to issuance of grading permits, an interior noise analysis shall be required for the project to comply with the City's interior noise standard. The acoustical analysis shall be required for the multi-family homes located adjacent to Hunie Parkway, Olympic Parkway and Eastlake Parkway to ensure that the interior noise levels would not exceed a CNEL of 45 dB.</p> <p>5.12-3 Commercial/Mixed Uses</p> <p>a) Prior to issuance of grading permits, an acoustical study shall be required for all commercial development plans, to ensure that potential noise impacts are assessed and mitigation measures are incorporated into the project design. Noise abatement measures may include noise barriers, setbacks, selecting quieter equipment or limiting the hours of operation</p>	
PUBLIC SERVICES AND UTILITIES		
GDP Amendments – Water		
<ul style="list-style-type: none"> The Program EIR 90-01 identified significant impacts to water service demand that were identified as significant and unmitigable. Although the population increases represented by the proposed Amendments are relatively 	<p>The mitigation measures required by Program EIR 90-01, that are listed in Appendix B of this EIR would still be applicable to the proposed GDP Amendments.</p>	<p>The Program EIR 90-01 identifies impacts related to water supply that are significant and not mitigated at the Program-level of analysis. The proposed GDP Amendments would not change this conclusion.</p>

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>minor (1.0%), the proposed GDP Amendments would not change the conclusions of the Program EIR 90-01 and impacts related to water supply would still be significant and unmitigable at the Program-level analysis.</p> <p>Village 11 SPA/TM – Water</p> <ul style="list-style-type: none"> The Village 11 SPA/TM would result in an incremental increase in water consumption and place additional demands on water storage and pumping facilities. The increase in demand for water would not have a significant impact on the ability of OWD to provide service to the Village 11 Project Area. However, 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 11 SPA/TM. 	<p>5.13-1 Prior to approval of the first Tentative Map, the applicant shall provide to the City a letter from the OWD stating that adequate storage, delivery and pumping facilities are available or would be available concurrent with need because an additional pump is under installation at Central Area Pump Station or the East Lake Greens Pump Station is under construction.</p> <p>5.13-2 Prior to approval of the first Tentative Map, the applicant shall provide to the City a letter from the OWD stating that adequate storage capacity exists, or would be available, concurrent with need.</p> <p>5.13-3 A complete Subarea Master Plan shall be submitted to the City for review and must be approved by OWD prior to the approval of the 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 Water Master Plan.</p> <p>5.13-4 Water facilities improvements shall be financed and/or installed on-site and off-site in accordance with the fees and phasing in the approved PFFP for the Village 11 SPA Plan and TM.</p>	<ul style="list-style-type: none"> Mitigation measures 5.13-1 through 5.13-4 would assure that adequate water supply and facilities are provided in accordance with OWD standards concurrent with need at the SPA level, reducing impacts to below the level of significance.

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>GDP Amendments – Sewer</p> <ul style="list-style-type: none"> The Program EIR 90-01 identified significant impacts to sewer service that were anticipated to be mitigated to less than significant levels with the provision of adequate facilities to serve development. The proposed GDP Amendments would not change the conclusions of the Program EIR 90-01. 	<ul style="list-style-type: none"> The mitigation measures required in Program EIR 90-01, as listed in Appendix B, would still be required with the proposed GDP Amendments. No additional measures would be required. 	<ul style="list-style-type: none"> The Program EIR 90-01 identifies impacts that are significant, but mitigated to a less than significant level with mitigation measures that would be undertaken at the SPA-level.
<p>Village 11 SPA/TM – Sewer</p> <ul style="list-style-type: none"> The Village 11 SPA Plan and Tentative Map cannot be guaranteed sufficient capacity in a sewage disposal system without the ultimate construction of the Salt Creek Interceptor, or a sewer line in an alternative location. In the interim, with the completion of Reach 9B of the Salt Creek gravity Sewer Interceptor (project P1), the Poggi Canyon Trunk Sewer could accept pumped sewage flows from the project site given the EDU thresholds discussed above. 	<p>5.13-5 Prior to recordation of any Final Maps, the City Engineer shall be satisfied that the Salt Creek Interceptor, or other acceptable alternative location, is under construction, and that the Poggi Canyon Interceptor has adequate capacity in the interim. The calculations of existing and anticipated sewage flows have determined thresholds at which three capital improvement projects must be completed. These thresholds are 947 EDUs for P1, 3,770 EDUs for P2, and 1,693 EDUs for P3. At the sole discretion of the City Engineer, the thresholds for Poggi Canyon can be amended, if determined that the additional flows, beyond what is currently allowed under these EDU thresholds, can be accommodated as evidenced by monitoring.</p> <p>5.13-6 Sewer facilities improvements shall be financed and/or installed on-site and off-site in accordance with the fees and phasing in the approved PFFP for the Village 11 SPA Plan, and shall comply with City of Chula Vista Policy No. 570-03.</p>	<ul style="list-style-type: none"> Mitigation Measures 5.13-5 through 5.13-8 would reduce impacts to below the level of significance because there would be adequate capacity for sewage flows concurrent with need. The phasing of development within the Village 11 Project Area allows for early hookup with the Poggi Canyon Interceptor, while allowing time for eventual hookup with the Salt Creek Interceptor, or a sewer line in an alternative location, when completed.

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>GDP Amendments – Integrated Waste Management</p> <ul style="list-style-type: none"> The Program EIR 90-01 identified significant impacts related to landfill capacity in the region that were anticipated to be mitigated at the SPA-level with measures identified in <i>Appendix B</i>. The proposed GDP Amendments would not change the conclusions of the Program EIR 90-01 and impacts would be significant at the Program-level of analysis. 	<ul style="list-style-type: none"> The mitigation measures required in Program EIR 90-01 would still be applicable to the proposed GDP Amendments. 	<ul style="list-style-type: none"> Impacts to waste disposal would be significant and unmitigated at the Program-level of analysis.
<p>Village 11 SPA/TM - Integrated Waste Management</p> <p>Measures required by the Program EIR 90-01 have been implemented on a city-wide basis. Therefore, no significant waste impacts have been identified for the Village 11 Project Area.</p>	<p>No additional mitigation measures are required.</p>	<p>Mitigation measures that have been applied on a city-wide basis mitigate the impacts from Village 11 to less than significant levels.</p>
<p>GDP Amendments – Law Enforcement</p> <p>The mitigation measures required in Program EIR 90-01 would still be applicable to the proposed GDP Amendments.</p>	<p>The mitigation measures required in Program EIR 90-01 would still be applicable to the proposed GDP Amendments.</p>	<p>The proposed GDP Amendments would not change the conclusion of the Program EIR 90-01, that significant impacts to law enforcement staff and facilities would result and would not be mitigated at the Program-level of analysis.</p>
<p>Village 11 SPA/TM – Law Enforcement</p> <p>Development of the proposed project would result in potentially significant impacts to law enforcement services if additional personnel and facilities are not provided to sufficiently handle the increased demand. Implementation of the PFFP would reduce potential impacts to law enforcement to less than significant levels.</p>	<p>5.13-8 Police facilities and services shall be financed and/or provided in accordance with the fees and phasing in the approved PFFP for the Village 11 SPA Plan.</p>	<p>Mitigation measure 5.13-8 would reduce the impacts to a level below the level of significant because the addition of personnel and facilities concurrent with need would allow the law enforcement agency to sufficiently handle increases in demand.</p>
<p>GDP Amendments – Fire Protection</p>	<ul style="list-style-type: none"> The Program EIR 90-01 identified significant impacts related to provision of fire protection services related to 	<ul style="list-style-type: none"> The proposed GDP Amendments would not change the conclusions of the Program EIR 90-01, that impacts to

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>potential deficiencies in staff and facilities. Mitigation measures to be implemented at the SPA-level were anticipated to reduce impacts to less than significant levels. The proposed GDP Amendments would not change the conclusions of the Program EIR 90-01.</p> <p>Village 11 SPA/TM – Fire Protection</p> <p>Lack of adequate fire protection facilities, staffing and planning concurrent with need would have a potentially significant fire protection impact.</p>	<p>proposed GDP Amendments.</p> <p>5.13-7 Fire service facilities shall be financed, and/or provided in accordance with the fees and phasing in approved PFFP for the Village 11 SPA Plan.</p> <p>5.13-8 The City shall continue to monitor Fire Department responses to emergency fire and medical calls and report the results to the Growth Management Oversight Committee (GMOC) on an annual basis.</p>	<p>five service staff and facilities would be significant and unmitigable at the Program-level of analysis.</p> <p>Mitigation Measures 5.13-7 through 5.13-9 would reduce the fire service and hazard impacts to below the level of significance. The addition of facilities and staff concurrent with need would allow the fire department to sufficiently handle increases in demand.</p>
<p>GDP Amendments – Schools</p> <p>The Program EIR 90-01 identified significant impacts related to school services that required more specific study at subsequent SPA-level planning stages. The proposed GDP Amendments would not change the conclusions of the Program EIR 90-01 and would be consistent with the policies of the adopted GDP related to the siting of school facilities.</p>	<p>No new impacts to school services would result from implementation of the GDP Amendments, therefore, no mitigation is required.</p> <p>Prior to approval of the first SPA Plan in Phase 3, the location of the high school site proposed for Village Seven or alternatively within Village Eight Nine shall be re-evaluated, to determine the appropriate location for the site, and if found to be necessary in Phase 3, included in one of the Villages in Phase 3.</p>	<p>The Program EIR 90-01 identifies impacts that are significant, but mitigated to a less than significant level with mitigation measures that would be undertaken at the SPA-level. The proposed GDP amendments would provide the designation of school sites consistent with the policies of the adopted GDP, and therefore, no significant impacts to school facilities would result from the proposed GDP Amendments.</p>
<p>Village 11 SPA/TM – Schools</p> <p>A potentially significant impact related to inadequate facilities for new student demands could result without the construction of new school facilities in Otay Ranch. EastLake High can accommodate Village 11 students</p>	<p>The applicant shall pay all required school mitigation fees.</p> <p>5.13-9 The applicant shall pay all required school mitigation fees.</p>	<p>Mitigation measure 5.13-9 would reduce the impact to below a level of significance because the construction of new school facilities would accommodate increases in the student population.</p>

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>initially, however, another high school must be built in Otay Ranch to avoid significant cumulative impacts for the future. The additional site within Otay Ranch has been identified in the proposed GDP Amendments to be within Village Seven or, alternatively in Village Eight.</p>		
<p>GDP Amendments – Library Service</p>		
<ul style="list-style-type: none"> The Program EIR 90-01 determined that additional environmental review at the SPA-level of analysis would be required to adequately determine the level of significance of impacts to library services. Impacts were determined to be significant and not mitigated at the program level of analysis. The proposed GDP Amendments would not change the conclusions of the Program EIR 90-01. 	<ul style="list-style-type: none"> The mitigation measures adopted for the approved GDP, including additional study of library service delivery at the SPA-level, as listed in Appendix B, would still be applicable to the proposed GDP Amendments. 	<ul style="list-style-type: none"> Impacts to library services would be significant and not mitigated at the Program-level of analysis.
<p>Village 11 SPA/TM – Library Service</p>		
<ul style="list-style-type: none"> Without the construction of new library facilities, there would be a potentially significant impact because of inadequate library space and book standards for new residents. 	<p>5.13-10 Library facilities, supplies and services shall be financed in accordance with the approved fees and phasing as established in the PFFP for Village 11.</p>	<ul style="list-style-type: none"> Mitigation measure 5.13-10 would reduce impacts to library services to below the level of significance because the PFFP would delineate funding and phasing of new library facilities and services concurrent with need.
<p>GDP Amendments – Parks and Recreation</p>		
<ul style="list-style-type: none"> The Program EIR 90-01 determined that preparation of a parks and recreation master plan at the SPA-level of analysis would be required to adequately determine the level of significance of impacts to park and recreation services. Impacts to parks and recreation would be significant and not mitigated at the Program-level of analysis. The proposed GDP Amendments would not change the conclusions of the Program EIR 90-01. 	<ul style="list-style-type: none"> The mitigation measures adopted for the approved GDP, including preparation of a parks and recreation master plan at the SPA-level (Appendix B) would still be applicable to the proposed GDP Amendments. No additional mitigation measures would be required. 	<ul style="list-style-type: none"> The Program EIR 90-01 identifies impacts that are significant and not mitigated at the Program-level of analysis. The proposed GDP Amendments would not change this significance conclusion.

Executive Summary

TABLE S-1 (Continued)

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE
<p>Village 11 SPA/TM – Parks and Recreation</p> <ul style="list-style-type: none"> Although the Village 11 SPA/TM would receive 8 acres of total park land within Village 11 and would pay fees to contribute to the funding for regional park acquisition and facilities development that would satisfy the remaining 12.8-acre park obligation of Village 11. Therefore, no significant impacts related to the provision of park and open space are anticipated with project implementation. 	<p>5.13-12</p> <p>Total local parkland obligation of 20.8 acres (consisting of on-site parks and off-site parks) shall be financed and constructed in accordance with the fees and phasing approved in the PFFP for the Village 11 SPA Plan.</p>	<ul style="list-style-type: none"> Mitigation measure 5.13-12 would reduce the impact of the Village 11 SPA/TM to below the level of significance, because the PFFP would delineate funding and phasing of new park facilities concurrent with need.
HAZARDS/RISK OF UPSET		
<p>GDP Amendments</p> <ul style="list-style-type: none"> The Program EIR 90-01 identified significant impacts related to hazards on the property, related to and increase in urbanization would result in an increase in the use, transport, storage, and disposal of hazardous materials and an associated increase in the risk of an upset condition in the area. Mitigation measures were identified that, if implemented at the SPA level of review, would reduce the impacts to a level below significance. The proposed GDP Amendments would not change the conclusions of the Program EIR 90-01. 	<ul style="list-style-type: none"> The Program EIR 90-01 included mitigation measures that are listed in Appendix B. Those same measures would apply to the proposed GDP Amendments. 	<ul style="list-style-type: none"> Significant impacts, as identified in the Program EIR 90-01 related to hazards would result from the proposed GDP Amendments that would not be mitigated at the Program-level of analysis.
<p>Village 11 SPA/TM</p> <ul style="list-style-type: none"> Potentially significant impacts related to the transport of hazardous materials could result from implementation of the Village 11 SPA Plan. 	<p>5.14-1</p> <p>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.</p>	<ul style="list-style-type: none"> With the application of the required mitigation measure, the Village 11 SPA Plan would not result in any significant impacts.

1.6 PROJECT ALTERNATIVES

In developing alternatives to be addressed in this EIR, consideration was given regarding their ability to: 1) meet the basic objectives of the project described in Section 3.0; and 2) eliminate significant environmental impacts as identified in Section 5.0 of this EIR. Based on the above parameters, three alternatives were identified: No Project/No Development, and Reduced Intensity Alternative. Each of these alternatives is briefly described below, and a comparison of the environmental impacts of each of these alternatives is provided in *Table S-2, Comparison of Project Alternatives*.

NO PROJECT/NO DEVELOPMENT

The No Project Alternative is required by the *Guidelines for the California Environmental Quality Act (CEQA Guidelines)*, as amended. For this analysis, the No Project Alternative is defined as no GDP Amendment and no Village 11 SPA/TM (essentially no development of the project area). Since implementation of the Village 11 SPA depends on the proposed GDP Amendments and cannot proceed without the proposed GDP Amendments, there is no feasible alternative whereby just Village 11 SPA/TM would be allowed to proceed but not the proposed GDP Amendments.

The No Project/No Development Alternative assumes that the area within Village 11 SPA would not be developed in accordance with the adopted GDP/SRP. Essentially, the land area would remain as it exists today. The Village 11 property would continue to be used for limited agriculture or for livestock grazing. Project-level impacts would be avoided, as would all contributions to cumulative impacts.

REDUCED DENSITY

Under the Reduced Density Alternative, the intensity of development would be reduced by approximately 26% by decreasing the density of all multi- and single-family residential development. The Reduced Density Alternative would retain 10 acres of commercial development within Village 11, but would eliminate the residential component of what was planned as mixed use. This alternative would result in 1,707 residential units on 304.9 acres. This represents a 3% reduction in land area combined with a 26% reduction in dwelling units. The acreage allocated to parks, schools, roadways and open space would remain unchanged from the proposed project. The population would decrease by 2,440 individuals. The Reduced Density Alternative would not meet the project objectives.

**TABLE S-2
COMPARISON OF PROJECT ALTERNATIVES**

Environmental Issue	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	While impacts to biological resources would be avoided because no site disturbance would occur, these impacts were determined to be less than significant.	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	While impacts to cultural resources would be avoided because no grading would occur, these impacts were determined to be less than significant.	Potential impacts to cultural resources would be the same as the proposed project, as the same development area would be affected. These impacts would remain less than significant.
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.
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.

**TABLE S-2 (Continued)
COMPARISON OF PROJECT ALTERNATIVES**

Environmental Issue	No Development Alternative	Reduced Intensity Alternative
Housing and Population	<p>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.</p>	<p>The estimated 26% 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 with the SANDAG growth forecast and Growth Management Plan which would result in a potentially significant impact on housing and population.</p>
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 from entering Salt Creek.</p>	<p>The overall development area would be reduced by approximately 3% or 10 acres. This reduction in development area would not be expected to result in a measurable reduction in the volume or quality of the runoff from the site. Water resource and water quality impacts would remain essentially 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 EastLake Parkway, Hunte Parkway, Olympic Parkway and SR-125.</p>	<p>There would be an estimated reduction of 7,392 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 26% reduction in ADTs would not bring the traffic volumes below the thresholds of significance.</p>
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 by 26%, 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 essentially 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>

Executive Summary

**TABLE S-2 (Continued)
COMPARISON OF PROJECT ALTERNATIVES**

Environmental Issue Public Services and Utilities	No Development Alternative Significant impacts related to the increased demand on public services and utilities would be avoided.	Reduced Intensity Alternative The demand on public services and utilities would be reduced by 26%. 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 26% reduction in population would reduce the potential impacts associated with hazards and risk of upset. This impact would remain less than significant.

SECTION 2.0 INTRODUCTION

2.1 PURPOSE AND SCOPE OF THE EIR

Environmental Impact Reports (EIR) are informational documents “which will inform public agency decision-makers and the public generally of the significant environmental effect of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project” (Section 15121 of the CEQA Guidelines). The purpose of this EIR is to evaluate the environmental effects of the proposed Otay Ranch General Development Plan (GDP) Amendments (proposed GDP Amendments), and Otay Ranch Village 11 Sectional Planning Area (SPA) Plan, required to implement the Otay Ranch GDP for Village 11 as amended, and the subsequent conceptual Tentative Map (TM), (Village 11 SPA/TM) . The proposed GDP Amendments involves Village boundary changes, amendments to the City of Chula Vista Circulation Element roadways, reorganization of land use designations and reordering of development phasing that have evolved from changes to ownership and infrastructure phasing since adoption of the Otay Ranch GDP/SRP on October 28, 1993. The SPA Plan for Village 11 is a planning document that refines and implements the land use plans, goals, objectives, and policies of the Otay Ranch GDP/SRP. The proposed Village 11 conceptual TM provides lots for proposed Village 11 single-family dwelling unit neighborhoods and lot boundaries for multi-family and other land uses.

Because of the size, complexity of issues and extended buildout time frame of the Otay Ranch Project, both the planning and environmental documentation associated with Otay Ranch were tiered from the general to the specific. The first tier of planning and approvals included approval of the Otay Ranch General Plan Amendment/General Development Plan/Subregional Plan (GPA/GDP/SRP) in October 1993 and associated Program Environmental Impact Report (Program EIR 90-01). The Final Program EIR 90-01 for Otay Ranch was prepared and certified jointly by the City of Chula Vista and County of San Diego. The Program EIR 90-01 addresses the environmental impacts of implementation of the Otay Ranch GPA/GDP/SRP and related documents, which include Facility Implementation Plans, a Village Phasing Plan, Phase One Resource Management Plan (RMP), and a Service/Revenue Plan. As part of Program EIR 90-01, a Mitigation Monitoring and Reporting Program (MMRP) was prepared to define implementation of the mitigation measures described in the Program EIR.

The Program EIR 90-01 for the Otay Ranch GDP was certified with the intent that the individual SPA planning projects within Otay Ranch would be reviewed as “second-tier”

projects pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15153. Under CEQA, tiering is a process by which agencies can adopt an overall project with a programmatic, or "first tier," EIR focusing on the "big picture" and then use streamlined CEQA review for individual projects that are more specific components of such a first tier decision. This approach eliminates repetitive discussions of the same issues and focuses the EIR on the actual issues required for decision at each level of environmental review. Under such tiering principals, the proposed Otay Ranch GDP Amendments analysis is presented as and should be reviewed at a subsequent, first-tier level of review. The Village 11 SPA and TM analysis is presented and reviewed at a second-tier EIR level of review (project level).

While a second-tier analysis can rely on a first-tier analysis, it has the obligation to discuss any changed circumstances or new information that might alter the first-tier analysis. Under principals of tiering, if a first-tier document found significant impacts, then the second-tier EIR must require the mitigation measures unless the analysis explains that the measures are not applicable or that other mitigation measures can replace the previous measures and similarly reduce the impacts to a level of insignificance. As such, each environmental analysis section in this EIR identifies the avoidable and unavoidable significant environmental impacts previously identified in applicable EIRs and the required mitigation measures. This EIR also evaluates whether the previously required mitigation measures are still applicable, or whether there are other feasible mitigation measures that were not previously considered that might similarly reduce the stated impacts to less than significant.

The environmental impacts of the implementation of the three components of the proposed project, namely the proposed GDP Amendments, Village 11 SPA and Village 11 TM, are analyzed in Sections 5.0 through 9.0 of this EIR. The scope of the analysis of the Village 11 SPA and TM assumes that the proposed GDP Amendments have been approved, and in fact, the Village 11 SPA Plan could not move forward without prior approval of the proposed GDP Amendments. The Otay Ranch GDP/SRP, as currently adopted, (adopted GDP) is consistent with the current City of Chula Vista General Plan. The proposed GDP Amendments would require an amendment to the General Plan to maintain consistency. The General Plan Amendments are required as a discretionary action of the proposed GDP Amendments. The General Plan Amendments would consist of revisions to the text and map of the General Plan, as described in more detail in Section 3.0, Project Description. The physical environmental effects of the General Plan Amendments would not be different from those associated with the proposed GDP Amendments since the proposed changes to the General Plan are consistent with the proposed GDP Amendments. Therefore, the environmental analysis of the General Plan Amendments is contained in the analysis under the subheading "GDP Amendments," throughout this EIR.

2.2 CEQA REQUIREMENTS

CEQA COMPLIANCE

This EIR has been prepared in accordance with the CEQA (Public Resources Code Sections 21000 et seq; the CEQA Guidelines published by the Resources Agency of the State of California (California Code of Regulations Sections 15000 et seq., as amended); and the City of Chula Vista environmental review procedures. Pursuant to Sections 15150 and 15152 of the CEQA Guidelines, this document incorporates by reference and serves as a first-tier EIR primarily to the Chula Vista General Plan EIR and the Final Otay Ranch GDP/SRP Program EIR (90-01). It also serves as a first-tier reference to each subsequent EIR that has amended the General Plan or GDP, such as the Otay Ranch SPA One and Annexation Final Second Tier EIR (95-01) and Final Second Tier EIR for Otay Ranch SPA One and General Development Plan/Sub-Regional Plan Amendments (97-03).

This document also incorporates by reference and serves as a second-tier EIR to the same documents as well as those documents that have changed the GDP at the SPA level, including following documents: the Final Program Environmental Impact Report for the Otay Ranch and the City of Chula Vista Sphere of Influence Update (94-03); the Final Second Tier EIR for Otay Ranch SPA One and GDP/SRP Amendments (97-03); the Otay Water District Resources Master Plan Final Master EIR (97-04); the Olympic Parkway Mitigated Negative Declaration (IS 00-33); the Final Program EIR for the Salt Creek Interceptor Sewer (EIR #01-03, released June 2001); and the Final Eastlake III Woods and Vistas Replanning Program EIR (EIR #01-01, released June 2001).

According to Section 15150 of the CEQA Guidelines, a lead agency may incorporate all or portions of another environmental document available to the public to avoid redundancy in the environmental review process. Applicable sections from the previous environmental documents have been summarized and incorporated into this EIR. All documents incorporated by reference are available for review at the City of Chula Vista.

NOTICE OF PREPARATION

In compliance with Section 15082 of the CEQA Guidelines, the City of Chula Vista Planning and Building Department circulated a Notice of Preparation (NOP), dated March 30, 2001, to interested agencies, groups, and individuals. The NOP rescinded and replaced the NOP to prepare a Supplemental EIR for the proposed GDP Amendments 2001 dated March 23, 2001. In addition, the March 30 NOP rescinded and replaced the NOP for a Subsequent EIR to the

final Program EIR for Otay Ranch dated August 18, 1999. All comments received during these NOP public notice periods were considered during the preparation of this Draft EIR. The NOP and comments are included in Appendix A of this EIR. Based on the scope of analysis for this EIR, the following issues were determined to be potentially significant and are addressed in Sections 5.0 through 9.0 of this document:

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

2.3 USES OF THIS EIR

As the designated Lead Agency, the City of Chula Vista has assumed responsibility for preparing this document. The Draft EIR was made available for review to the public and public agencies for 45 days to provide comments on the "sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated" (Section 15204 of the CEQA Guidelines).

Following public review of the Draft EIR, this Final EIR was prepared. The final document addresses the written comments received during the public review period and oral comments received during public hearing. The Final EIR is available for review at the City of Chula Vista, Planning and Building Department, 276 Fourth Avenue, Chula Vista, and the Chula Vista Library, 365 F Street, Chula Vista. The City of Chula Vista will review and consider the information in the Final EIR along with other information that may be presented in making its decision on the requested actions for the proposed GDP Amendments, Village 11 SPA and

TM. This document is also intended for use by responsible agencies having authority to require actions and permits in order to implement elements of the proposed project.

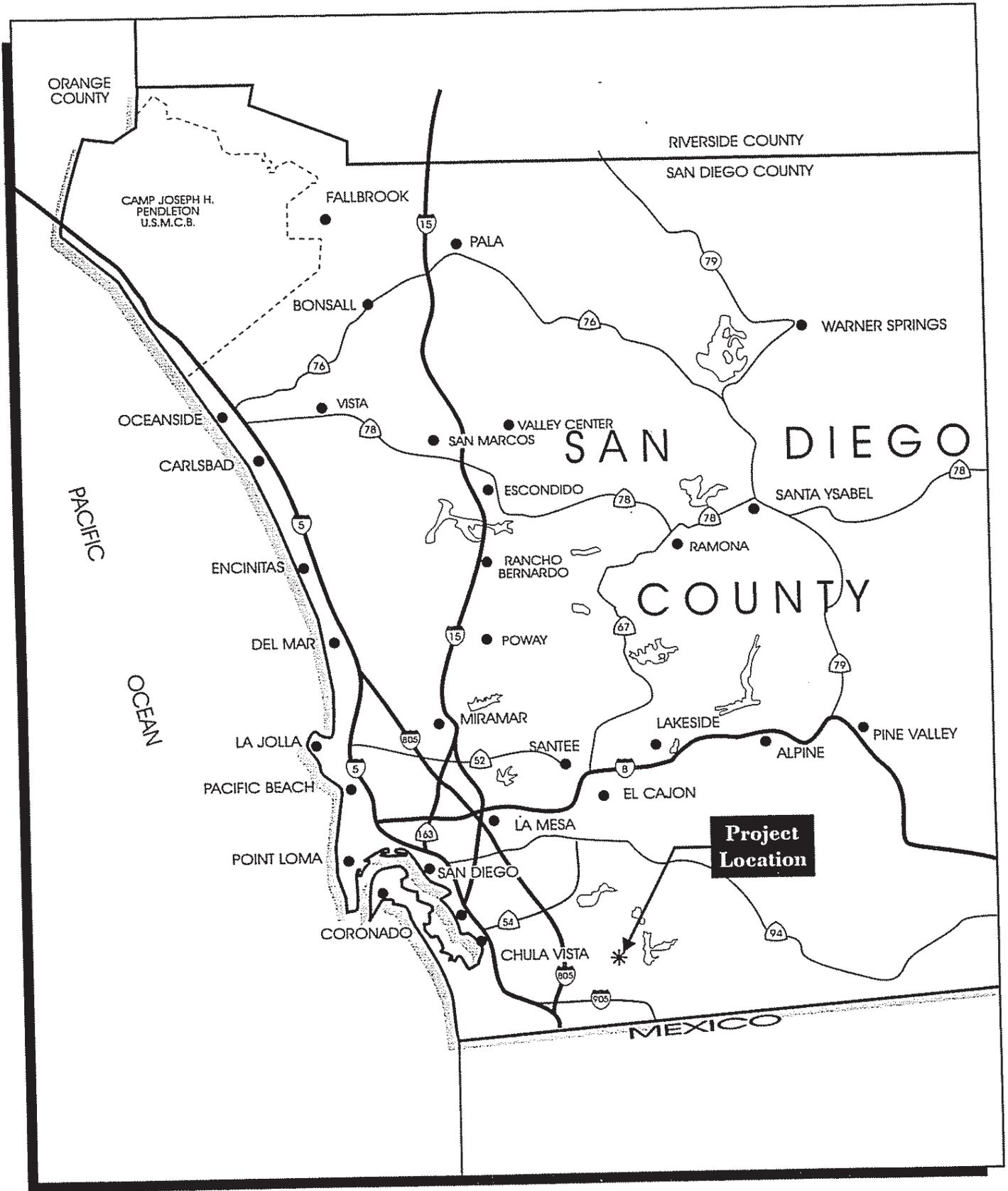
SECTION 3.0 PROJECT DESCRIPTION

3.1 SITE LOCATION

The proposed GDP Amendment Area is located within the eastern portion of the Otay Valley Parcel of Otay Ranch in the City of Chula Vista (*Figure 3-1, Regional Location; Figure 3-2, Adopted Otay Ranch Parcel Plan*). The proposed GDP Amendment Area is generally located in the northeastern portion of the Otay Valley Parcel and includes approximately 2,200 acres. The proposed GDP Amendment Area is generally bordered on the west by the proposed alignment for SR-125 and on the north by the future easterly extension of Olympic Parkway (*Figure 3-3, GP/GDP Amendment and Village 11 Site Location*). The only proposed GDP Amendments that affect areas west of SR-125 involve Village Seven and Eight, and Birch Road between SR-125 to La Media Road (see Section 3.3 for a description of the proposed GDP Amendments). The Olympic Training Center and open space associated with Salt Creek are located to the east of the proposed GDP Amendment Area. The Otay River Valley is located south of the GDP Amendment Area.

The Village 11 SPA Plan includes 489 acres. Offsite improvements and grading associated with the Village 11 SPA Plan increase the total project area to 565 acres within the larger proposed GDP Amendment Area described above (*Figure 3-3*). Offsite improvements include Eastlake Parkway, Hunte Parkway and drainage facilities totaling 76 acres. The future easterly extension of Olympic Parkway forms the northern boundary of the Village 11 SPA Plan area. The existing residential neighborhood of EastLake Greens is located north of Village 11 and Olympic Parkway. The adopted Otay Ranch GDP designates the property to the west of Village 11 as Planning Area 12, which is planned for the Eastern Urban Center (EUC) and Freeway Commercial (FC) developments. The adopted Otay Ranch GDP designates the property to the south of Village 11 (Villages Nine and Ten) for a University, or alternatively residential use. Open space associated with Salt Creek Canyon is located to the east of Village 11.

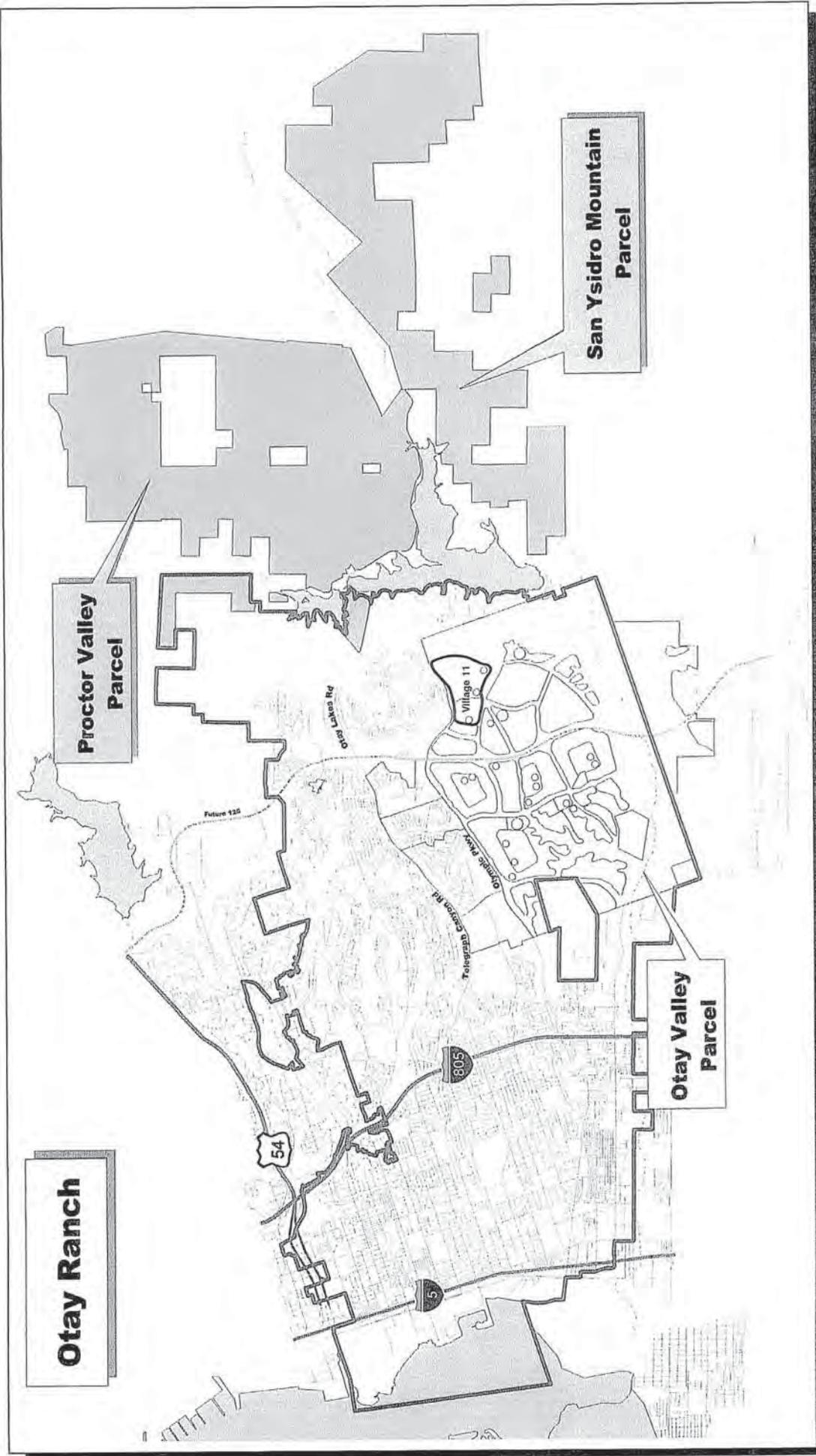
The proposed GDP Amendment Area, including the Village 11 SPA Plan area, is hereinafter referred to as the "Amendment Area." The Village 11 SPA Plan area plus all offsite improvements and grading, is hereinafter referred to as the "Village 11 Project Area." The Amendment Area is within the northern segment of U.S. Geological Survey 7.5 minute series Otay Mesa quadrangle and the southern segment of the Jamul Mountains Quadrangle, T18S, R1W.



Regional Location

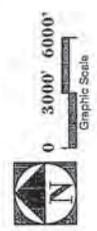
Figure 3-1

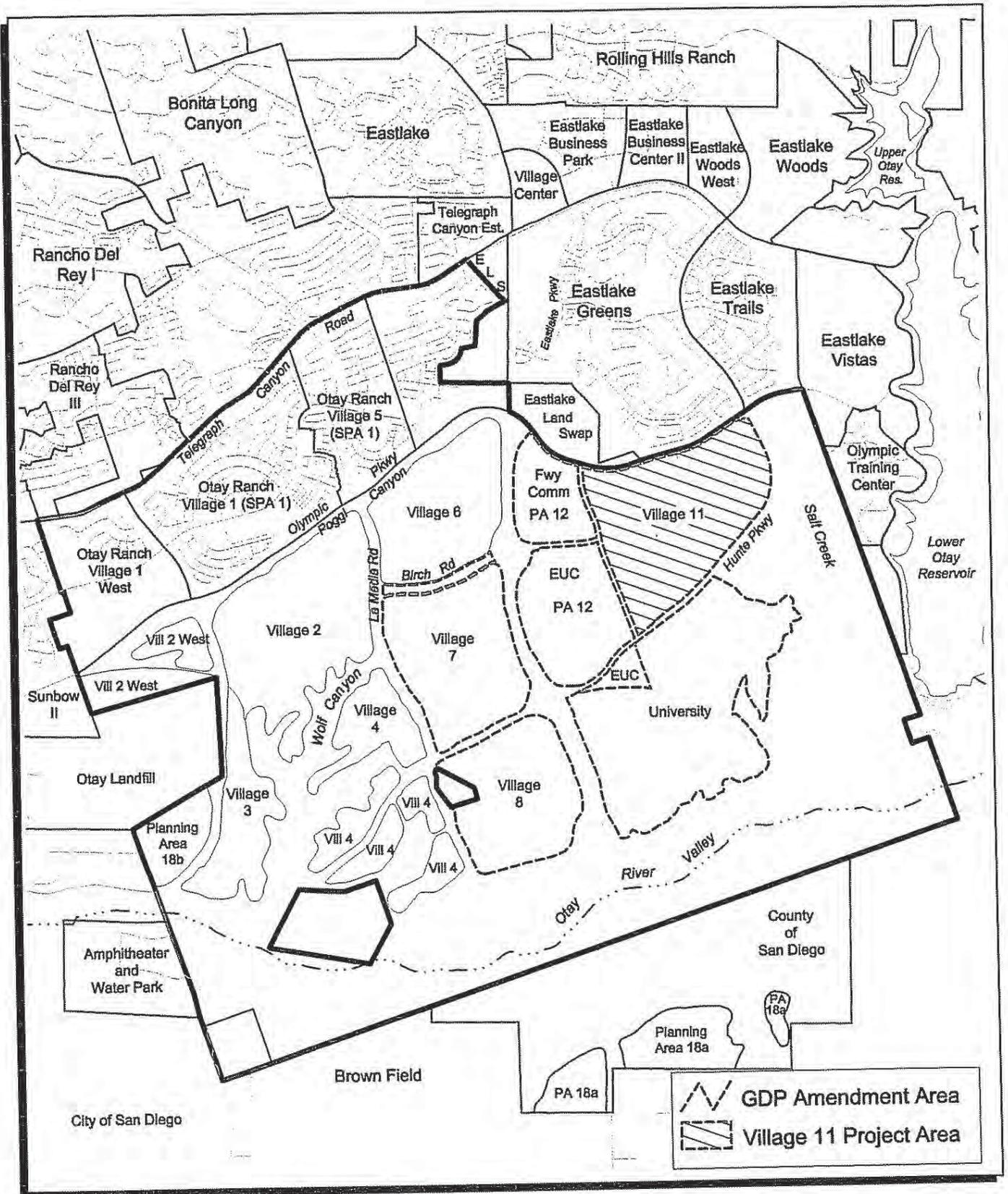




1993 Adopted Otay Ranch Parcel Plan
Figure 3-2
 Otay Ranch GDP Amendments and Village 11 SPATM EIR

SOURCE: City of Chula Vista (12/00)



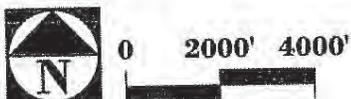


SOURCE: City of Chula Vista GIS (May 2001)

GP/GDP Amendment and Village 11 Site Location

Figure 3-3

Otay Ranch GDP Amendments and Village 11 SPA/TM EIR



Regional access to the project area is currently provided by I-805, which is located approximately four miles west of the project area. Future construction of SR-125 would provide additional north-south access approximately 1,000 feet to the west. Regional east-west traffic would utilize State Route 54 (SR-54), located approximately five miles northwest of the project area. The Village 11 Project Area would be located less than 500 feet east of the proposed regional transit-way line that will be extended from the west to connect with the regional north/south line. Local access would be provided by Otay Lakes Road, Hunte Parkway, Olympic Parkway and Eastlake Parkway once these roads are extended to the Village 11 Project Area.

3.2 PROJECT HISTORY

Discussions to develop the 23,000-acre, 36-square mile, Otay Ranch were initiated in 1988. Under a Memorandum of Understanding (MOU), the City of Chula Vista and the County of San Diego jointly prepared a single, phased development plan for the property. This Plan, called the *Otay Ranch General Development Plan/Subregional Plan (GDP/SRP)*, was jointly adopted by the City and the County on October 28, 1993, along with certification of the Otay Ranch GDP/SRP Program EIR (Program EIR 90-01). For planning purposes, Otay Ranch was grouped geographically to form three distinct parcels: Otay Valley Parcel, Proctor Valley Parcel, and the San Ysidro Mountains Parcel. As discussed previously, the proposed project area is located within the Otay Valley Parcel of Otay Ranch (see *Figure 3-2*).

As discussed above, several first- and second-tier documents have analyzed changes that have already been made to the Otay Ranch GDP/SRP. Those changes have been previously approved and adopted by the City. For purposes of this document, all references to the "adopted GDP" mean the Otay Ranch GDP/SRP, including all of the prior modifications made to the plan.

Since the last modifications to the Otay Ranch GDP/SRP, ownership of certain parcels within Otay Ranch and phasing of public improvements have changed. Land comprising the Otay Ranch currently has multiple owners. In many cases, the current land ownerships do not coincide with adopted Village boundaries, resulting in multiple ownerships within a planning area, or Village. In addition, changes in the phasing of public improvements within and adjacent to Otay Ranch have occurred. For example, construction of Olympic Parkway (formerly East Orange Avenue) has advanced due to delays in the permitting and construction of the proposed SR-125. All of these changes

have resulted in the need to adjust phasing assumptions, planning unit boundaries and to make corresponding changes to circulation roadways to conform to the new boundaries. As a result of the proposed planning area boundary changes, the land uses within the Villages would need to accommodate the proposed reconfigured boundaries.

3.3 PROJECT OBJECTIVES

The proposed GDP Amendments and Village 11 SPA Plan have different but compatible objectives. The overall objective of the proposed GDP Amendments is to allow for the orderly development of the affected areas of the Otay Ranch Parcel as generally envisioned by the adopted GDP/SRP. However, based on changes that have occurred since adoption of the GDP/SRP as discussed above, amendments to adopted plans are necessary to allow for such orderly development. As such, the objective of the proposed GDP Amendments is to modify the documents to reflect changes in planning area boundaries, circulation network, and roadway classifications to be consistent with the amended GDP. The affected elements of the General Plan and the Eastern Territories Area Plan are discussed in *Section 3.4* below. With the proposed amendments, the General Plan and the GDP would be consistent.

The SPA plan for Otay Ranch's Village 11 refines and implements the land use goals, objectives, and policies of the City's General Plan and the GDP/SRP. The SPA Plan defines in more detail the development parameters for Village 11 including the land uses, design criteria, primary transportation pattern, open space and recreation concept, and infrastructure requirements. The objectives of the Village 11 SPA Plan are to:

- Establish a pedestrian-oriented village with an intense urban core to reduce reliance on the automobile and promote walking and the use of bicycles, buses, and public transit.
- Promote synergistic uses between Village 11, the neighborhoods of Eastlake and adjacent Otay Ranch Villages to balance activities, services, and facilities.
- Implement the goals, objectives, and policies of the Chula Vista General Plan, particularly the Otay Ranch General Development Plan, the Otay Ranch Phase 1 and Phase 2 Resource Management Plan, the Otay Ranch Facility Implementation Plan, the Otay Ranch Village Phasing Plan, and the Otay Ranch Service/Revenue Plan.

- Implement the City of Chula Vista's Growth Management Program to ensure that the public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefitting from, the improvements.
- Foster development patterns that promote orderly growth and prevent urban sprawl.
- Develop, maintain, and enhance a sense of community identity.
- Accentuate the relationship of the land use 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.
- Add to the creation of a unique Otay Ranch image and identity that differentiates Otay Ranch from other communities.
- Wisely manage limited natural resources.
- Establish a land use and facility plan that assures the viability of Village 11 in consideration of existing and anticipated economic conditions.

3.4 PROJECT CHARACTERISTICS

The proposed project includes proposed GDP Amendments that address the following elements:

- Realignment and reclassification of Circulation Element roads;
- Land use amendments related to reconfiguration of Village boundaries and reorganization of land use designations; and
- Amendments to the Otay Ranch Village Phasing Plan.

The proposed project also includes implementation of the proposed Village 11 SPA and conceptual Tentative Map (TM). Each of these components of the project is discussed in detail below.

3.4.1 GENERAL PLAN AMENDMENTS

The adopted GDP is currently consistent with the City of Chula Vista General Plan. The proposed GDP Amendments, as further described below, would require changes to the text and map of the General Plan to maintain conformity. The required General Plan Amendments include revisions to circulation element roadways, including realignments, deletions, and additions, as described below. In addition, changes to land use designations would be required to depict the revised village boundaries and land use configurations. Minor amendments to the text of the General Plan would also be needed to reflect roadway name changes, and descriptions of circulations features and village boundaries that would change as a result of road realignments and village boundary configurations.

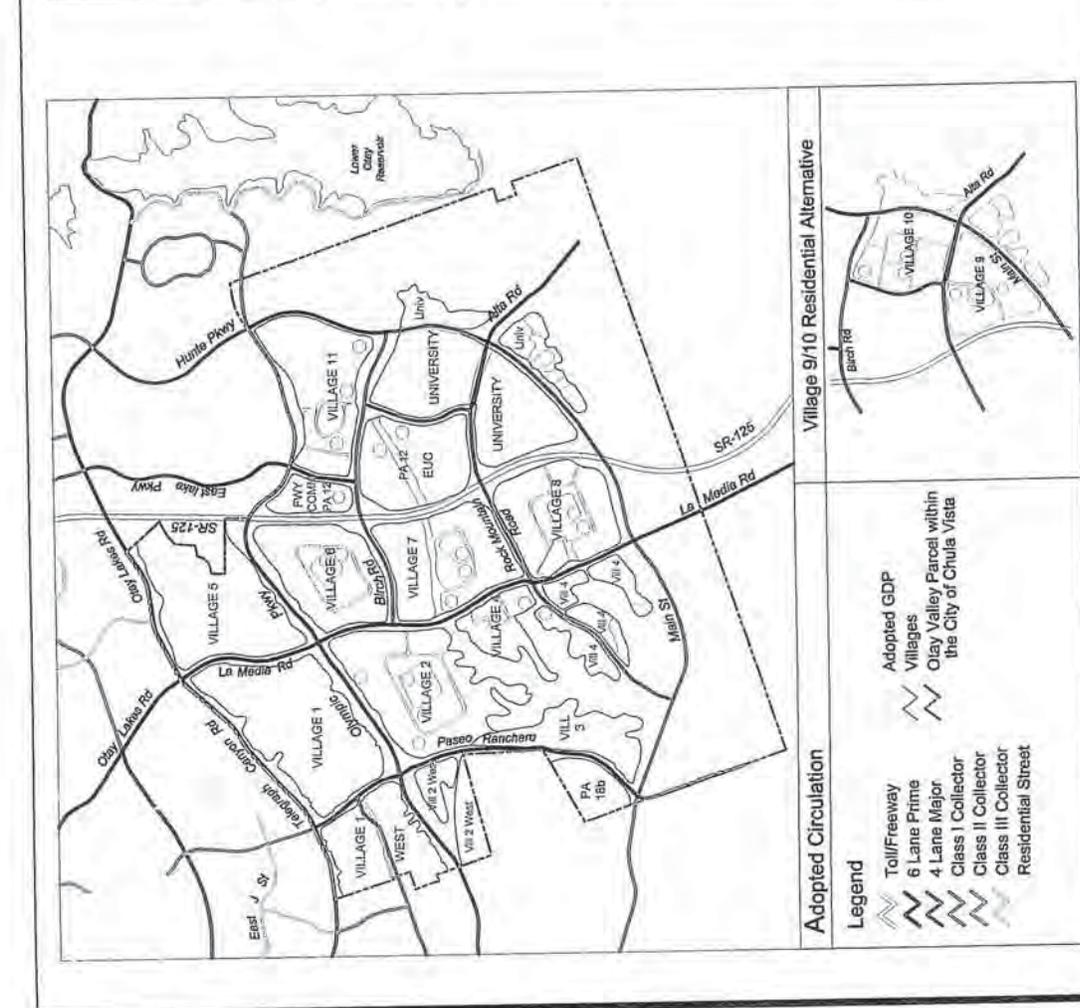
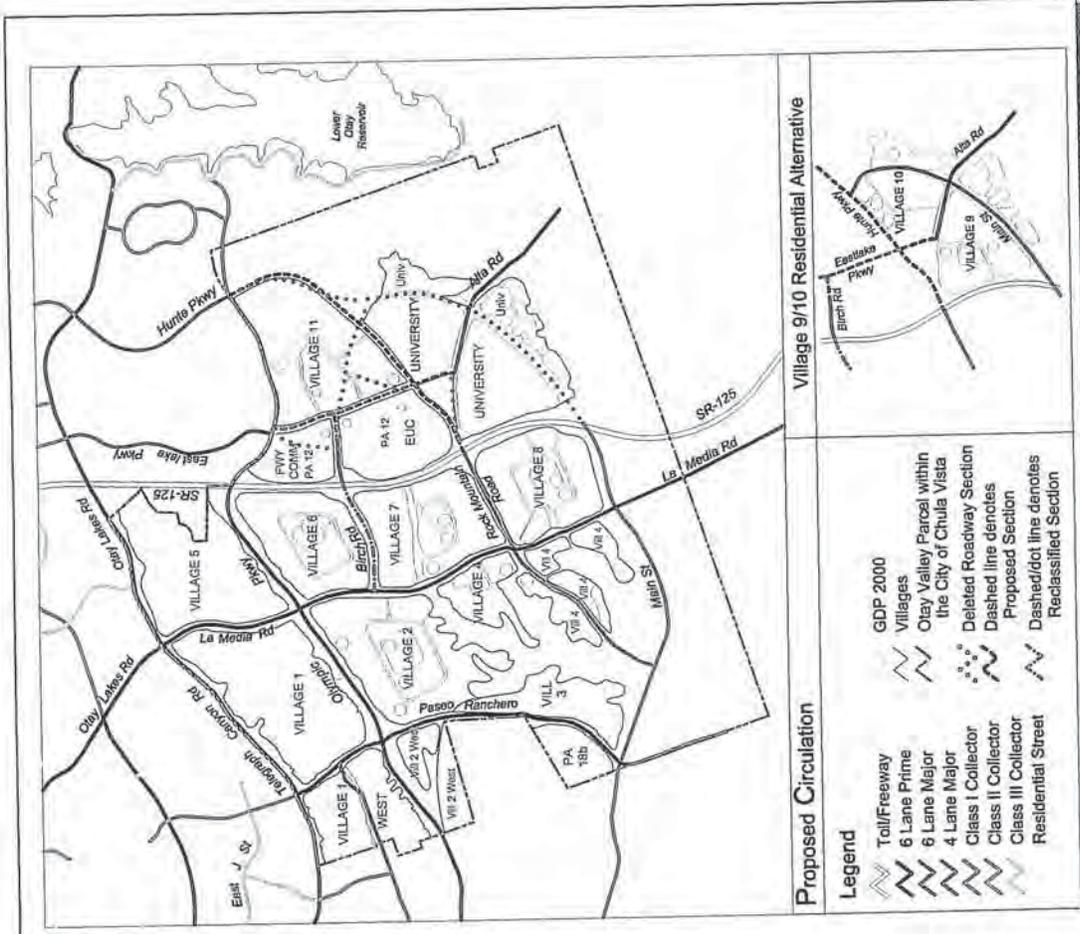
The physical environmental effects of the proposed General Plan Amendments would not be any different from those associated with the proposed GDP Amendments, since the proposed changes to the General Plan are consistent with, and included within the proposed GDP Amendments. Therefore, the environmental analysis for the General Plan Amendments is contained within the analysis under the subheading "GDP Amendments," throughout this EIR. The land use section (*Section 5.1*) however, does contain an analysis of potential impacts related to amending the General Plan independently from the proposed GDP Amendments.

3.4.2 GDP AMENDMENTS

The following proposed GDP Amendments are proposed to reflect current conditions and proposed planning area boundary changes as well as to make the General Plan and General Development Plan consistent with one another:

A. CIRCULATION AMENDMENTS

The existing and proposed circulation plans of the General Development Plan are shown in *Figure 3-4, Adopted and Proposed GP/GDP Circulation Element*. Refer to *Figure 3-4* to identify the proposed changes to circulation. The changes proposed to circulation would be reflected in applicable sections of the GDP.



Adopted Circulation

Legend

- Toll/Freeway
- 6 Lane Prime
- 4 Lane Major
- Class I Collector
- Class II Collector
- Class III Collector
- Residential Street

Adopted GDP Villages
 Olay Valley Parcel within the City of Chula Vista

Village 9/10 Residential Alternative

Proposed Circulation

Legend

- Toll/Freeway
- 6 Lane Prime
- 6 Lane Major
- 4 Lane Major
- Class I Collector
- Class II Collector
- Class III Collector
- Residential Street

GDP 2000 Villages
 Olay Valley Parcel within the City of Chula Vista

Deleted Roadway Section
 Dashed line denotes Proposed Section
 Dashed/dot line denotes Reclassified Section

Village 9/10 Residential Alternative

Adopted and Proposed GP/GDP Circulation Element

Figure 3-4

Olay Ranch GDP Amendments and Village 11 SPATM EIR

SOURCE: City of Chula Vista GIS (May 2001)



Hunte Parkway Realignment Connecting with Rock Mountain Road

The adopted GDP currently shows Hunte Parkway located along the eastern boundary of Village 11, and it would traverse the University site (Villages Nine and Ten) to connect with Main Street at the proposed alignment for SR-125 (*Figure 3-4*). The proposed GDP Amendments would move the alignment of Hunte Parkway north to become the southern border of the Village 11 Project Area and to traverse the southern portion of the EUC. As proposed, Hunte Parkway would meet Rock Mountain Road at the proposed SR-125. The new alignment would form the southern boundary of the Village 11 Project Area and northern boundary of the University site (Village Ten). The realignment of Hunte Parkway would eliminate an arterial road running through the University site.

Eastlake Parkway Realignment and the Elimination of Patrick Drive

The adopted GDP currently shows Eastlake Parkway terminating at Birch Road (*Figure 3-4*). As proposed, Eastlake Parkway would shift to the east and extend south of Olympic Parkway to the future alignment of Alta Road and would be located between two different ownerships.

As currently adopted, Patrick Drive is a future north-south road that forms the boundary between Village Ten (northern portion of the University site) and the EUC. This road would be eliminated with the proposed project (*Figure 3-4*).

Elimination of Birch Road East of Eastlake Parkway

As currently adopted, Birch Road is a future planned roadway that would extend east to the adopted alignment for Hunte Parkway. The proposed GDP Amendments would eliminate Birch Road east of the future alignment of Eastlake Parkway. The area included within the right-of-way for Birch Road would be included in the Village 11 Project Area (*Figure 3-4*).

Road Reclassifications

Currently, Birch Road from La Media to SR-125 is classified as a four-lane major road. This segment of Birch Road would be reclassified to a six-lane major street to meet the future, buildout traffic needs for the Eastern Territories (*Figure 3-4*). In addition, Hunte Parkway from SR-125 to Olympic Parkway and Alta Road from Hunte Parkway to the southern boundary of the General Plan area would be classified as six-lane prime arterials.

Lastly, Main Street is currently classified as a six-lane major road between SR-125 and Alta Road, and four-lane major road from Alta Road to Birch Road. If the University is constructed, Main Street would be eliminated east of SR-125. If the University is not constructed, Main Street from SR-125 to its intersection with Hunte Parkway would be classified as a four-lane major road.

Renaming of Orange Avenue East of I-805

Currently, the General Plan identifies Orange Avenue east of I-805 as "Orange Avenue." The proposed amendments include renaming Orange Avenue as "Olympic Parkway" east of I-805. This change would affect all elements and Area Plans of the General Plan.

B. LAND USE AMENDMENTS

This section describes the proposed GDP land use amendments that would result from the aforementioned changes in the circulation network and changes in planning area acreage. The adopted Land Uses for the Amendment Area and the proposed land use changes are shown in *Figure 3-5, Adopted GDP with Proposed Changes for the Amendment Area*.

Village 11

Planning Boundaries and Acreage

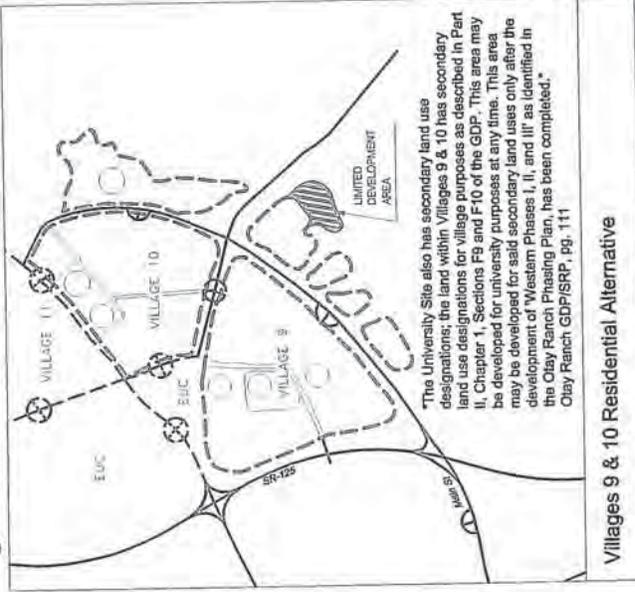
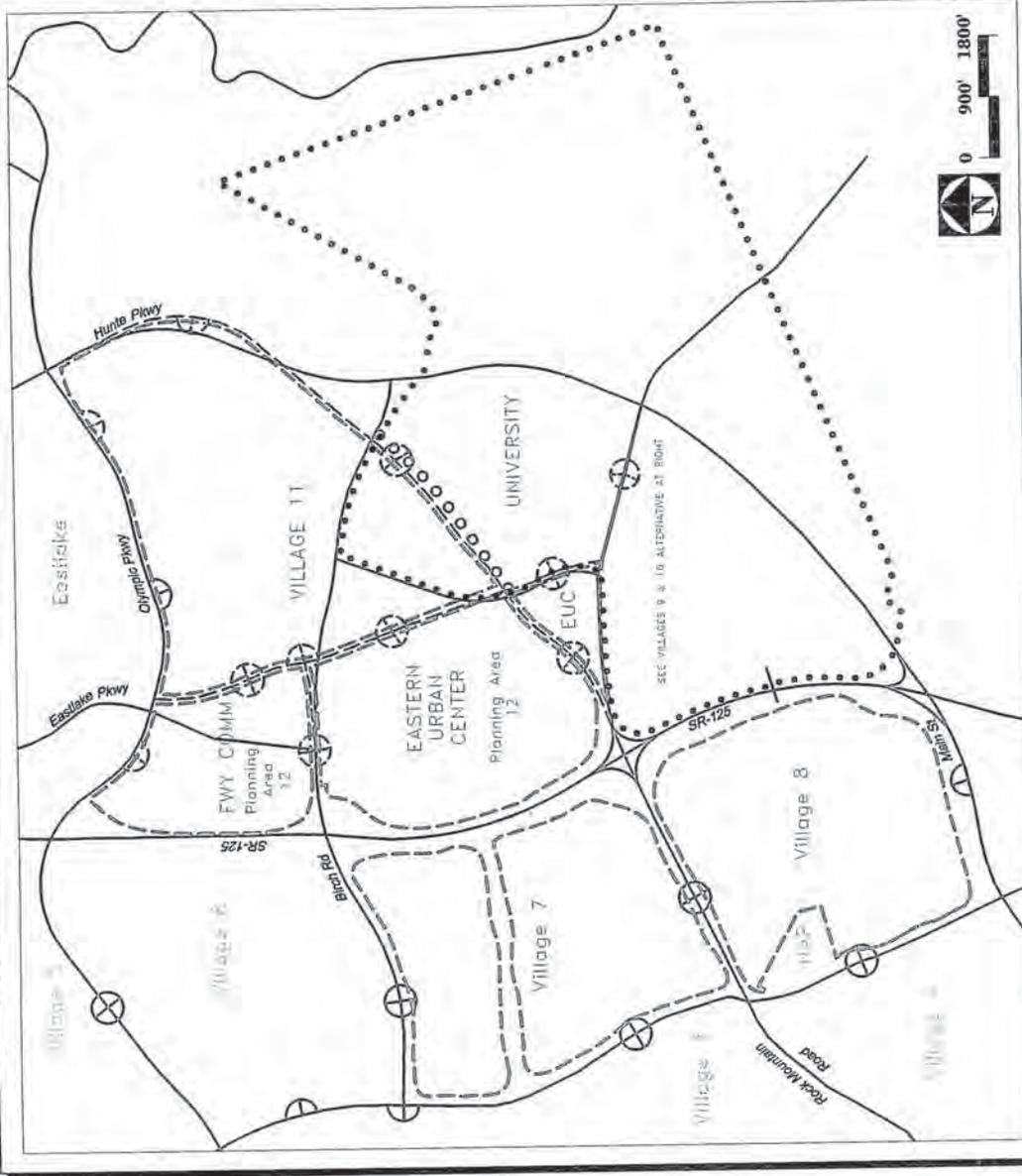
The configuration and acreage of Village 11 would be modified by the aforementioned realignment of Eastlake Parkway and Hunte Parkway as well as ownership boundary changes. *Figure 3-5* shows the proposed change to the Village 11 planning area configuration. Overall, the proposed GDP Amendments would result in an increase of 34 acres in Village 11 due primarily to the realignment of Eastlake Parkway and Hunte Parkway and the resulting shift in planning area boundaries, and elimination of right-of-way for Birch Road and Patrick Drive through Village 11.

Land Use Amendments

Residential: The adopted GDP for Village 11 allows for the development of 1,746 residential units (745 single-family and 1,001 multi-family units). As shown in *Table 3-1, Comparison of Adopted and Proposed GDP Land Use Designations and Acreage Under University*, the proposed GDP Amendments would increase the

LEGEND

- Original GDP Villages
- Proposed GDP Village Boundaries
- Adopted University Boundary
- Proposed Change to University Boundary
- Adopted Circulation Streets
- Proposed Circulation Streets
- Adopted Intersection (Half Symbol= Half Intersection)
- Proposed Intersection (Half Symbol= Half Intersection)



The University Site also has secondary land use designations; the land within Villages 9 & 10 has secondary land use designations for village purposes as described in Part II, Chapter 1, Sections F9 and F10 of the GDP. This area may be developed for university purposes at any time. This area may be developed for said secondary land uses only after the development of Western Phases I, II, and III as identified in the Olney Ranch Phasing Plan, has been completed.*
 Olney Ranch GDP/SRP, Pg. 11

Villages 9 & 10 Residential Alternative

Adopted GDP with Proposed Changes for the Amendment Area Land Use Plan

Figure 3-5
 Olney Ranch GDP Amendments and Village 11 SPATM EIR

SOURCE: City of Chula Vista GIS (May 2001)

**TABLE 3-1. COMPARISON OF ADOPTED AND PROPOSED GDP
LAND USE DESIGNATIONS AND ACREAGE UNDER UNIVERSITY SCENARIO¹**

Land Use Designation and Acreage	Village Seven ⁴		Village Eight ⁴		Village Nine		Village Ten		Village 11		Planning Area 12 EUC		Planning Area 12 FC		Net Change (Village Seven Primary High School Site)
	Adopted	Proposed (Change)	Adopted	Proposed (Change)	Adopted	Proposed (Change)	Adopted	Proposed (Change)	Adopted	Proposed (Change)	Adopted	Proposed (Change)	Adopted	Proposed (Change)	
SF Units	1,303	1,053 (-250)	1,021	781 (-240)	0	0	0	0	745	1,005 (260)	0	0	0	0	10
MF Units	448	448 (0)	436	436 (0)	0	0	0	0	1,001	1,385 (384)	2,500	2,332 (-168)	0	0	216
Total Residential Units	1,751	1,501 (-250)	1,457	1,217 (-240)	0	0	0	0	1,746	2,390 (644)	2,500	2,332 (-168)	0	0	476
Residential Acreage	291.5	241.5 (-50.0)	267.7	217.7 (-50.0)	0.0	0.0	0.0	0.0	238.9	306.7 (67.8)	70.1	65.5 (-4.6)	0.0	0.0	63.2
Park Acreage ²	9.3	9.3 (0)	8.9	8.9 (0)	0.0	0.0	0.0	0.0	10.0	10.0 (0.0)	45.0	45.0 (0.0)	0.0	0.0	0.0
Open Space Acreage	45.3	45.3 (0)	22.6	22.6 (0)	0.0	0.0	0.0	0.0	95.0	51.4 (-43.6)	13.3	16.1 (2.8)	6.7	13.1 (6.4)	-34.4
CPF Acreage ³	6.3	6.3 (0)	6.0	6.0 (0)	0.0	0.0	0.0	0.0	6.9	9.4 (2.5)	8.9	8.3 (-0.6)	0.0	0.0	1.9
School Acreage	35.0	85.0 (50.0)	10.0	60.0 (50.0)	0.0	0.0	0.0	0.0	60.0	35.0 (-25.0)	10.0	10.0 (0.0)	0.0	0.0	25.0
Commercial Acreage	7.2	7.2 (0)	13.4	13.4 (0)	0.0	0.0	0.0	0.0	10.4	10.0 (-0.4)	155.0	118.7 (-36.3)	91.5	110.2 (18.7)	-18.0
Arterial Acreage	17.1	17.1 (0)	14.2	14.2 (0)	19.1	4.3 (-14.8)	21.1	14.8 (-6.3)	33.8	66.5 (32.7)	16.1	19.5 (3.4)	8.1	11.2 (3.1)	18.1
University Acreage	0	0 (0)	0	0 (0)	344.8	359.6 (14.8)	312.5	254.4 (-58.1)	0.0	0.0 (0.0)	0.0	0.0 (0.0)	0.0	0.0 (0.0)	-43.3
Gross Acreage	411.7	411.7 (0)	342.8	342.8 (0)	363.9	363.9 (0.0)	333.6	269.2 (-64.4)	455.0	489.0 (34.0)	318.5	283.1 (-35.4)	106.2	134.5 (28.3)	-37.5

¹ This analysis addresses the University Scenario which assumes Village 3 is industrial, Villages 9 and 10 are university, and the Proctor Valley parcel and San Ysidro Mountains develop as currently adopted.
² Actual park acres will be determined at the SPA level.
³ Actual CPF acres will be determined at the SPA level.
⁴ Village Seven is the primary high school site; only one option for the high school site will be selected.
Source: City of Chula Vista, 2001.
SF - Single family; MF - Multi family; CPF - Community Purpose Facility

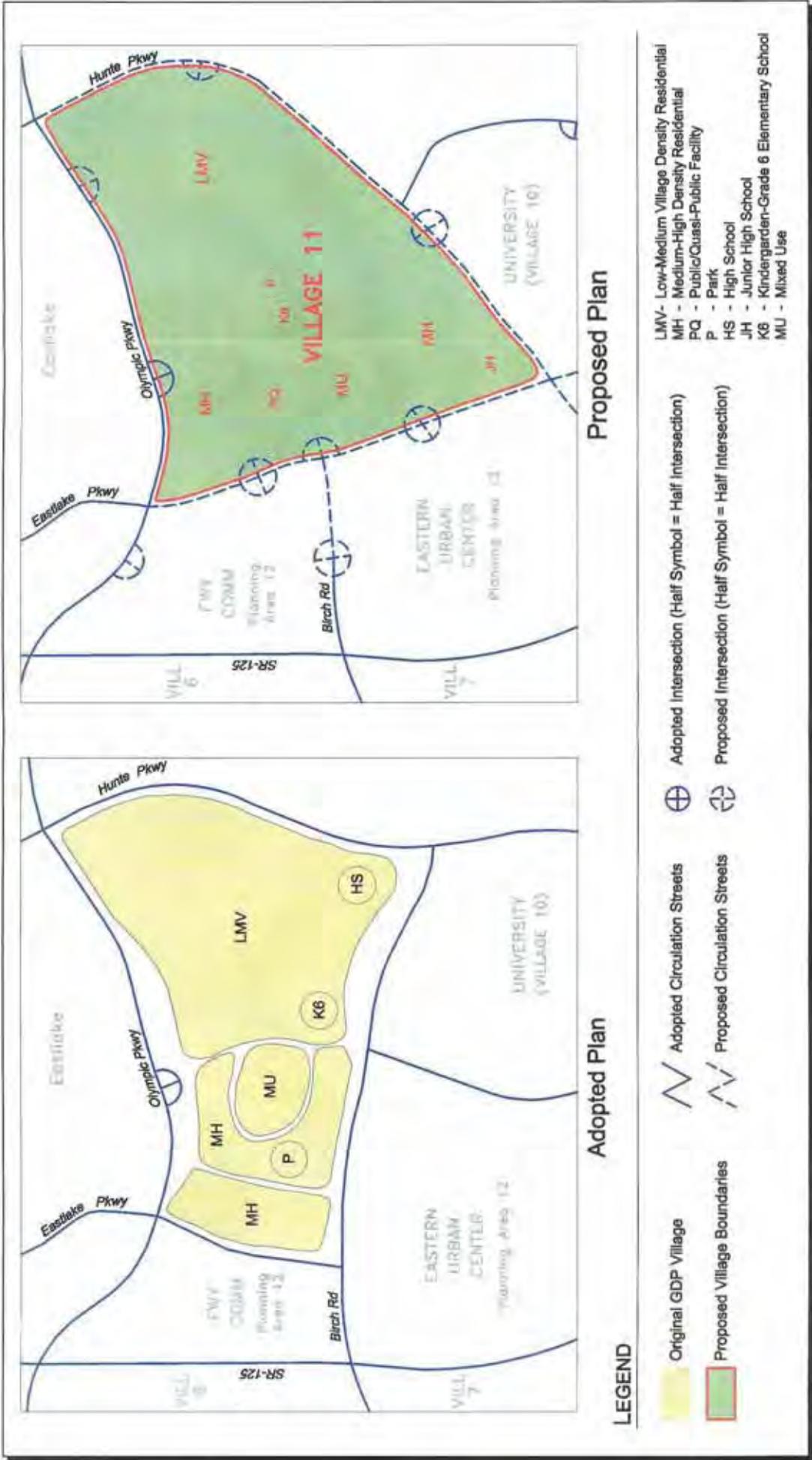
residential development potential within Village 11 to 2,390 units (1,005 single-family and 1,385 multi-family units) for a net increase of 644 units. The acreage allocated to residential use would increase from approximately 239 acres to 307 acres, for a net increase of approximately 68 acres. The adopted GDP and proposed land use plan for Village 11 are shown in *Figure 3-6, Adopted GDP with Proposed Land Use Changes for Village 11*.

Parks and Open Space: In the adopted GDP, the Village Greenway runs from Wolf Canyon to Salt Creek traversing through Village Seven, the EUC, and Village 11. The Village Greenway or "EUC/University Open Space Concourse," as identified by the General Plan, is open space that is "expected to be more urban than natural, and follows along a landscaped local street." The General Plan further states that the concourse would "provide direct pedestrian, bicycle and transit connection between the EUC and the University" and would "permit local internal vehicular circulation between these activity centers without use of the prime arterial loop road."

Due to the arterial street changes, realignment of the Village Greenway is proposed in Village 11 (and the EUC, which is discussed below). The proposed Greenway would cross Eastlake Parkway from the EUC and would be located along the southern edge of the Village 11 Project Area adjacent to Hunte Parkway (*Figure 3-6*). The proposed corridor along Hunte Parkway is within the village perimeter, 75-foot average buffer. The Village 11 Greenway will cross Hunte Parkway and connect with the City's Greenbelt Trail proposed along Salt Creek.

As shown in *Table 3-1*, the overall acreage for parks within Village 11 would not change with the proposed GDP Amendments. The adopted GDP allocates 10 acres to parks within the Village 11 Project Area. The open space acreage would however, be reduced from 95 acres to approximately 51.4 acres. The net change would be a reduction of 43.6 acres of open space within Village 11, a portion of which is being transferred into the Preserve.

Community Purpose Facilities: The overall acreage allocated to Community Purpose Facilities (CPF) increases with the proposed GDP Amendments. CPF acreage is based on population, and the acreage increases from 6.9 acres to 9.6 acres (*Table 3-1*). The increase in CPF acreage is due to the proposed increase in residential units.



LEGEND

- Original GDP Village
- Proposed Village Boundaries
- Adopted Circulation Streets
- Proposed Circulation Streets
- Adopted Intersection (Half Symbol = Half Intersection)
- Proposed Intersection (Half Symbol = Half Intersection)
- LMV - Low-Medium Village Density Residential
- MH - Medium-High Density Residential
- PQ - Public/Quasi-Public Facility
- P - Park
- HS - High School
- JH - Junior High School
- K6 - Kindergarten-Grade 6 Elementary School
- MU - Mixed Use

SOURCE: City of Chula Vista GIS (May 2001)



Adopted GP/GDP with Proposed Land Use Changes for Village 11

Figure 36
City Beach GDP Amendments and Village 11 SPATM EIR

Schools: The planned high school in Village 11 is proposed to be relocated to Village Seven, and a middle school is proposed to be moved to Village 11 from Village Ten. This EIR also considers an alternative location for the high school in Village Eight. The adopted high school site in Village 11 occupies 50 acres, and would be replaced by a middle school site of 25 acres, resulting in a net decrease in school acreage for Village 11 of 25 acres (60 acres to 35 acres). The proposed 10-acre elementary school site would not be changed.

Commercial: The commercial acreage in Village 11 would essentially remain the same as the adopted GDP. The proposed GDP Amendments would reduce the commercial acreage by 0.4 acre (*Table 3-1*).

Phasing

The proposed GDP Amendments includes changes to the Otay Ranch Village Phasing Plan. The fundamental premise of the Village Phasing Plan is to phase the development of planning areas in a logical order to respond to market forces, ensure timely provision of public facilities and assure the efficient use of public fiscal resources. The provision of transportation facilities is one of the major phasing determinants. In order to remain current and timely, continual evaluation and update of the Phasing Plan is allowed by the GDP/SRP.

The proposed GDP Amendments includes an amendment to the 1993 Otay Ranch Village Phasing Plan to move development of Village 11 into the Second Western Phase as shown in *Figure 3-7, Adopted and Proposed Development Phasing Plan*. This amendment is being considered due to the fact that the current construction of Olympic Parkway will provide a major transportation corridor to Village 11, which is located adjacent to Olympic Parkway. In addition, the Village 11 Project Area is immediately adjacent to developed and approved SPA areas of the EastLake community and east of two villages contained in the First Western Phase of Otay Ranch (Villages 1 and 5) that are also on the Olympic Parkway corridor.

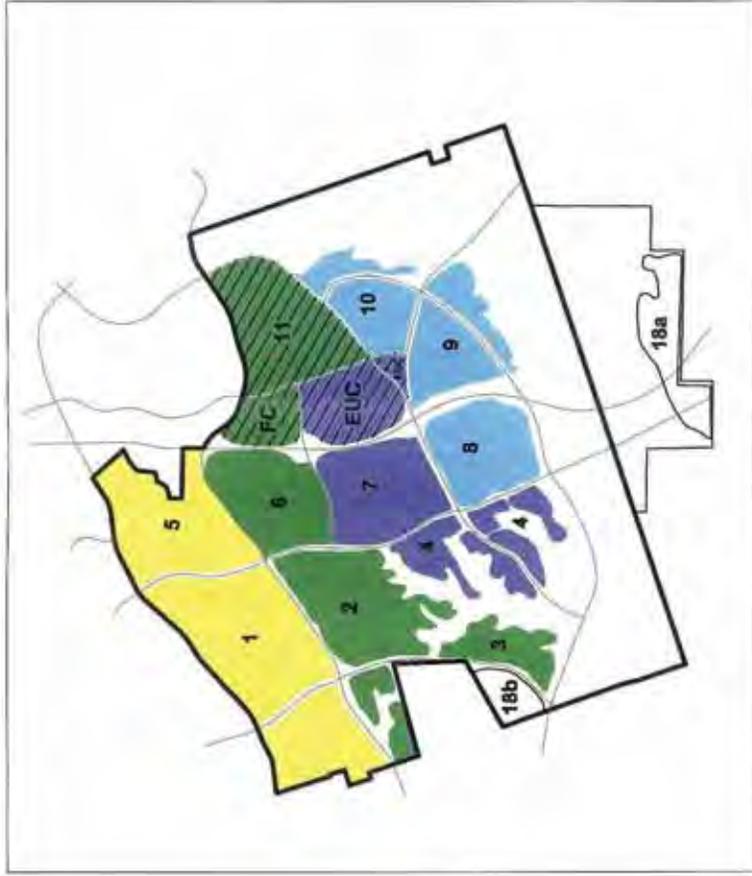
Planning Area 12 (Freeway Commercial and Eastern Urban Center)

Planning Boundaries and Acreage

The area of the Freeway Commercial (FC) portion of Planning Area 12 would increase, and the area of the Eastern Urban Center (EUC) portion of Planning Area 12 would



Adopted Phasing



Proposed Phasing

LEGEND

-  First Phase
-  Second Phase
-  Third Phase
-  Fourth Phase
-  Non-specified Phase
-  Phase Change

Phase Changes

- Village 11 Phase Change:
From Phase 3 to Phase 2.
- Freeway Commercial Phase Change:
From non-specified phasing in Adopted GDP to Phase 2.

- Eastern Urban Center Phase Change:
From non-specified phasing in Adopted GDP to Phase 3 (Commercial) and Phase 4 (Residential).

Abbreviations

- FC - Freeway Commercial
- EUC - Eastern Urban Center
- UNIV - University
- 1 - Denotes Village Number

SOURCE: City of Chula Vista GIS (May 2001)



**Adopted and Proposed
Development Phasing Plan**

Figure 3.7

Day Ranch GDP Amendments and Village 11 SPATM EIR

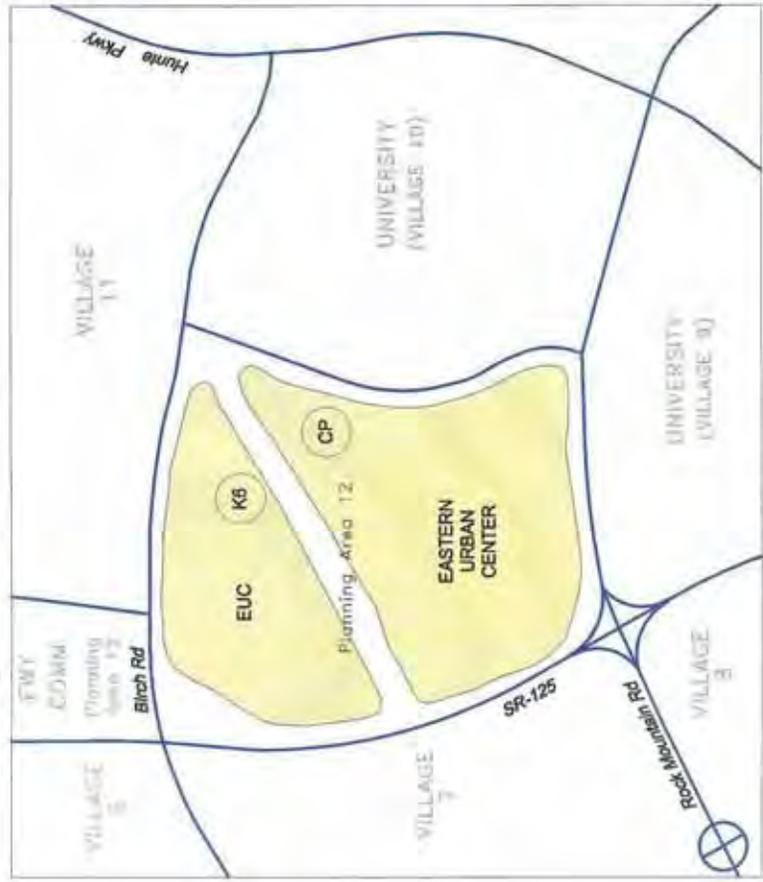
decrease due to the proposed GDP Amendments (*Figure 3-5*). The proposed change in area is primarily due to the realignment of Eastlake Parkway. *Figure 3-5* shows the proposed change to the planning area configuration. Overall, there would be a decrease of 35.4 acres in the EUC, and an increase of 28.3 acres in the FC with the proposed GDP Amendments (*Table 3-1*).

Land Use Amendments

Residential: The proposed boundary change would result in a reduction in residential development in the EUC area of Planning Area 12. The adopted GDP permits the development of 2,500 multi-family units. The proposed GDP Amendments would reduce the permitted number of multi-family units to 2,332, for a reduction of 168 units (*Table 3-1*). The residential acreage would similarly decrease in the EUC of Planning Area 12. There would be a net decrease of 4.6 acres of residential acreage. *Figure 3-8, Adopted GP/GDP with Proposed Land Use Changes for the Eastern Urban Center*, shows the adopted GDP and proposed land use changes for the EUC. No residential development is planned for the FC area of Planning Area 12. *Figure 3-9, Adopted GP/GDP with Proposed Land Use Changes for the Freeway Commercial*, shows the adopted GDP and proposed land use changes for the FC.

Parks and Open Space: The proposed GDP Amendments would not change the park acreage allocated to Planning Area 12. The planned 45 acres of parkland would remain in the EUC (*Figure 3-8*). The proposed GDP Amendments would increase the open space acreage in both the EUC and FC by 2.8 and 6.4 acres, respectively (*Table 3-1*).

As discussed previously, the adopted Village Greenway runs from Wolf Canyon to Salt Creek traversing through Village Seven, the EUC, and Village 11. Due to the arterial street changes, realignment of the Village Greenway is proposed in the EUC. The proposed alignment of the Greenway would extend from the under crossing at SR-125 to the southeastern corner of the EUC (*Figure 3-8*). There it would connect with the realigned corridor through Village 11. The average width of the Greenway would be 200 feet through Village Seven and the Eastern Urban Center, and 75 feet through Village 11.



Adopted Plan



Proposed Plan

LEGEND

-  Original EUC
-  Proposed EUC Boundaries
-  Adopted Circulation Streets
-  Proposed Circulation Streets
-  Adopted Intersection (Half Symbol = Half Intersection)
-  Proposed Intersection (Half Symbol = Half Intersection)
-  CP - Community Park
-  K6 - Kindergarten-Grade 6 Elementary School

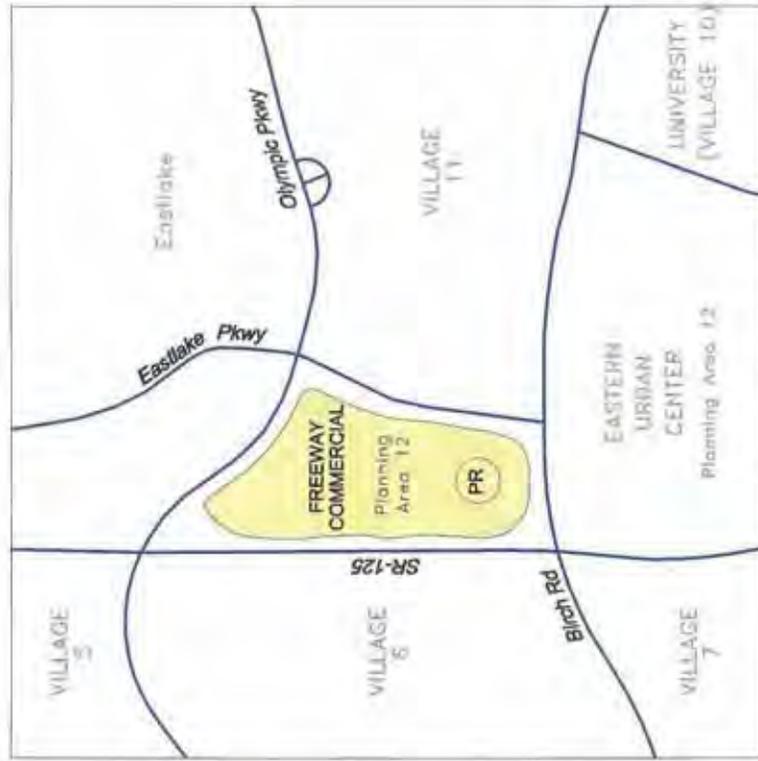
SOURCE: City of Chula Vista GIS (May 2001)



Adopted GP/GDP with Proposed Land Use Changes for The Eastern Urban Center

Figure 3-8

Gray Ranch: GDP Assessments and Village 11 SP/ATM EIR



Adopted Plan



Proposed Plan

LEGEND

-  Original GDP Village
-  Proposed Village Boundaries
-  Adopted Circulation Streets
-  Proposed Circulation Streets
-  Adopted Intersection (Half Symbol = Half Intersection)
-  Proposed Intersection (Half Symbol = Half Intersection)
- LMV - Low-Medium Village Density Residential
- MH - Medium-High Density Residential
- PQ - Public/Quasi-Public Facility
- P - Park
- PR - Park & Ride Facility
- HS - High School
- JH - Junior High School
- K6 - Kindergarten-Grade 6 Elementary School
- MU - Mixed Use

SOURCE: City of Chula Vista GIS (May 2001)



Adopted GP/GDP with Proposed Land Use Changes for The Freeway Commercial

Figure 3-9

Oak Ranch GDP Amendments and Village 11 SPA/TM EIR

Community Purpose Facilities: Because there are no residential land uses in the FC, a CPF site is not included in the FC area of Planning Area 12 (*Figure 3-9*). However, the 8.9 acres allocated to a CPF site in the EUC would reduce to 8.3 acres, for a net decrease of 0.6 acres. The reduction in CPF acreage is due to the reduction in residential units in the EUC.

Schools: A 10-acre school site would remain in the EUC (*Figure 3-8*). No school sites are planned for the FC (*Figure 3-9*).

Commercial: Overall, the proposed GDP Amendments would decrease the commercial acreage in the EUC and would increase the commercial acreage in the FC due primarily to the realignment of Eastlake Parkway. As shown in *Table 3-1*, the commercial acreage in the EUC would decrease by 36.3 acres. The commercial acreage in the FC would increase by 18.7 acres (*Figures 3-8 and 3-9*).

Phasing

Similar to Village 11, the proposed GDP Amendments includes an amendment to the 1993 Otay Ranch Village Phasing Plan to move development of the FC area of Planning Area 12 into the Second Western Phase (*Figure 3-7*). Olympic Parkway will provide a major transportation corridor to FC area of Planning Area 12, and similar to Village 11, the FC area is immediately adjacent to developed and approved SPA areas of the EastLake community and Otay Ranch.

Village Seven

Village Seven is the proposed location for the proposed relocation of the high school site from Village 11. The proposed relocation of the high school site from Village 11 to Village Seven is consistent with recent discussions between the city and the Sweetwater Union High School District to accommodate the needs and timing considerations of the District. The GDP adopted in 1993 originally included high school sites in Villages Seven and 11. The original Village Seven high school site was subsequently moved to Village Two, and the GDP was amended to show that relocation. The proposed GDP Amendments would relocate the high school planned for Village 11 to Village Seven as described below. An alternative high school site location in Village 8 is also included and evaluated as a component of the proposed GDP Amendments. It should be noted that if Village 8 were selected as the location for the future high school site, then no amendments or changes would be required for Village 7.

Planning Boundaries and Acreage

The proposed arterial road realignments would not change the gross acreage of Village Seven. Village Seven would remain at 411.7 acres consistent with the currently adopted GDP.

Land Use Amendments

The adopted GDP proposes residential, parks/open space, CPF, schools and commercial land uses within Village Seven. As shown in *Figure 3-10, Adopted GP/GDP with Proposed Land Use Changes for Village Seven*, the proposed GDP Amendments would change the Village Seven land use distribution, as discussed below:

Residential: The currently adopted GDP permits the development of 1,303 single-family units. Under this scenario, the proposed GDP Amendments would reduce the permitted number of single-family units to 1,053, for a reduction of 250 units (*Table 3-1*). The residential acreage would similarly decrease by 50 acres. There would be no change to the permitted multi-family use. The proposed changes to Village Seven would result in a land use plan consistent with the Village Seven design proposed in the adopted 1993 Otay Ranch GDP.

Parks and Open Space: The proposed GDP Amendments would not change the proposed park acreage in Village Seven.

Community Purpose Facilities: The proposed GDP Amendments would not change the proposed community purpose facility acreage in Village Seven.

Schools: The proposed GDP Amendments would relocate the high school planned for Village 11 to Village Seven (*Table 3-1; Figure 3-10*). As discussed previously, Village Seven would not be reduced in size with the arterial street alignments and would be of sufficient size to accommodate a high school site.

Commercial: The proposed GDP Amendments would not change the adopted GDP with respect to commercial acreage.



Adopted Plan



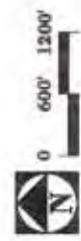
Proposed Plan

LEGEND

- Original GDP Village
- Proposed Village Boundaries
- Adopted Circulation Streets
- Proposed Circulation Streets
- Adopted Intersection (Half Symbol = Half Intersection)
- Proposed Intersection (Half Symbol = Half Intersection)

- LMV - Low-Medium Village Density Residential
- MH - Medium-High Density Residential
- P - Park
- HS - High School
- JH - Junior High School
- KG - Kindergarten-Grade 6 Elementary School
- MU - Mixed Use

SOURCE: City of Chula Vista GIS (May 2001)



Adopted GP/GDP with Proposed Land Use Changes for Village Seven

Figure 3.10

City of Chula Vista GIS (May 2001)

Phasing

No changes to the Otay Ranch Phasing Plan are proposed for Village Seven. Village Seven would develop in conjunction with Village Four in the Third Western Phase.

Village Eight

An alternative high school site location is proposed in Village 8 as a part of the proposed GDP Amendments. A discussion of the Village 8 land use changes are provided below. If the alternative high school location is not selected, then no amendments to Village 8 would be needed and land uses would remain the same as proposed in the adopted GDP.

Planning Boundaries and Acreage

The proposed arterial road realignments would not change the gross acreage of Village Eight. Village Eight would remain at 342.8 acres consistent with the currently adopted GDP.

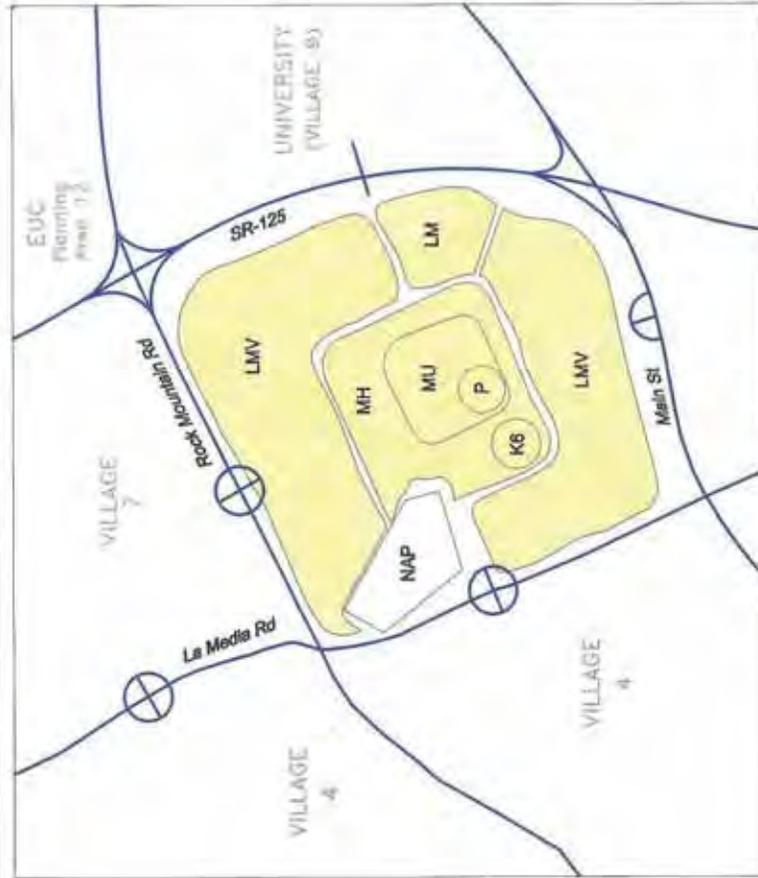
Land Use Amendments

The adopted GDP proposes residential, parks/open space, CPF, schools and commercial land uses within Village Eight. As shown in *Figure 3-11, Adopted GP/GDP with Proposed Land Use Changes for Village Eight*, the proposed GDP Amendments would change the Village Eight land use distribution, as discussed below:

Residential: The currently adopted GDP permits the development of 1,021 single-family units. Under this scenario, the proposed GDP Amendments would reduce the permitted number of single-family units to 781, for a reduction of 240 units (*Table 3-1*). The residential acreage would similarly decrease by 50 acres. There would be no change to the permitted multi-family use.

Parks and Open Space: The proposed GDP Amendments would not change the proposed park acreage in Village Eight.

Community Purpose Facilities: The proposed GDP Amendments would not change the proposed community purpose facility acreage in Village Eight.



Adopted Plan



Proposed Plan

LEGEND

-  Original GDP Village
-  Proposed Village Boundaries
-  Adopted Circulation Streets
-  Proposed Circulation Streets
-  Adopted Intersection (Half Symbol = Half Intersection)
-  Proposed Intersection (Half Symbol = Half Intersection)

- LM - Low-Medium Density Residential
- LMV - Low-Medium Village Density Residential
- MH - Medium-High Density Residential
- P - Park
- HS - High School
- JH - Junior High School
- K8 - Kindergarten-Grade 6 Elementary School
- MU - Mixed Use
- NAP - Not A Part

SOURCE: City of Chula Vista GIS (May 2001)



Adopted GP/GDP with Proposed Land Use Changes for Village Eight

Figure 3-11

City Beach GDP Amendments and Village 11 SP/ATM EIR

Schools: The proposed GDP Amendments would relocate the high school planned for Village 11 to Village Eight (*Table 3-1; Figure 3-11*). As discussed previously, Village Eight would not be reduced in size with the arterial street alignments and would be of sufficient size to accommodate a high school site.

Commercial: The proposed GDP Amendments would not change the adopted GDP with respect to commercial acreage.

Phasing

No changes to the Otay Ranch Phasing Plan are proposed for Village Eight. Development of Village Eight is planned for the Fourth Western Phase.

Village Nine (University Land Use Scenario)

The GDP addresses two land use scenarios for Villages Nine and Ten. The primary land use designation is University. The GDP states that Villages Nine and Ten may be developed at any time for a university campus and ancillary uses such as campus-related commercial, residential, and research and development support services. Villages Nine and Ten also have secondary designations for "Village" purposes, including residential, park, open space, CPF, school, and commercial uses. This area may be developed for such secondary land uses only after the development of "Western Phases I, II and III," as identified in the Otay Ranch Phasing Plan, has been completed. Completion of such development for purposes of this requirement shall be deemed to be issuance of building permits for 75% of the residential units in Phases I through III (Otay Ranch GDP/SRP).

The proposed GDP Amendments would affect development of Villages Nine and Ten under the University land use scenario. Thus, both scenarios are discussed below.

Planning Boundaries and Acreage

Table 3-1 shows that the gross acreage in Village Nine would not change with the proposed GDP Amendments under the University scenario. Village Nine would remain 363.9 acres. However, as shown in *Figure 3-5*, Village Nine would be reconfigured primarily due to the realignment of Hunte Parkway.

Land Use Amendments

The adopted GDP designates the primary land use for Village Nine as University (*Figure 3-12, Adopted GP/GDP and Proposed Land Use Changes for Village Nine – University Land Use Plan*). As such, under the primary land use scenario, no residential, parks/open space, CPF site, schools or commercial land uses are planned. The proposed GDP Amendments would add a total of 14.8 acres of University land as a result of the realignment of Hunte Parkway and deletion of Main Street through the University site. .

Phasing

No changes to the Otay Ranch Phasing Plan are proposed for Village Nine. Development of Village Nine is planned for the Fourth Western Phase. However, the GDP allows for the University to develop at any time.

Village Nine (Residential Village Land Use Scenario)

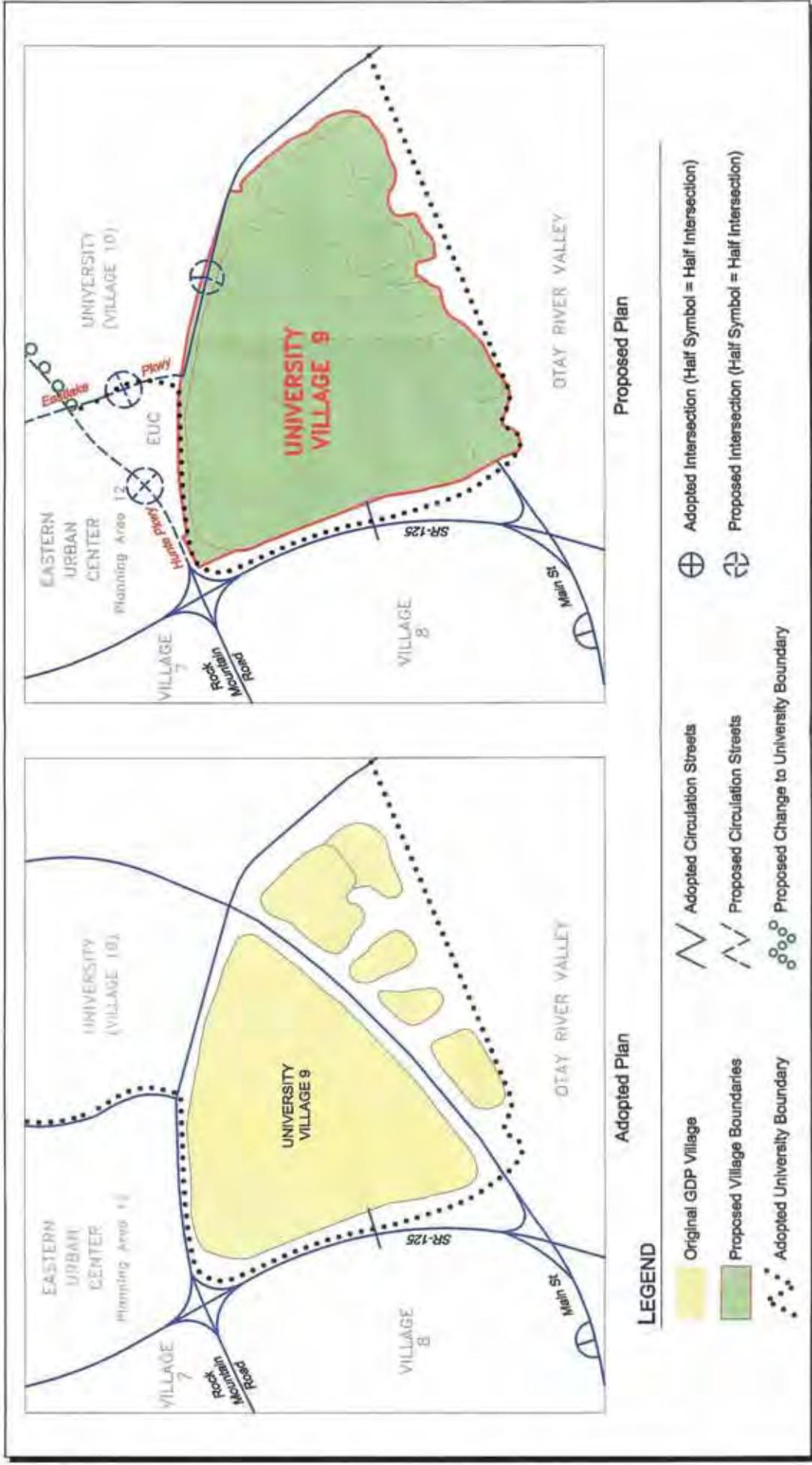
As discussed previously, the GDP provides for the development of Village Nine as a village as the secondary land use development scenario in the event that a University is not developed, and 75% of the residential units in Western Phases I through III have been developed. The proposed GDP Amendments would not affect the land use mix under the village secondary land use scenario, as shown in *Table 3-2, Comparison of Adopted and Proposed GDP Land Use Designations and Acreage Under Residential Scenario* and in *Figure 3-13, Adopted GP/GDP with Proposed Land Use Changes for Village Nine, Village Scenario*.

Planning Boundaries and Acreage

Table 3-2 shows that the gross acreage in Village Nine would not change with the proposed GDP Amendments under the Village Secondary Land Use scenario. Village Nine would remain 363.9 acres.

Phasing

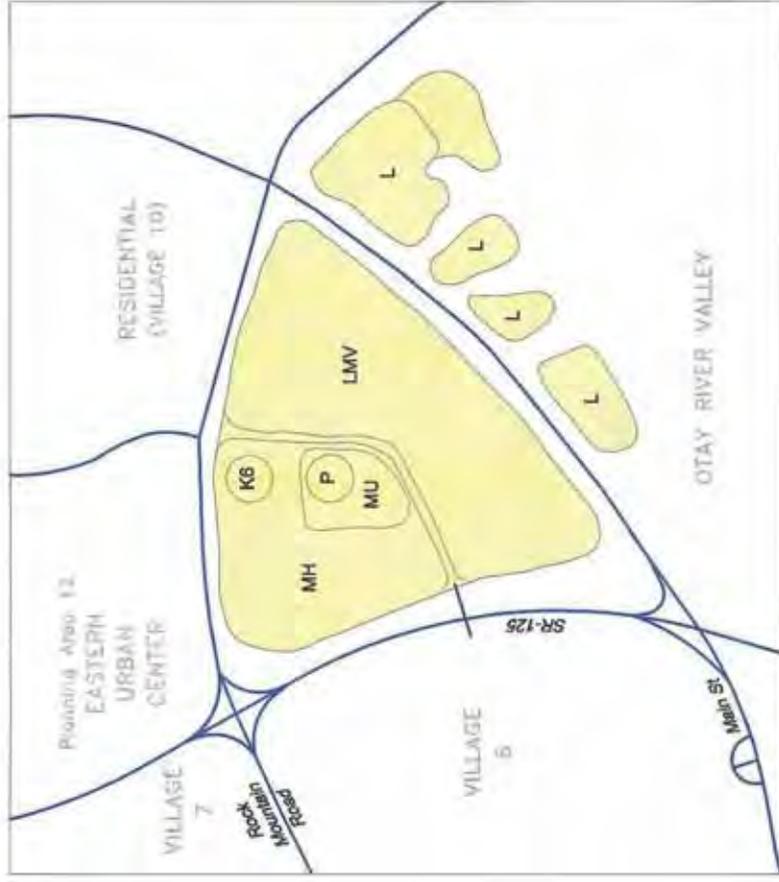
No changes to the Otay Ranch Phasing Plan are proposed for Village Nine. Village Nine would develop in the Fourth Western Phase.



Adopted GP/GDP with Proposed Land Use Changes
 Village Nine, University Land Use Plan

Figure 3-12

City Bench GDP Assessments and Village 11 SPATM EIR



LEGEND

- Original GDP Village
- Proposed Village Boundaries
- Adopted Circulation Streets
- Proposed Circulation Streets

Adopted Plan

- Adopted Intersection (Half Symbol = Half Intersection)
- Proposed Intersection (Half Symbol = Half Intersection)

Proposed Plan

- L - Low Density Residential
- LMV - Low-Medium Village Density Residential
- MH - Medium-High Density Residential
- P - Park
- K6 - Kindergarten-Grade 6 Elementary School
- MU - Mixed Use

SOURCE: City of Chula Vista GIS (May 2001)



**Adopted GP/GDP with Proposed Land Use Changes
Village Nine, Village Scenario**

Figure 3-13

Otay Ranch GDP Amendments and Village 11 SPATM EIR

TABLE 3-2

COMPARISON OF ADOPTED AND PROPOSED GDP
LAND USE DESIGNATIONS AND ACREAGE UNDER RESIDENTIAL SCENARIO¹

Land Use Designation and Acreage	Village Seven ⁴		Village Eight ⁴		Village 9		Village Ten		Village 11		Planning Area 12 EUC		Planning Area 12 FC		Net Change (Village Seven Primary High School Site)
	Adopted	Proposed GDP (Change)	Adopted	Proposed GDP (Change)	Adopted GDP	Proposed GDP (Change)	Adopted GDP	Proposed GDP (Change)	Adopted	Proposed GDP (Change)	Adopted	Proposed GDP (Change)	Adopted	Proposed GDP (Change)	
SF Units	1,303	1,053 (-250)	1,021	781 (-240)	735	510 (-225)	819	669 (-150)	745	1,005 (260)	0	0.0 (0.0)	0	0 (0)	-365
MF Units	448	448 (0)	436	436 (0)	1,010	1,010 (0)	271	170 (-101)	1,001	1,385 (384)	2,500	2,332 (-168)	0	0 (0)	115
Total Residential Units	1,751	1,501 (-250)	1,457	1,217 (-240)	1,745	1,520 (-225)	1,090	839 (-251)	1,746	2,390 (644)	2,500	2,332 (-168)	0	0 (0)	0
Residential Acreage	281.5	241.5 (-50.0)	267.7	217.7 (-50.0)	251.1	201.1 (-50.0)	178.1	146.1 (-32.0)	238.9	306.7 (67.8)	70.1	65.5 (-4.6)	0.0	0.0 (0.0)	-18.8
Park Acreage ²	9.3	9.3 (0)	8.9	8.9 (0)	10.0	10.0 (0.0)	34.7	34.7 (0.0)	10.0	10.0 (0.0)	45.0	45.0 (0.0)	0.0	0.0 (0.0)	0.0
Open Space Acreage	45.3	45.3 (0)	22.6	22.6 (0)	58.1	59.1 (1.0)	40.1	56.7 (16.6)	95.0	51.4 (-43.6)	13.3	16.1 (2.8)	6.7	13.1 (6.4)	-16.8
CPF Acreage ³	6.3	6.3 (0)	6.0	6.0 (0)	6.9	5.9 (-1.0)	4.6	3.6 (-1.0)	6.9	9.4 (2.5)	8.9	8.3 (-0.6)	0.0	0.0 (0.0)	-0.1
School Acreage	35.0	85.0 (50.0)	10.0	60.0 (50.0)	10.0	10.0 (0)	35.0	10.0 (-25.0)	60.0	35.0 (-25.0)	10.0	10.0 (0.0)	0.0	0.0 (0.0)	0.0
Commercial Acreage	7.2	7.2 (0)	13.4	13.4 (0)	8.7	8.7 (0.0)	20.0	3.0 (-17.0)	10.4	10.0 (-0.4)	155.0	118.7 (-36.3)	91.5	110.2 (18.7)	-35.0
Arterial Acreage	17.1	17.1 (0)	14.2	14.2 (0)	19.1	19.1 (0.0)	40.1	56.7 (16.6)	33.8	66.5 (32.7)	16.1	19.5 (3.4)	8.1	11.2 (3.1)	33.2
University Acreage	0	0 (0)	0	0 (0)	0.0	0.0 (0.0)	0.0	0.0 (0.0)	0.0	0.0 (0.0)	0.0	0.0 (0.0)	0.0	0.0 (0.0)	0.0
Gross Acreage	411.7	411.7 (0)	342.8	342.8 (0)	363.9	363.9 (0.0)	333.6	269.2 (-64.4)	455.0	489.0 (34.0)	318.5	283.1 (-35.4)	106.2	134.5 (28.3)	-37.5

1 This analysis addresses the Residential Scenario which assumes that Villages 9 and 10 develop primarily as residential uses, and the Proctor Valley parcel and San Ysidro Mountains develop as currently adopted.
 2 Actual park acres will be determined at the SPA level.
 3 Actual CPF acres will be determined at the SPA level.
 4 Village Seven is the primary high school site; any one option for the high school site will be selected.
 SF - Single family; MF - Multi family; CPF - Community Purpose Facility

Village Ten (University Land Use Scenario)

As discussed previously, the GDP addresses two land use scenarios for Villages Nine and Ten. The primary land use addressed in the GDP for Village Ten is University. The secondary land use is as a Village, with the primary land use being residential. The proposed GDP Amendments would affect both scenarios. Thus, both scenarios are discussed below for Village Ten.

Planning Boundaries and Acreage

As shown in *Table 3-1*, the proposed GDP Amendments would reduce the acreage of Village Ten by 64.4 acres. There would also be a reduction in acreage allocated to arterials (6.3 acres) primarily due to the relocation of Hunte Parkway. *Figure 3-5* shows the reconfiguration of Village Ten.

Land Use Amendments

The adopted GDP designates the primary land use for Village Ten as University. As such, under the adopted primary land use scenario, no residential, parks/open space, CPF site, school or commercial land uses are planned. The proposed GDP Amendments would affect the University acreage, as discussed below:

University: The proposed GDP Amendments would reduce the overall acreage allocated to University use. As shown in *Table 3-1*, the adopted GDP allocates 312.5 acres to University use. The proposed GDP Amendments would reduce this acreage by 58.1 acres for a total of 254.4 acres for the University. The adopted GDP and proposed land use plan for Village Ten under the University scenario is shown in *Figure 3-14, Adopted GP/GDP and Proposed Land Use Changes for Village Ten-University Land Use Plan*.

Phasing

No changes to the Otay Ranch Phasing Plan are proposed for Village Ten. Village Ten would develop in conjunction with Villages Eight and Nine, in the Fourth Western Phase.



Adopted Plan



Proposed Plan

LEGEND

- Original GDP Village
- Proposed Village Boundaries
- Adopted University Boundary
- Proposed Change to University Boundary
- Adopted Circulation Streets
- Proposed Circulation Streets
- + Adopted Intersection (Half Symbol= Half Intersection)
- + Proposed Intersection (Half Symbol= Half Intersection)

SOURCE: City of Chula Vista GIS (May 2001)



**Adopted GP/GDP with Proposed Land Use Changes
Village 10, University Land Use Plan**

Figure 3-14
City Beach GDP Amendments and Village 11 SP/ATM EIR

Village Ten (Residential Village Land Use Scenario)

As discussed previously, the GDP provides for the development of Village Ten as residential use in the event that a University is not developed. As such, it is the secondary land use development scenario. The proposed GDP Amendments would effect the land use mix under the Village Secondary Land Use as shown in *Table 3-2* and *Figure 3-15*, *Adopted GDP and Proposed Land Use Changes for Village Ten-Village Scenario*.

Planning Boundaries and Acreage

Similar to the University scenario, the gross acreage in Village Ten would change from 333.6 to 269.2 acres (a loss of 64.4 acres) with the proposed GDP Amendments. A comparison of *Tables 3-1* and *3-2* show that the reduction in acreage would occur in Village Ten whether the village was developed under the University or the Village Secondary Land Use. *Figure 3-5* shows the reconfiguration of Village Ten resulting from the proposed GDP Amendments.

Land Use Amendments

The adopted GDP allows residential, parks/open space, CPF, schools and commercial land uses within Village Ten. The proposed GDP Amendments would change the land use mix, as shown in *Figure 3-15*, and discussed below:

Residential: There would be a reduction in both single-family and multi-family residential development in Village Ten due to the proposed GDP Amendments. The adopted GDP permits the development of 819 single-family units and 271 multi-family units for a total residential development potential of 1,090 units. Under this scenario, the proposed GDP Amendments would reduce the permitted number of residential units to 839 (669 single-family and 170 multi-family units) for a total reduction of 251 units (*Table 3-2* and *Figure 3-15*). The residential acreage would also decrease by 32 acres.

Parks and Open Space: The proposed GDP Amendments would not change the park acreage in Village Ten. However, the proposed GDP Amendments would result in an increase in the open space acreage of 16.6 acres (*Table 3-2* and *Figure 3-15*).



Adopted Plan



Proposed Plan

LEGEND

-  Original GDP Village
-  Proposed Village Boundaries
-  Adopted Circulation Streets
-  Proposed Circulation Streets
-  Adopted Intersection (Half Symbol = Half Intersection)
-  Proposed Intersection (Half Symbol = Half Intersection)
- LMV - Low-Medium Village Density Residential
- M - Medium Density Residential
- MH - Medium-High Density Residential
- P - Park
- CP - Community Park
- JH - Junior High School
- KB - Kindergarten-Grade 6 Elementary School
- MU - Mixed Use

SOURCE: City of Chula Vista GIS (May 2001)



Adopted GP/GDP with Proposed Land Use Changes
Village 10, Village Scenario

Figure 3-15

City Roads GDP Amendments and Village 11 SP/ATM EIR

Community Purpose Facilities: Under this scenario, the proposed GDP Amendments would reduce the CPF acreage by one acre (*Table 3-2 and Figure 3-15*). The reduction in CPF acreage is due to the proposed reduction in residential development.

Schools: Under this scenario, the 25-acre middle school would be relocated from Village Ten to Village 11 thereby reducing the school acreage in Village Ten by 25 acres (*Table 3-2 and Figure 3-15*).

Commercial: The proposed GDP Amendments would reduce the commercial acreage in Village Ten by 17 acres (*Table 3-2 and Figure 3-15*).

University: Under the Village Secondary Land Use, no University acreage is allocated to Village Ten in either the adopted or proposed GDP Amendments (*Table 3-2 and Figure 3-15*).

Phasing

No changes to the Otay Ranch Phasing Plan are proposed for Village Ten. Village Ten would develop in conjunction with Villages 8 and Nine the Fourth Western Phase.

3.4.3 VILLAGE 11 SPA PLAN

The proposed project includes implementation of the Village 11 SPA Plan, which is discussed in this section. Otay Ranch's Village 11 is defined by the GDP as an "Urban Village", planned for transit-oriented development with higher densities and mixed uses located in the village core. *Table 3-3, Description of Land Use Designations*, is an excerpt from the GDP that describes the land use designations assigned to Village 11 by the GDP.

The location of land uses in Village 11 is intended to be conceptual at the General Plan and GDP levels. While the Chula Vista General Plan Land Use Element designates a Village Core (VC) and Low-Medium Village (LMV) land uses for Otay Ranch Village 11, the goals, objectives, and policies in the GDP provide guidelines to refine the limits of the land uses at the SPA level. The GDP provides that the density of development in the SPA and TM cannot exceed the density permitted by the GDP. The boundaries of the village core and surrounding residential communities are defined by the SPA Plan in specific detail consistent with the Otay Ranch GDP.

**TABLE 3-3. DESCRIPTION OF LAND USE DESIGNATIONS
(Description Excerpted from Otay Ranch GDP)**

Symbol	Category	Description
LMV	Low Medium Village	The 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 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 project area is consistent with the typical single family neighborhood.
M	Medium Residential	This category includes small single family, detached units on smaller lots, zero lot line, patio and attached homes, such as duplexes and townhomes with a limited amount of stacked flats. Densities with the range of 6 to 11 dwelling units per acre are appropriate, with densities above 8 dwellings units per acre considered multi-family for purposes of GDP planning.
MH	Medium High	Village Core. This category includes multi-family units, such as townhomes, garden apartment 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 to be fixed in location at the SPA level.
OS	Open Space	These area 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, 1993

The Village 11 SPA Land Use Plan (*Figure 3-16, Village 11 SPA Detailed Land Use Plan*) is a further refinement of the existing GDP Land Use Map for Village 11 and the proposed GDP Land Use Map for Village 11 shown in *Figure 3-6*. *Figure 3-16* identifies the boundaries of each neighborhood within the Village 11 SPA Plan. *Table 3-4, Neighborhood Land Use Summary*, provides a breakdown of the neighborhood land uses. The village core would contain a private town square, CPF uses, an elementary school, public parks and private recreational facilities, and mixed-use areas of commercial and multi-family residential. The village core also includes other residential units not within the mixed-use area. A junior high school site would be located in the southwest corner of the village. Multi-family residential sites would be concentrated in the village core. An existing utility easement provided for San Diego Gas & Electric (SDG&E) and the San Diego County Water Authority (SDCWA) would serve as an open space area between eastern neighborhoods and village core uses (*Figure 3-16*). Single-family residential neighborhoods would be located on the east side of the easement between the village core and the Salt Creek area to the southeast. A private park is proposed within the eastern single-family residential portion of the village. In addition, the roadways to be constructed or portions thereof, as a part of Village 11, are as follows:

- Olympic Parkway
- Eastlake Parkway
- Birch Road
- Hunte Parkway
- La Media Road
- Otay Lakes Road
- Internal link between neighborhoods R-1 and R-11

VILLAGE 11 PROPOSED USES

The following discussion is a synopsis of the detailed SPA Plan text description of the project design. The Village 11 SPA Plan is available for review at the City of Chula Vista, Planning and Building Department. As previously noted, the GDP provides that the density of development in the SPA and TM cannot exceed the density permitted by the GDP. As such, the density of development discussed below for the proposed Village 11 SPA may be less than the development potential shown in *Tables 3-1* and *3-2*.



NEIGHBORHOOD AREA	LAND USE	APPROX. GROSS ACREAGE	TARGET DU/SIAC	DWELLING UNITS
R-1	SF	26.7	6.1	164
R-2	SF	14.2	3.2	46
R-3	SF	15.3	3.0	48
R-4	SF	12.4	4.4	55
R-5	SF	7.5	5.0	37
R-6	SF	7.5	4.7	35
R-7	SF	11.4	6.1	79
R-8	SF	11.2	5.7	64
R-9	SF	11.5	5.2	80
R-10	SF	18.0	4.8	86
R-11	SF	7.7	4.7	36
R-12	SF	11.1	5.2	58
R-13	SF	11.4	4.6	53
R-14	SF	11.0	5.1	56
R-15	SF	10.3	6.6	68
R-16	SF	9.5	7.3	62
SUBTOTAL	SF	195.8	5.1	996
R-17	MF	18.5	8.0	118
R-18	MF	12.5	12.5	125
R-19	MF	11.6	18.0	167
R-20	MF	10.6	8.0	78
R-21	MF	10.5	12.5	112
R-22	MF	8.4	15.0	105
R-23	MF	16.8	8.0	119
R-24	MF	10.2	15.0	189
R-25	MF	10.0	25.0	200
SUBTOTAL	MF	108.1	10.9	1,133
MU-1	MU	10.0	11.5	115
SUBTOTAL	RES.	314.9		2,304
MU-1	COMM	10.0		
SUBTOTAL	COMM.	10.0		
CPE	CPE	5.5		
SUBTOTAL	CPE	5.5		
P-1	PARK	8.9		
P-2	PARK	3.8		
P-3	PARK	3.0		
P-4	PARK	1.0		
SUBTOTAL	PARK	16.7		
S-1 / K-6	SCHOOL	11.0		
S-2 / Jr. HS	SCHOOL	25.6		
SUBTOTAL	SCHOOL	36.6		
Hunte Parkway	ROAD	24.2		
Olympic Parkway	ROAD	9.3		
Eastlake Parkway	ROAD	7.2		
W. Circulation St.	ROAD	17.4		
E. Circulation St.	ROAD	8.1		
SUBTOTAL	ROAD	66.2		
Green Buffer	O.S.	27.6		
Easement thru Property	O.S.	18.8		
Passo Area n West	O.S.	1.5		
Passo Area n East	O.S.	1.3		
SUBTOTAL	O.S.	49.2		
TOTAL		489		2,304

Village 11 SPA Detailed Land Use Plan
 Figure 3.16
 Olney Ranch GDP Amendments and Village 11 SPA/TM EIR

SOURCE: Brookfield Shea Olney, LLC (May 2001)



Not to Scale

TABLE 3-4 NEIGHBORHOOD LAND USE SUMMARY

Neighborhood Area	Land Use	Gross Acreage	Dwelling Units	Target DUs/Acre	Product Type
R-1	SF	26.7	164	6.1	Single Family (M)
R-2	SF	14.2	46	3.2	Single Family (LMV)
R-3	SF	15.3	46	3.0	Single Family (LMV)
R-4	SF	12.4	55	4.4	Single Family (LMV)
R-5	SF	7.5	37	5.0	Single Family (LMV)
R-6	SF	7.5	35	4.7	Single Family (LMV)
R-7	SF	11.4	70	6.1	Single Family (M)
R-8	SF	11.2	64	5.7	Single Family (LMV)
R-9	SF	11.6	60	5.2	Single Family (LMV)
R-10	SF	18.0	86	4.8	Single Family (LMV)
R-11	SF	7.7	36	4.7	Single Family (LMV)
R-12	SF	11.1	58	5.2	Single Family (LMV)
R-13	SF	11.4	53	4.6	Single Family (LMV)
R-14	SF	11.0	56	5.1	Single Family (LMV)
R-15	SF	10.3	68	6.6	Single Family (M)
R-16	SF	8.5	62	7.3	Single Family (M)
SUBTOTAL	SF	195.8	996	5.1	
R-17	MF	18.5	118	8.0	Small Lot Single Family (M)
R-18	MF	12.5	125	12.5	Townhomes (MH)
R-19	MF	11.6	167	18.0	Townhomes / Flats (MU)
R-20	MF	10.6	78	8.0	Small Lot Single Family (M)
R-21	MF	10.5	112	12.5	Townhomes (MH)
R-22	MF	8.4	105	15.0	Townhomes / Flats (MH)
R-23	MF	16.8	119	8.0	Small Lot Single Family (M)
R-24	MF	10.2	169	15.0	Townhomes / Flats (MH)
R-25	MF	10.0	200	25.0	Apartments (MU)
SUBTOTAL	MF	109.1	1,193	10.9	
MU-1	MF	10.0	115	11.5	
SUBTOTAL	RES.	314.9	2,304	7.3	Apartments / Condos
MU-1 ¹	COMM.	10.0	N/A	N/A	N/A
SUBTOTAL	COMM.	10.0	N/A	N/A	N/A
CPF	CPF	5.5	N/A	N/A	N/A
SUBTOTAL	CPF.	5.5	N/A	N/A	N/A
P-1 ²	PARK	8.9	N/A	N/A	N/A
P-2 ³	PARK	3.8	N/A	N/A	N/A
P-3 ³	PARK	3.0	N/A	N/A	N/A
P-4 ³	PARK	1.0	N/A	N/A	N/A
SUBTOTAL	PARK	16.7	N/A	N/A	N/A
S-1	SCHOOL	11.0	N/A	N/A	N/A
S-2	SCHOOL	25.6	N/A	N/A	N/A
SUBTOTAL	SCHOOL	36.6	N/A	N/A	N/A
OPEN SPACE	O.S.	49.2	N/A	N/A	N/A
STREETS	STREETS	66.2	N/A	N/A	N/A
SUBTOTAL	OTHER	115.4	N/A	N/A	N/A
OVERALL TOTAL		489	1,298	N/A	N/A

Source: Village 11 SPA Plan

- 1 MU-1 assigned 10.0 acres for both residential and commercial, but as a mixed use area, the 10.0 acres is included only once in overall total.
- 2 public park
- 3 private park

Single-Family Residential

A total of 996 single-family residential dwelling units are proposed over 195.8 acres. These units would be distributed throughout 16 neighborhoods. Neighborhood densities would range from 3.0 to 8.0 dwelling units per acre. Minimum lot sizes would range from 3,400 to 6,000 square feet. Dwelling units would be either one story or two stories.

Multi-Family Residential

A total of 1,308 multi-family dwelling units (including mixed-use units) with densities ranging from 8.0 to 25.0 dwelling units per acre are proposed on 119.1 acres. This includes the 115 residential units to be located within 10 acres of mixed-use development. Nine multi-family neighborhoods are proposed within the village. Multi-family dwelling units would be one to four stories.

Parks

Based on the estimated build-out residential population for Village 11, 20.8 acres of parkland would be required per the requirements of the City of Chula Vista Park Development Ordinance (PDO). The number of dwelling units approved at the TM stage would determine the actual village population and park requirement. In addition, the adopted GDP recommends that Village 11 allocate 10 acres to park use.

As shown on *Figure 3-16*, the Village 11 SPA Plan proposes an 8.9 gross acre public neighborhood park (P-1), 7.0 acres of which are eligible for parkland credit pursuant to the PDO and Otay Ranch GDP. In addition, a 1-acre private town square for public use (P-4), which is also eligible for parkland credit, and a 3-acre private recreation facility (P-3) are also proposed within the village core. An additional park area located on the eastern portion of the village would be a private pedestrian park of approximately 3.8 acres (P-2). The remaining acreage requirement would be satisfied through the payment of parkland dedication fees, which include both acquisition and park development fees toward community parks in Otay Ranch.

Schools

A total of 10 net acres for an elementary school and a total of 25 net acres for a junior high school are proposed within Village 11 (*Figure 3-16*). The elementary school would be

located within the village core, while the junior high school is proposed outside of the village core.

Community Purpose Facility

A 5.5-acre CPF site is proposed to surround the private 1-acre town square park on three sides (*Figure 3-16*). Based on the population generated by the Village 11 residential development (buildout population of 6,935 persons at 1.39 acres of CPF per 1,000 persons), 9.6 acres should be allocated to community purpose facilities. A Conditional Use Permit (CUP) would be required for all CPF uses proposed within the village. Additional CPF uses may be provided in the private pedestrian park. Building square footage within the mixed use/commercial site would also be available for additional CPF uses.

Commercial/Retail Use

Commercial/retail and residential multi-family residential uses are envisioned under the Mixed Use designation. Residential uses within the Mixed Use designation may be located in the upper floors of the commercial/retail or in separate residential buildings within the project area.

Circulation System

Nine entrances to Village 11 are proposed from the surrounding arterial roadways, including three along Eastlake Parkway, four from Hunte Parkway, and two from Olympic Parkway. Bus lines are proposed for public transit service into the village. The public transportation concept plan proposes the bus route through the village between Olympic Parkway and Hunte Parkway. A transit stop would be located within the village core. Two additional bus stops would be provided in other areas of Village 11. One stop would be near the route entrance within the area of low medium village residential development, the other would be nearby the proposed junior high school. As the transit stops are further refined, these locations may be subject to change based on the City's transit operator. Two pedestrian bridges are proposed for Village 11, one that would cross Eastlake Parkway and connect to the Eastern Urban Center, and the other that would cross Hunte Parkway connecting to the Greenbelt Trail.

The Village 11 proposed Circulation Plan consists of a system that extends existing transportation routes and constructs planned facilities for vehicular and non-vehicular

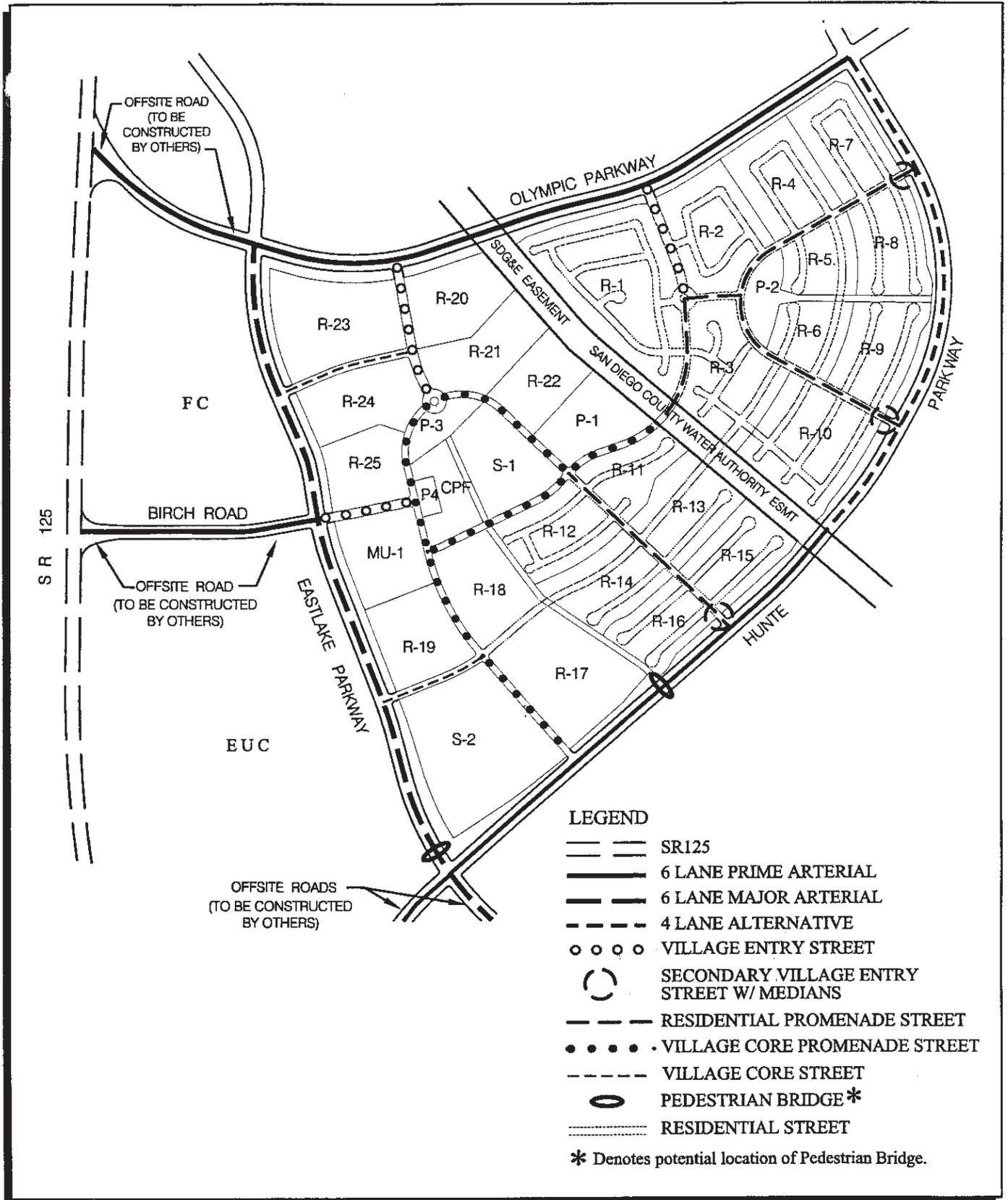
modes of transportation, including roads, cart paths, bike lanes, trails, and pedestrian ways. *Figure 3-17, Proposed Conceptual Vehicular Circulation Plan*, shows the proposed circulation system for Village 11. Primary access would be provided by the "Village Entry Streets" at the intersection of Eastlake Parkway and Birch Road and from Olympic Parkway.

The western Village Entry Streets would lead to the village core. The streets in the core would be built as "Village Promenade Streets." The entry streets from Eastlake Parkway (Birch Road) would be built as "Village Core Streets." Secondary Village Entry Streets would provide access to the village from Hunte Parkway. These streets would continue through the village as "Residential Promenade Streets." The eastern Village Entry Streets from Olympic Parkway would also continue through the village as "Residential Promenade Streets." Three of the internal streets to Village 11 would traverse the SDG&E/County Water Authority easements. Grading for some of these crossings may require minor adjustments to existing facilities within the easements, and would require coordination with the appropriate entities. The Tentative Map prepared for the Village 11 SPA Plan would further refine internal roads (including bicycle and pedestrian crossing routes).

Open Space and Trails

A total of 49.2 acres of open space is proposed within the Village 11 Project Area. Village 11 does not contain significant natural resources. Open space is shown surrounding the Village with a large component dividing the eastern portion of the project area from the village core and more intense uses on the western half. The bisecting open space follows the existing easement for the SDWA aqueduct and the SDG&E power lines. Two "paseo" trails of less than two acres each are also proposed. If trails are proposed within the SDG&E easement a Joint Use Agreement between the City, and SDG&E, and the SDWA would be required prior to construction of the trails. Open space would be controlled through easements and/or dedication to the City.

A system of bike lanes and pedestrian paths are proposed to loop internally and to connect to parks and regional trails, including a link with the Greenbelt Trail and the planned Otay Valley Regional Park through Wolf Canyon. *Figure 3-18 depicts the Proposed Parks, Recreation, Open Space, and Trails Plan* for the Village 11 Project Area. The SDG&E easement proposes trails to connect the east and west portions of the village.



SOURCE: Brookfield Shea Otay, LLC (May 2001)

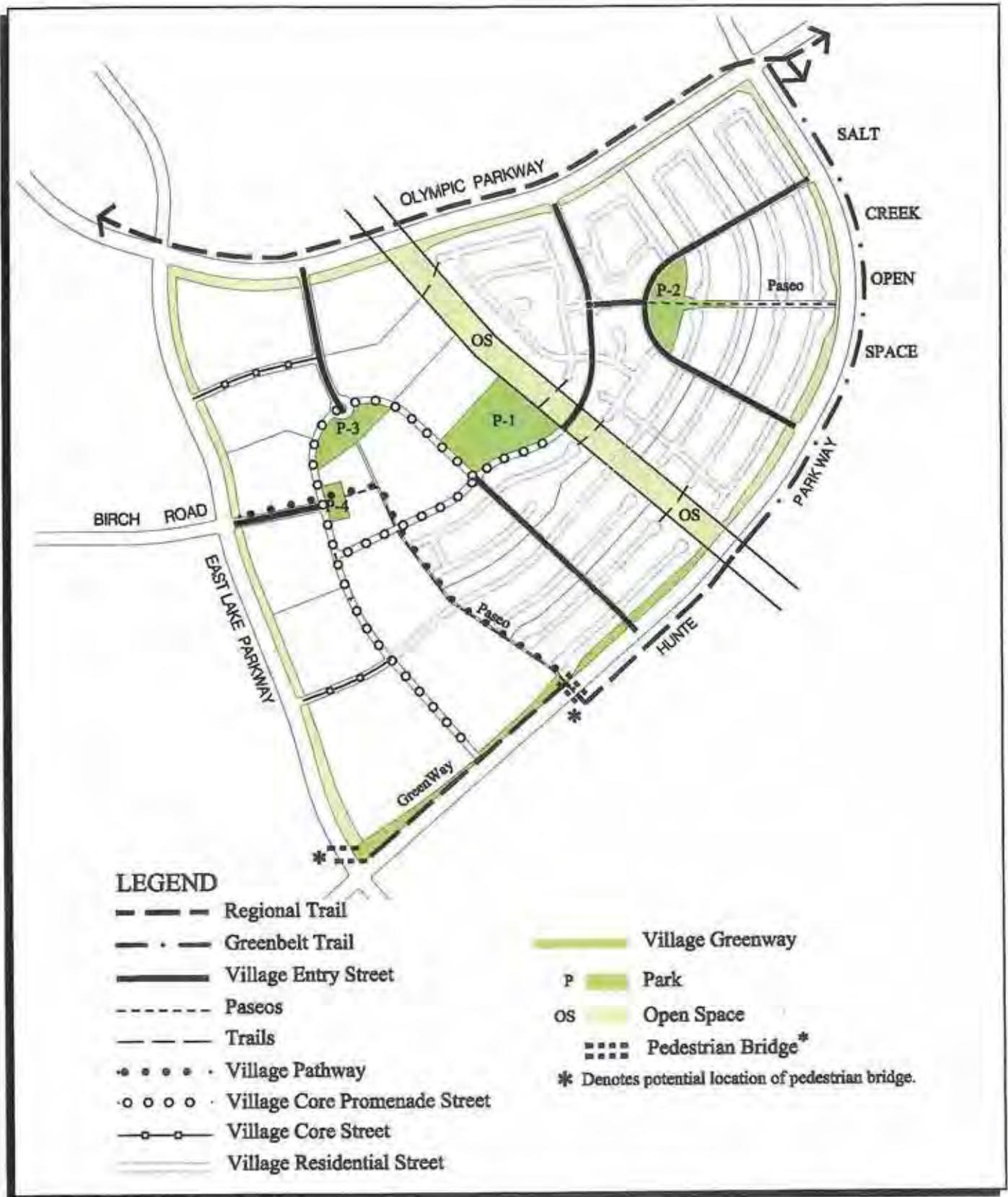
Proposed Conceptual Vehicular Circulation Plan

Figure 3-17



Not to Scale

Otay Ranch GDP Amendments and Village 11 SPA/TM EIR



SOURCE: Brookfield Shea Otay, LLC (May 2001)

Proposed Parks, Recreation, Open Space and Trail Plan

Figure 3-18

Otay Ranch GDP Amendments and Village 11 SPA/TM EIR



Not to Scale

Village Core

Figure 3-19, Village Core Concept Plan, depicts the proposed village core, which is located in the western portion of the Village 11 Project Area. The community commercial uses of the village core would provide a transition from the more intense regional commercial uses of Planning Area 12, through the less intense residential nature of the eastern Village 11, and into the Salt Creek open space. The village core is proposed as the focal point for Village 11 community uses. The village core would provide up to 115 dwelling units as upper level residential units above ground floor retail. This mixed-use component may also accommodate additional CPF uses.

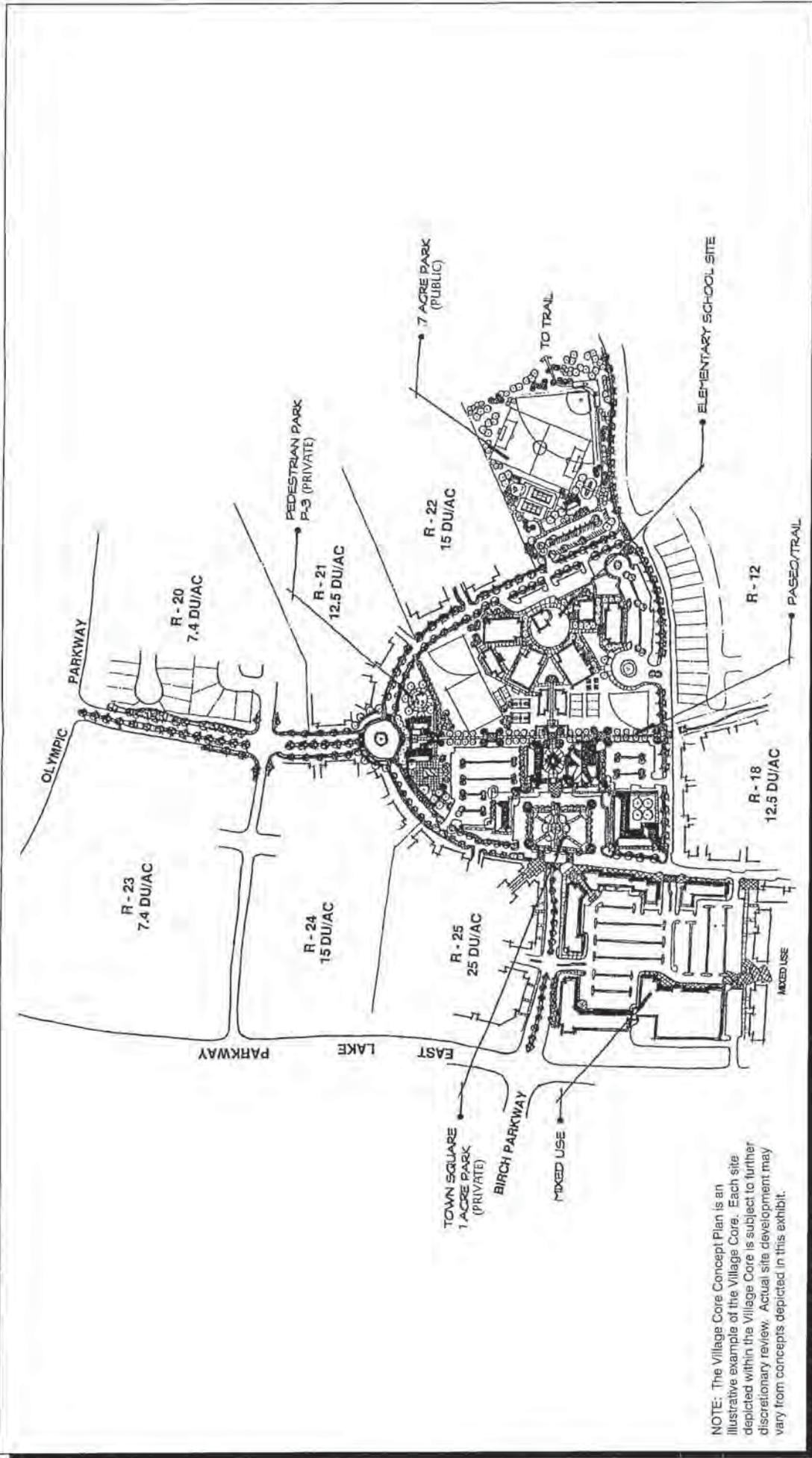
Village 11 Development Phasing

Village 11 would be constructed in several phases to provide for installation of necessary infrastructure and amenities. Each of the phases is shown in *Figure 3-20, Village 11 Conceptual Phasing Plan*. *Table 3-5, Village 11 Phasing Plan Summary*, provides a summary of the proposed phasing by land use.

Phase 1 would commence in the northern area of the Village 11 Project Area with development of residential single-family units and construction of Olympic Parkway, between Highway 125 and Hunte Parkway. A private pedestrian open space and public park (P-1) would also be included in this phase. During Phase 2, residential development east of the utility easement would be completed, and the project areas for village core uses and nearby multi-family residential dwelling units would be developed.

Actual construction of the mixed-use area, the CPF, elementary school, and neighborhood park areas would occur as conditioned by the tentative map. The primary entry street would be extended between Olympic Parkway and the town square. A private recreation facility would also be developed. With Phase 3, the applicant would complete construction of the remaining Village 11 residential dwelling units, as well as the junior high school site.

Project phasing within the Village 11 Project Area refers to the development of structures only. Grading and development of infrastructure may occur outside of the development phasing in order to provide the necessary access, utilities, and public services to the newly constructed neighborhoods. Grading may also be completed out of phase with development in order to balance the cut and fill areas within the master grading plans.



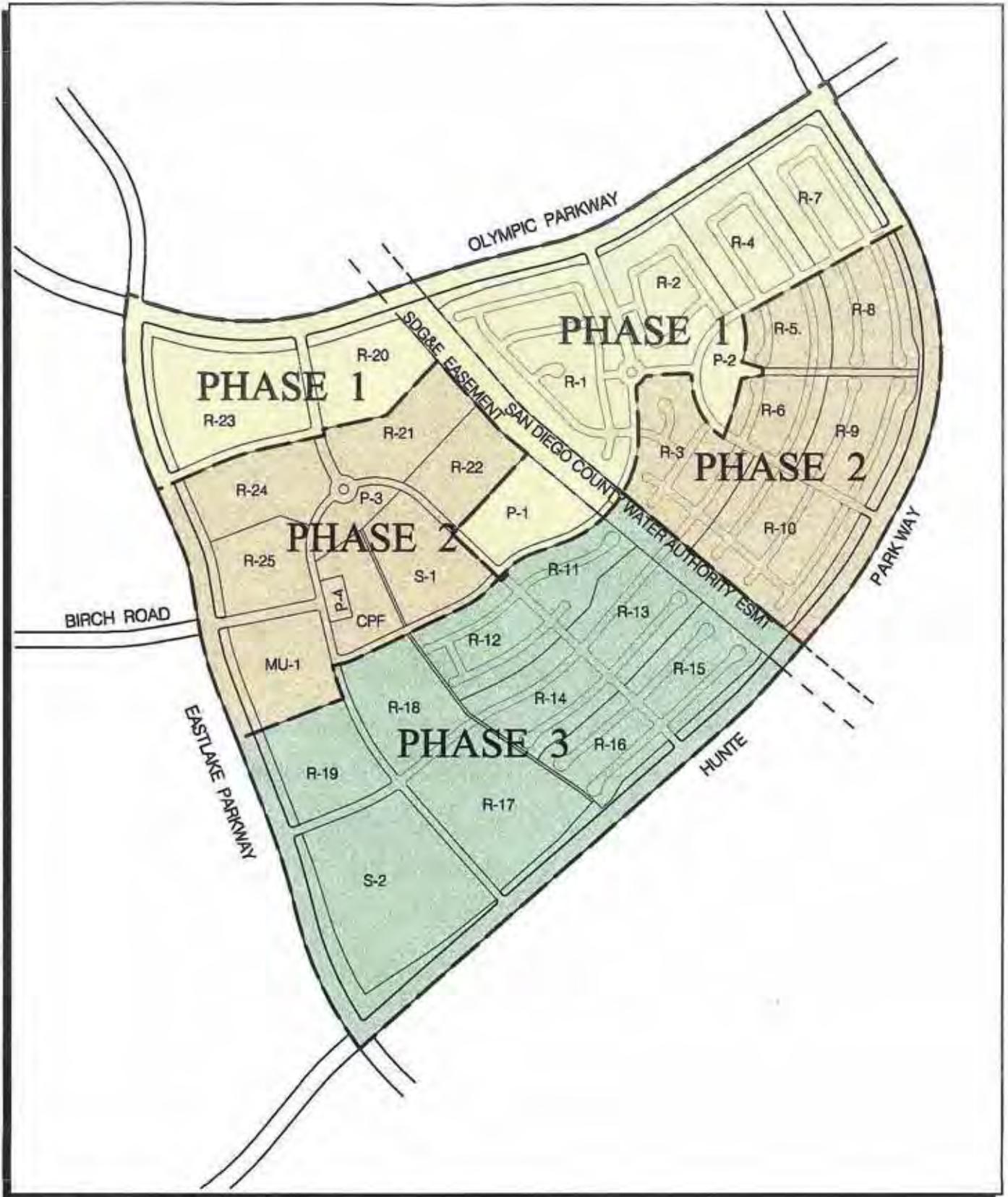
NOTE: The Village Core Concept Plan is an illustrative example of the Village Core. Each site depicted within the Village Core is subject to further discretionary review. Actual site development may vary from concepts depicted in this exhibit.

SOURCE: Brookfield Shea Oray, LLC, 2001

Village Core Concept Plan

Figure 3.19

Oray Ranch GDP Amendments and Village 11 SPA/TM EIR



SOURCE: Brookfield Shea Otay, LLC (May 2001)



Village 11 Conceptual Phasing Plan

Figure 3-20

Otay Ranch GDP Amendments and Village 11 SPA/TM EIR

TABLE 3-5 VILLAGE 11 PHASING PLAN SUMMARY

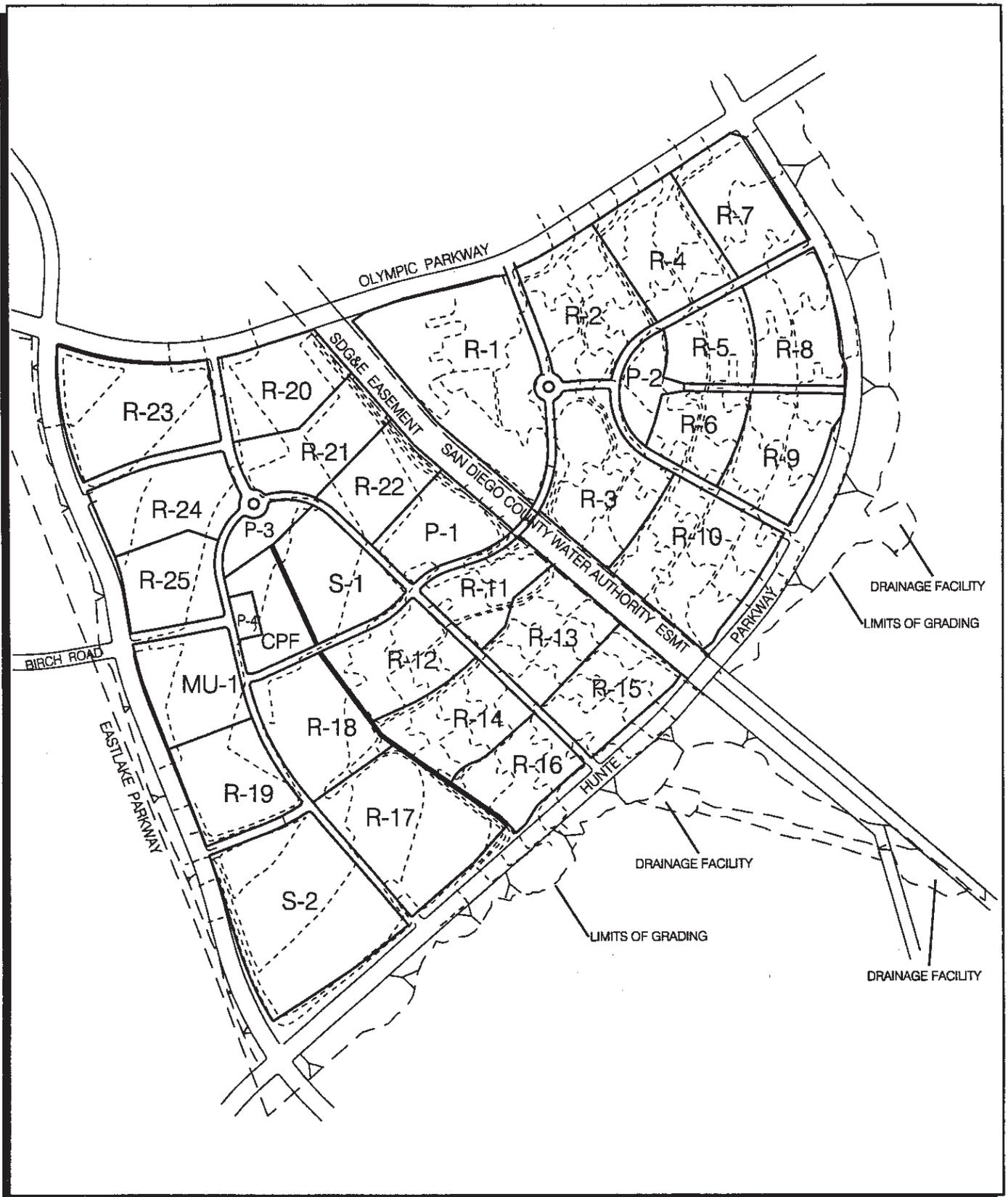
Phase	Land Use	Acres	Dwelling Units
1	Single Family	64.7	335
	Pedestrian Park (P-2)	3.8	-
	Multi-family	27.4	197
	Park (P-1)	8.9	-
Subtotal		104.8	532
2	Single Family	71.1	328
	Multi-family	39.1	586
	Parks (P-3)	3.0	N/A
	Elementary School	11.0	N/A
	Mixed Use/Commercial	10.0	115
	CPF	5.5	N/A
	Town Square Park (P-4)	1.0	N/A
Subtotal		140.7	1,029
3	Single Family	60.0	333
	Multi-family	42.6	410
	Junior High School	25.6	N/A
Subtotal		128.2	443.3
Total¹		373.7	2,304

¹ Net acres.

Source: Village 11 SPA Plan

Grading

Figure 3-21, *Conceptual Grading Plan*, shows the preliminary grading concept for the Village 11 SPA Plan. The proposed grading would require approximately 10 million cubic yards of cut and fill material. All graded material would be reused onsite to achieve balanced earthwork. Future phase areas would be used as either borrow or fill sites and although grading for individual phases may not balance, overall cut and fill for the Village 11 Project Area will be balanced. As shown in Figure 3-22, *Proposed Cut and Fill Plan*, ridgelines would be cut and lower elevations filled.



SOURCE: Brookfield Shea Otay, LLC (May 2001)

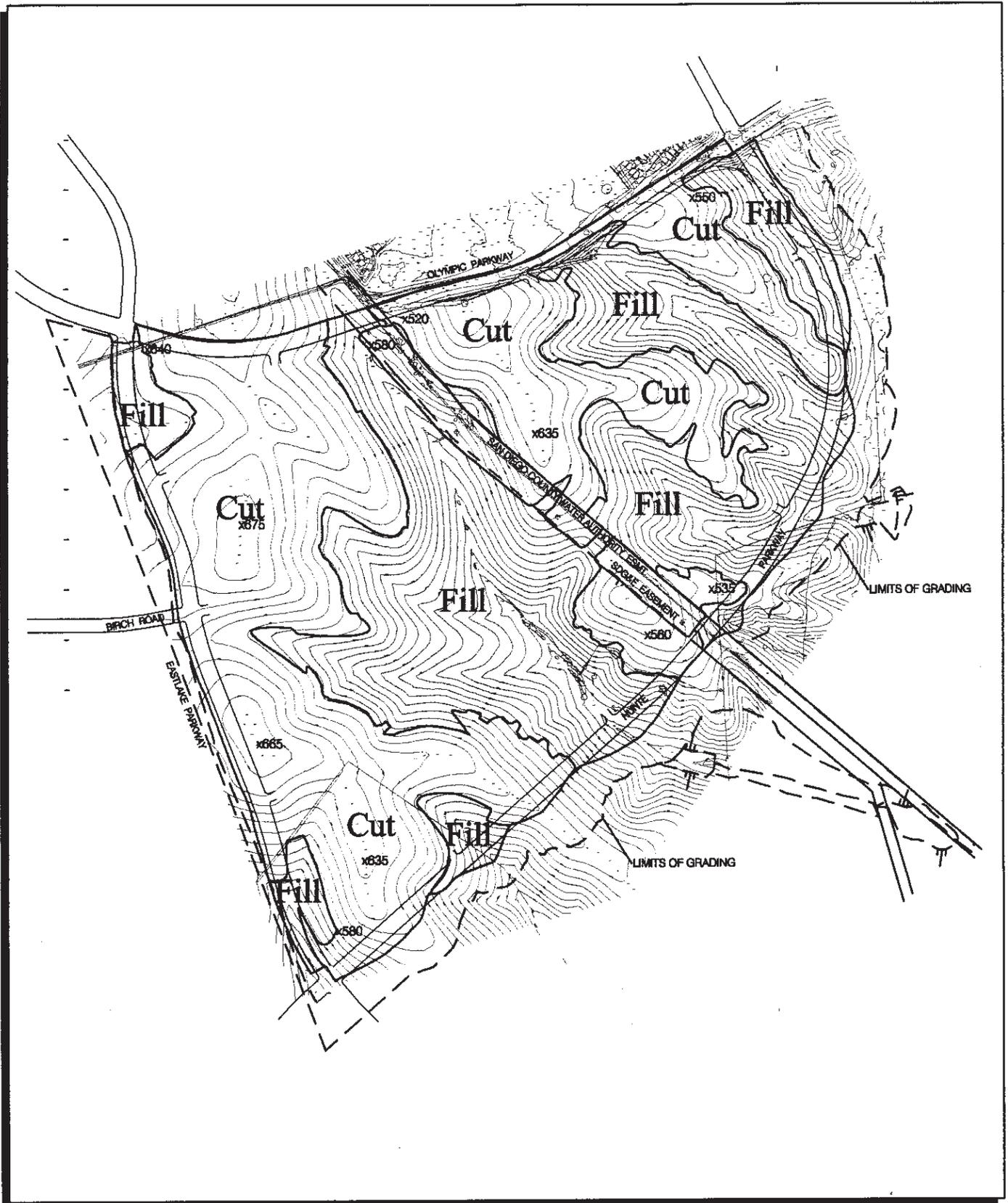
Conceptual Grading Plan

Figure 3-21

Otay Ranch GDP Amendments and Village 11 SPA/TM EIR



Not to Scale



SOURCE: Brookfield Shea Otay, LLC (May 2001)



Not to Scale

Proposed Cut and Fill Map

Figure 3-22

Otay Ranch GDP Amendments and Village 11 SPA/TM EIR

Infrastructure Improvements

A Public Facilities Financing and Phasing Plan (PFFP) has been prepared for Village 11. The PFFP is available for review at the City of Chula Vista Planning and Building Department. A PFFP describes local, public facilities that are necessary to enable a community to function, such as water service and infrastructure, and sewer and storm drain facilities. The Village 11 PFFP describes these public facilities in detail and assigns the responsibility for construction and financing of all required facilities. The PFFP includes requirements for construction of infrastructure, some of which may need to be constructed offsite, based on either adjacency guidelines or unit thresholds.

Water

Potable water would be supplied by the Otay Water District through two pressure zones, identified as 711 and 980. Distribution pipelines would be constructed as required by the Otay Water District. It is anticipated that recycled water would be used to irrigate street parkway landscaping, parks, and manufactured slopes along open space areas. Recycled water would be received from the Otay Water District's Ralph W. Chapman Recycling Facility until the planned Otay Valley Water Reclamation Plant is operational.

Sewer

Sewer service would be provided by the City of Chula Vista. The northwestern portion of the Village 11 Project Area is located in the Poggi Canyon drainage basin. The remaining majority of the village is in the Salt Creek drainage basin. Extension of trunk sewer facilities to serve the Salt Creek basin by gravity flow is planned as a part of Otay Ranch. Three lateral connections from Village 11 are planned that would extend into the Salt Creek open space to connect with the trunk sewer. The impacts of these lateral connections are addressed in the Final Salt Creek Interceptor Sewer EIR (Dudek & Associates 2001), which is both incorporated by reference and summarized in this document. Approval and implementation of this project is contingent on the City's prior approval of sewer improvements. The environmental impacts associated with the southernmost sewer lateral have also been addressed in this EIR as the area of impact has expanded slightly beyond that previously analyzed in the Final Salt Creek Interceptor Sewer EIR due to design modifications.

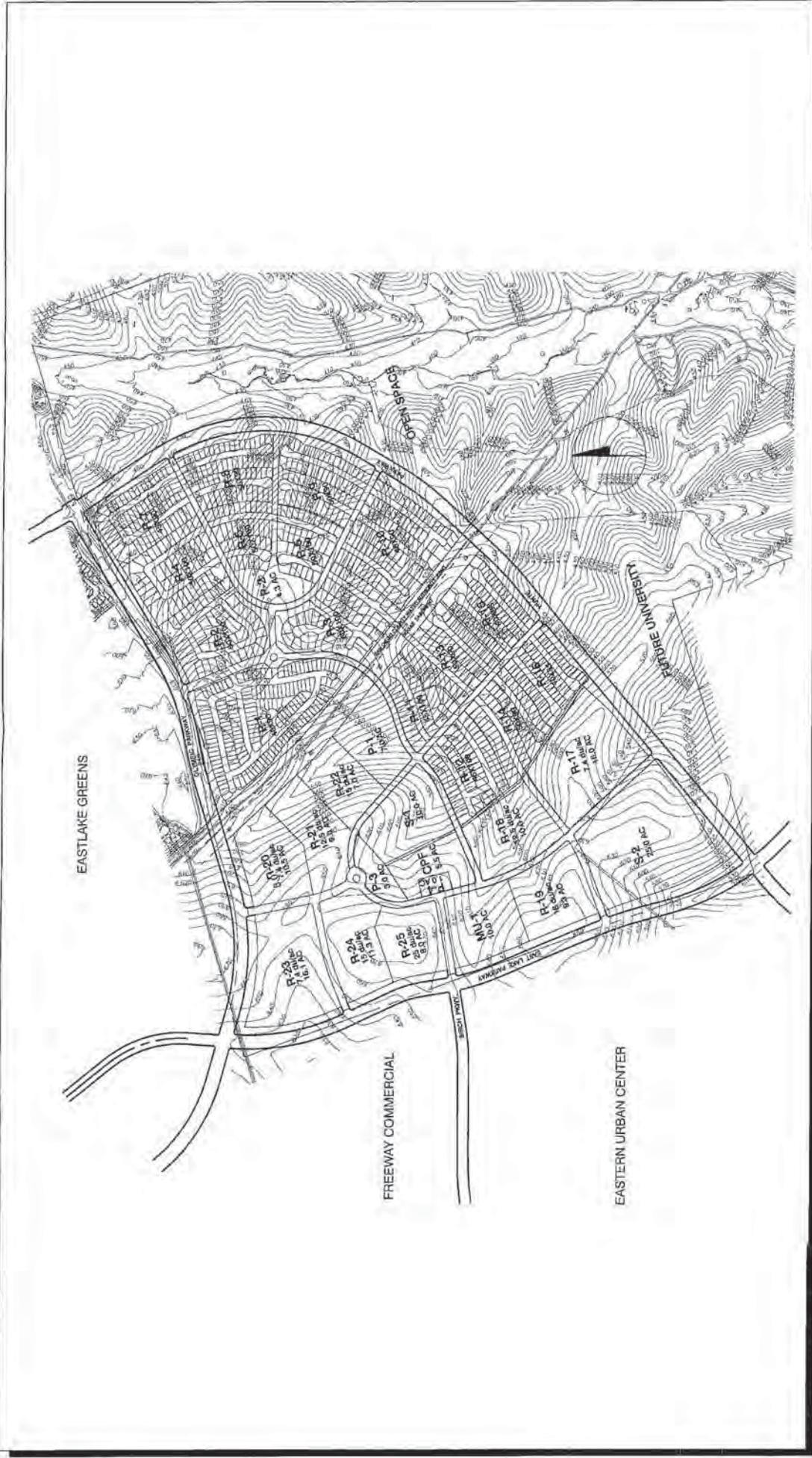
Currently, no sewer facilities exist in Salt Creek in the vicinity of the Village 11 Project Area. To serve Village 11 and other future development projects in Otay Ranch, the City is currently considering the installation of a proposed gravity flow interceptor in Salt Creek, or alternatively, a force main located within Otay Ranch. The construction of sewer facilities would be phased as provided in the PFFP and if necessary, Village 11 sewer flows may be pumped to Poggi Canyon sewer line. Although it is unlikely that the Poggi Canyon facility would be able to collect sewerage from the Village 11 Project Area at full build-out, phasing of Village 11 SPA development would allow interim use of Poggi Canyon until the Salt Creek trunk sewer is constructed.

Drainage

The phased construction of storm drain facilities would be based on the proposed Village 11 SPA Master Drainage Plan. As required by the City, post-development peak flows must not exceed pre-development peak flows. It is anticipated that development would begin to the north and then proceed to the south. Temporary drainage facilities, constructed in compliance with RWQCB regulations and BMPs, would be located below each phase of development to control erosion and potential impacts to off-site water quality. Conceptually, the onsite runoff from the Village 11 Project Area would be collected by the on-site system and discharged into the Salt Creek drainage. Three drainage facilities are proposed to be located outside of the Village 11 Project Area: one is within the designated University project area (or alternatively Villages Nine and Ten), and another is located downstream on the west side of the power and water easements, within the Preserve, and is connected to the upstream facility by a series of weir structures. The third is adjacent to Hunte Parkway (*Figure 3-21*). The project would also include the construction of runoff conveyance and erosion protection facilities between these two basins.

3.4.3 TENTATIVE MAP

The proposed Village 11 Conceptual Tentative Map (TM), when adopted, would provide lots for proposed single-family dwelling unit neighborhoods and lot boundaries for multi-family and other land uses. *Figure 3-23, Conceptual Tentative Map*, shows the proposed subdivision of the land into individual lots. A total of 996 single-family dwelling units is proposed. Single-family lots would range in size from 3,400 to 6,000 square feet. The smallest lots are proposed west of the utility easement, and the largest lots are east of the easement. *Table 3-6, Proposed Minimum Lot Area*, lists the minimum lot areas for each



Conceptual Tentative Map

Figure 3-23

Day Ranch GDP Amendments and Village 11 SPATM EIR

SOURCE: Cimil, LLC, (2-1-01)



single-family neighborhood. Multiple final maps will be recorded during the Village 11 entitlement process.

TABLE 3-6 PROPOSED MINIMUM LOT AREA

Neighborhood	Minimum Lot Area
R-1	40' X 90' = 3,600 square feet
R-2	60' X 100' = 6,000 square feet
R-3	60' X 100' = 6,000 square feet
R-4	50' X 100' = 5,000 square feet
R-5	50' X 100' = 5,000 square feet
R-6	50' X 100' = 5,000 square feet
R-7	45' X 90' = 4,050 square feet
R-8	50' X 90' = 4,500 square feet
R-9	50' X 90' = 4,500 square feet
R-10	45' X 90' = 4,050 square feet
R-11	45' X 100' = 4,500 square feet
R-12	45' X 100' = 4,500 square feet
R-13	50' X 90' = 4,500 square feet
R-14	50' X 90' = 4,500 square feet
R-15	40' X 85' = 3,400 square feet
R-16	40' X 85' = 3,400 square feet

Source: Village 11 SPA Plan

The proposed Conceptual TM would require construction of Olympic Parkway, between Eastlake Parkway and Hunte Parkway, and Hunte Parkway, between Eastlake Parkway and Olympic Parkway.

3.5 DISCRETIONARY ACTIONS

Implementation of the proposed project requires a number of discretionary actions from various public agencies. The proposed GDP Amendments and SPA Plan would be reviewed and approved by the City Council, and the TM and other improvement plans would be reviewed and approved by the City's Planning Commission. *Table 3-7, Discretionary Actions*, identifies the discretionary actions, summarizes the general purpose of the actions, and identifies the lead agency for each discretionary action. *Table 3-8, Required Permits*, identifies permits needed to implement the proposed project, the purpose of each permit, and the lead agency that will issue each permit.

**TABLE 3-7
DISCRETIONARY ACTIONS**

Discretionary Action	Purpose	Lead Agency
General Plan Amendment	<ul style="list-style-type: none"> Amend various elements of the General Plan to reflect proposed roadway alignments and reclassifications, amend land use designations and acreages in Villages Seven, Eight, Nine, Ten, 11, and 12 (FC and EUC) and clean up inconsistencies amongst the elements. 	City of Chula Vista
GDP Amendments	<ul style="list-style-type: none"> Amend various elements of the General Development Plan to realign roadways, reconfigure village boundaries and land uses and revise acreage of land uses within reconfigured villages. 	City of Chula Vista
Village 11 SPA Plan	<ul style="list-style-type: none"> Process SPA Plan in compliance with the General Plan and GDP goals and policies 	City of Chula Vista
Tentative Subdivision Map(s)	<ul style="list-style-type: none"> Phased construction in accordance with SPA land uses and performance standards 	City of Chula Vista

**TABLE 3-8
REQUIRED PERMITS**

Discretionary Action	Purpose	Lead Agency
National Pollutant Discharge Elimination System (NPDES)	<ul style="list-style-type: none"> Permit to discharge into drainages Stormwater Pollution Prevention Plan 	State Water Quality Control Board
California Fish and Game Code Section 1600	<ul style="list-style-type: none"> Streambed Alteration Agreement 	California Department of Fish and Game
Clean Water Act Section 404 Permit	<ul style="list-style-type: none"> Impacts to Waters of the U.S. 	U.S. Army Corps of Engineers
Incidental Take Permit (or 4[d] Permit)	Loss of one gnatcatcher location	U.S. Fish and Wildlife Service/ California Dept. of Fish and Game
Conditional Use Permit	Community Public Facilities (CPF) uses	City of Chula Vista

SECTION 4.0

ENVIRONMENTAL SETTING

In accordance with Section 15125 of the CEQA Guidelines, the general environmental setting for the project area is provided in this section. More detailed descriptions of the setting specifically pertaining to each environmental issue is provided at the beginning of each impact issue area addressed in Section 5.0. Information related to the regional environmental setting below is summarized from Section 2.0 of the Otay Ranch Program EIR (90-01) which is incorporated by reference.

4.1 PHYSICAL SETTING

The proposed GDP Amendment Area and Village 11 Project Area are located within the Otay Valley Parcel of the 23,000-acre Otay Ranch. The Otay Valley Parcel is the largest of the three parcels, comprising approximately 9,449 acres. This parcel located in the western and southernmost portion of Otay Ranch and is bounded by Telegraph Canyon Road and the developing EastLake community on the north, Lower Otay Lake to the east, Otay Mesa on the south, and Heritage Road on the west (*Figure 3-2*).

Five natural landforms are located within the Otay Valley Parcel: Otay River Valley, Wolf Canyon, Salt Creek, Poggi Canyon, and Rock Mountain. None of these natural landforms occur within the GDP Amendment Area or Village 11 SPA Plan area, which comprises the majority of the GDP Amendment area. The GDP Amendment area features rolling hillsides that have been altered by years of dry farming. The EastLake Greens residential community is located to the north of the GDP Amendment Area. The land to the west is agricultural but will eventually be developed with SR-125 and Village Six. Agricultural uses continue to the south and transition into natural vegetation as the land drains into the Otay River Valley south of the GDP Amendment area. The San Diego County Water Authority's (SDCWA) second San Diego aqueduct and San Diego Gas & Electric's (SDG&E) traverse Village 11 north to south at a slight diagonal, bisecting the mesa area. East of the GDP Amendment area is Salt Creek, the Olympic Training Center and Lower Otay Reservoir.

Descriptions of onsite physical features such as biology, geology, cultural and paleontological resources are provided in Section 5.0.

4.2 APPLICABLE LAND USE PLANS

Section 15125 (d) of the CEQA Guidelines requires that a discussion of inconsistencies between the proposed project and applicable general plans and regional plans be provided. The consistency analysis for the proposed project with applicable plans, policies and regulations is provided in Section 5.0 of this EIR. The following is a list of the plans, policies and regulations that are applicable to the proposed GDP Amendments and Village 11 SPA Plan and which are discussed in appropriate sections of Section 5.0:

- City of Chula Vista General Plan
- Otay Ranch GDP/SRP
- Otay Ranch Resource Management Plan
- Multiple Species Conservation Plan
- Congestion Management Plan
- San Diego Air Pollution Control District Regional Air Quality Strategies
- San Diego Association of Governments (SANDAG) Regional Housing Allocation Plan
- Otay Water District Master Plan
- Draft Chula Vista MSCP Subarea Plan
- City of Chula Vista Growth Management Ordinance
- City of Chula Vista Park Development Ordinance

SECTION 5.0

ENVIRONMENTAL ANALYSIS

5.1 LAND USE, PLANNING, AND ZONING

The Otay Ranch GDP/SRP 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 entire Otay Ranch project area. Section 4.9.2 of the Program EIR 90-01 included an analysis of land use impacts related to the Phase II Progress Plan Alternative (as amended), which ultimately was selected. The analysis and discussion of land use issues from the Program EIR is hereby incorporated by reference. References to analysis in the Program EIR 90-01 in this EIR pertain specifically to the analysis of the selected Phase II Progress Plan Alternative. The following discussion focuses on the project-specific impacts to land use, planning and zoning that would result from the proposed GDP Amendments and with development of the Village 11 SPA Plan. It should be noted that the discussion of the Village 11 SPA Plan assumes that the proposed GDP Amendments, as described in *Section 3.0* of this EIR, are approved in advance of, or concurrently with the approval of the Village 11 SPA Plan. If the proposed GDP Amendments are not approved, the SPA Plan would need to be revised and would require additional environmental review.

5.1.1 EXISTING CONDITIONS

CURRENT LAND USES

GDP Amendments

The proposed Amendment Area is generally located east of the proposed alignment of SR-125, with the exception of Villages Seven and Eight, and the reclassification of Birch Road between SR-125 to La Media Road (west of the SR-125 alignment). As discussed in the Program EIR 90-01, the Amendment Area has been historically farmed and is actively used for cattle grazing. At the southern end of the Amendment Area, within the University Site (Village Nine), the City of San Diego maintains an easement for a domestic water supply pipeline from the southern end of the Lower Otay Reservoir. Additional easements located within the Amendment Area include overhead electrical transmission lines and a subsurface natural gas pipeline that are owned and maintained by SDG&E, and a San Diego County Water Authority aqueduct easement. The Program EIR 90-01 also described developments in eastern Chula Vista that were either planned, built, or under construction. These included Eastlake, Salt Creek Ranch (Rolling Hills Ranch), Rancho del Rey, Sunbow, and Bonita Long

Canyon. The Program EIR further described land use designations and zoning for the County of San Diego and the City of Chula Vista on the Otay Ranch property and surrounding areas, and included a summary of relevant land use goals and policies of each jurisdiction.

Village 11 SPA/TM

The Village 11 Project Area is located in the northeastern portion of Otay Ranch, south of the extension of Olympic Parkway and west of the extension of Otay Valley Road and Hunte Parkway. This area has historically been farmed and is actively used for cattle grazing. The Village 11 Project Area is bisected by the SDG&E power line easement (power lines overhead and subsurface gas pipeline) shared with the Otay Water District/San Diego County Water Authority aqueduct easements. This 240-foot wide easement occupies approximately 28 acres. The proposed Village 11 Project Area covers 489 acres while the total impact area identified for implementation of Village 11 is approximately 565 acres. The 565 acres includes offsite grading outside of the Village 11 boundaries that is necessary to construct roads and facilities required for the Village 11 land uses.

The residential community of EastLake Greens is located to the north and would be separated from Village 11 by Olympic Parkway. The area west of the proposed Village 11 Project Area historically has been farmed. Land uses to the south consist of both agriculture and natural open space. The Salt Creek area is located to the east of the project area.

The area to the west is designated as Planning Area 12 in the Otay Ranch GDP (Freeway Commercial and Eastern Urban Center). This area is envisioned as high-intensity development comprised primarily of commercial, office and high-density residential uses. As discussed in *Section 3.0, Project Description*, the land south of Village 11 has been designated as University. An alternative development concept for Village Nine and 10 is permitted after a specified threshold of development has occurred in Phases I through III. The Salt Creek hillsides, valleys, and watercourse are designated as open space preserve areas under the Multiple Species Conservation Program (MSCP) and Otay Ranch Resource Management Plan (RMP) (as discussed more fully below) and would be separated from the proposed Village 11 Project Area by Hunte Parkway and an adjacent landscape buffer.

LAND USE PLANS AND POLICIES**GDP Amendments*****General Plan***

The Chula Vista General Plan establishes goals and objectives to provide guidance in the growth of the City. The General Plan contains nine elements: Land Use, Circulation, Public Facilities, Housing, Growth Management, Open Space and Conservation, Parks and Recreation, Safety, and Noise. The General Plan was amended with the adoption of the GDP, and currently, the GDP and General Plan are consistent with one another.

Otay Ranch General Development Plan

The land use designations for Otay Ranch are specified by the approved Otay Ranch GDP for those incorporated areas of the City of Chula Vista and by the Otay Ranch Subregional Plan (SRP) for those unincorporated portions of the County of San Diego. The Chula Vista City Council and the San Diego County Board of Supervisors jointly adopted the Otay Ranch GDP/SRP in 1993. The major components of the GDP/SRP include an adopted land use map, Facility Implementation Plans, a Service/Revenue Plan, a Village Phasing Plan, and Phase One Resource Management Plan (RMP 1). When the first SPA Plan was approved in 1996 (SPA One), the City of Chula Vista also approved additional GDP documents and GDP amendments related to an Overall Design Plan, a Phase 2 Resource Management Plan (RMP 2), and a Ranch-wide Housing Plan. Amendments that have previously been made to the GDP and their relationship to the proposed GDP Amendments are discussed in *Section 5.1.3, Impacts*. The proposed GDP Amendments are exclusively within the corporate boundaries of the City of Chula Vista. No changes to the County SRP portion of the plan are proposed or required.

Features of the GDP that would be affected by the proposed Amendments include alignments to circulation facilities east of the proposed SR-125, the classification of Birch Road west of SR-125, boundary reconfigurations for Villages 10, 11 and Planning Area 12 (Eastern Urban Center and Freeway Commercial), and the location of a high school site in Village Seven, or alternatively in Village Eight. Circulation facilities in the Amendment Area are designed to service development proposed by the GDP. The adopted GDP envisioned mixed use development within Planning Area 12 to serve a regional or subregional market. Village 11 was planned as a stand-alone Village, similar to Villages One - Eight. Villages Nine and 10

were contemplated for a University as the primary use, with residential Village uses proposed as a secondary use.

The proposed GDP Amendments also establish general alignments and classifications for transportation and transit facilities. The proposed GDP Amendments include a mix of uses and transportation features intended to improve the regional jobs/housing balance, in accordance with the goals and policies of the San Diego Association of Governments (SANDAG), with respect to growth management and regional transportation.

Otay Ranch Resource Management Plan

The Otay Ranch Resource Management Plan (RMP) was established 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 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 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 net acre of project area. Conveyance is required prior to the approval of final maps.

City of Chula Vista Draft MSCP Subarea Plan

The MSCP is a comprehensive, long-term habitat conservation plan which 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.

Village 11 SPA/TM

Otay Ranch General Development Plan

The Village 11 SPA Plan has been prepared assuming that the proposed GDP Amendments, as identified and analyzed in this EIR would be adopted. The proposed GDP Amendments affect the arrangement of land uses and transportation facilities, but do not propose any change in the allowable uses within land use designation categories. The land use designations which apply to the Village 11 Project Area include residential with varying densities, including Low-Medium Village Density (LMV), Medium Density (M), and Medium-High Density (MH). The LMV residential land use designation was implemented to establish a village core that encourages non-automotive travel and pedestrian activity. The LMV is a special category that requires specific area densities within the range of 3 to 6 dwelling units per acre to ensure character differentiation, village viability and maintain a small scale, pedestrian-oriented community with the character of a single-family neighborhood.

Other land use designations which apply to the project area include Neighborhood Park (P), Junior High School (JH), Mixed Use (MU), Community Purpose Facility (CPF), and Open Space (OS) (see Figure 3-23).

The Otay Ranch GDP/SRP establishes specific criteria with which to evaluate the consistency of future SPA plans and subsequent discretionary applications. The criteria include the following:

- 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 Preserve wildlife corridor planning purposes;
- 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;
- 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;
- Units may be moved between villages only in response to the location of major public facilities, i.e., schools;
- 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 (approved March 14, 1995) shall be accepted prior to 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; and
- A Village Design Plan shall be subject to review and approval concurrent with SPA Plan approval by the responsible jurisdiction (City or County).

Village 11 is designated in the GDP as an Urban Village. Urban Villages are adjacent to existing urban development and are planned for transit oriented development with higher densities and mixed uses in the village cores. The key land use policies of the Otay Ranch GDP/SRP for Village 11 relate to village character, village core, and parks/open space. Those adopted policies which are relevant to the Village 11 Project Area include:

- Village Character should be guided by the following qualities: location adjacent to the Salt Creek corridor; high intensity of the village land uses; compatibility with the Eastern Urban Center (EUC); views to the mountains to the northeast, east and southeast, and the Salt Creek corridor;
- Multi-family residential uses should be located within and outside the village core to provide housing opportunities adjacent to the EUC and Freeway Commercial area;
- The village core land uses should provide a medium density transition to the Freeway Commercial areas to the west;
- The village core should utilize the greenway/open space corridor as an identifying feature;
- Natural open space areas adjacent to Salt Creek identified on the GDP/SRP Land Use Map shall be preserved outside of the individual private lots. Natural open space character along the canyon shall be based upon the concepts developed in the Overall Ranch Design Plan and refined in the Village Design Plan for this Village;
- The perimeter of natural open space would average 75 feet from curb space to buffer;
- The average width of the landscape buffer along Hunte Parkway is between 20 to 25 feet when adjacent to the preserve;
- Pedestrian trails shall link the village with Salt Creek and the Otay Valley Regional Park;
- The environmental resources contained in Salt Creek shall be protected through careful buffering, landscaping and grading techniques;
- The SDCWA aqueduct and SDG&E easements should be integrated into the design of the village as open space. These easements may be utilized for road crossings, and limited landscaping, however, no habitable structures may be placed in the area. Residential and school uses should be buffered from the SDG&E power lines. The width of the buffer would conform to school district requirements;
- Contour grading shall be required adjacent to Salt Creek. Landform grading guidelines identified in the Chula Vista General Plan have been developed

as part of the Overall Ranch Design Plan and further refined in the Village Design Plan at the SPA level; and

- Design guidelines which address the visual quality of development adjacent to Salt Creek have been defined in the Overall Ranch Design Plan and further in the Village Design Plan for Village 11. The slopes of the developments adjacent to Salt Creek would be at 2:1 to avoid encroachment into the habitat area.

Otay Ranch Resource Management Plan

The requirements of the RMP that are applicable at the SPA level, are included in Section 3.0 of the Phase One RMP. This section includes objectives and policies related to identification, conservation, and mitigation/restoration of sensitive biological resources in Otay Ranch. The requirements that are applicable to Village 11 include conveyance of Preserve land, and preparation of an “edge plan” to address potential edge effects for development areas adjacent to the Preserve.

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 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. For Village 11, conveyance responsibility is calculated based on the 489-acre SPA area, less common areas, including schools, parks, and roadways, (totaling 106 acres), leaving 383 acres to which the 1.188-acre multiplier is applied. The resulting conveyance responsibility for Village 11 would be 455 acres.

Chula Vista MSCP Subarea Plan

The Draft City of Chula Vista MSCP Subarea Plan establishes the Otay Ranch as a “covered project,” for which hard line Preserve boundaries have been established, and 100% conservation in the Preserve areas is required. However, the Subarea Plan allows for

infrastructure within the Preserve to support development outside of the Preserve, subject to specific conditions. The conditions affecting Village 11 include siting criteria for proposed drainage facilities to be located in the Preserve. A discussion of the criteria is contained in *Section 5.3, Biological Resources*.

Zoning

The Planned Community (PC) zone of the City of Chula Vista was implemented concurrently with adoption of the Otay Ranch GDP. The primary purpose of the PC zone is to provide for orderly preplanning and long-term development of large tracts of land. The City will be able to adopt measures providing for the development of the surrounding area compatible with the PC zone and GDP. The entire Otay Ranch within the City's General Plan area was rezoned as part of the Otay Ranch GDP approval as PC-Planned Community Zone, which includes Village 11.

5.1.2 THRESHOLDS OF SIGNIFICANCE

According to the Environmental Checklist contained in Appendix G of the CEQA Guidelines impacts to land use would be significant if the proposed project:

- (a) Physically divides an established community.
- (b) 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.
- (c) Conflicts with any applicable habitat conservation plan or natural community conservation plan.

5.1.3 IMPACT ANALYSIS SUMMARIES FROM PREVIOUS EIRS

The following are summaries from previous EIRs for the Otay Ranch, including the Program EIR 90-01 and subsequent EIRs that were tiered from the Program EIR. The purpose of these summaries is to provide a context for the determination of impacts related to the proposed GDP Amendments and the Village 11 SPA/Conceptual TM, including changes that have been made to the conclusions and analysis contained in the Program EIR.

OTAY RANCH PROGRAM EIR

The Otay Ranch Program EIR found the following significant impacts to land use, planning and zoning that are pertinent to the proposed GDP Amendments:

- Potential incompatibility with existing adjacent land uses including Otay Landfill, Eastlake, San Diego Air Sports Center, and three quarries. The impact related to incompatibility with immediately surrounding land use was identified as a significant, but mitigable impact.
- Potential incompatibility with internal project land uses. Internal compatibility of land use was identified as a potentially significant, but mitigable impact.
- Conversion of the site's character from undeveloped open space to developed land, and the related inconsistencies of the change to the City of Chula Vista's goals for the Eastern Territories was considered to be a significant and unmitigable impact.

These impacts were re-examined for purposes of determining the level of impact caused by the proposed GDP Amendments. The analysis of these impacts related to the Amendments is included in Section 5.1.4 of this EIR.

SPHERE OF INFLUENCE UPDATE EIR

No significant adverse impacts related to land use planning and zoning were identified because inclusion of the Otay Ranch into the City of Chula Vista's Sphere of Influence would not result in a physical change.

OTAY RANCH SPA ONE EIR

None of the amendments made to the Otay Ranch GDP to implement the SPA One Plan or annexation altered any of the land use assumptions or conclusions or mitigation measures of the Program EIR 90-01. The SPA One EIR found that the annexation of lands within the Otay Ranch GDP would cause significant impacts to land use, but none beyond what was described in the Program EIR 90-01.

The GDP amendments made with the SPA One Plan adoption added SPA-level requirements that affect future SPA plans. With respect to land use, those requirements included the following:

- Each Village is required to locate a transit stop in each SPA Plan. Approval of the each SPA Plan shall include a condition requiring the location and dedication of the transit stop at the Tentative Map level.
- Each SPA Plan shall include an “Edge Plan” that identifies more precise preserve boundaries, and shows the interface between development areas and Preserve areas.

AMENDED SPA ONE EIR

The Amended SPA One EIR found no significant adverse impacts related to land use, planning and zoning would occur from implementation of the SPA One GDP Amendments or amended SPA Plan. However, in response to comments on the Draft EIR, a mitigation measure was required that modified a village core policy to allow for reductions in the number of multi-family units, provided that sufficient densities are provided to support bus and light rail transit. The Village 11 SPA Plan does not propose reductions in multi-family residential units, and is therefore, not subject to this additional measure.

5.1.4 IMPACTS

POTENTIAL DIRECT AND INDIRECT IMPACTS TO LAND USES

GDP Amendments

The residential community of EastLake Greens is located to the north of the Amendment Area. The development in this portion of Eastlake did not exist at the time that the GDP was adopted in 1993. The extension of Olympic Parkway is currently under construction along the northern boundary of the Amendment Area. Olympic Parkway would serve as a six-lane prime arterial designated as a “Scenic Corridor.” Land uses along the northern boundary of the Amendment Area would not substantially change from those identified in the adopted GDP.

The remaining areas within the Amendment Area currently exist as agricultural land and are adjacent to natural open space. These uses have not changed substantially since the adoption of the GDP.

The existing land uses within the proposed Amendment Area have not substantially changed since certification of the Program EIR. Further, surrounding development (EastLake Greens) occurring since certification of the Program EIR 90-01 has developed as anticipated in the Program EIR 90-01. Therefore, the proposed GDP Amendments would not result in any significant impacts beyond those previously analyzed in the Program EIR 90-01, including: 1) a significant change in the character of the site from open space to urban and semi-rural development (direct land use impacts); and 2) potential adverse impacts due to residential land uses planned adjacent to the Eastlake Greens project (indirect land use impacts).

The proposed GDP Amendment would still result in a significant and unmitigable impact related to conversion of undeveloped land to urban uses.

VILLAGE 11 SPA/TM

The residential community of EastLake Greens is located to the north of the Village 11 Project Area. The extension of Olympic Parkway is planned between EastLake Greens and Village 11. Olympic Parkway would serve as a six-lane prime arterial designated as a "Scenic Corridor." A 75-foot (average) landscaped buffer would be located on each side of the street and a regional trail would be located on the north side of the Village adjacent to Olympic Parkway. The northern portion of the Village 11 Project Area is proposed for residential development which is compatible with the adjacent residential land use to the north.

The area south of the Village 11 Project Area currently exists as agricultural land and natural open space. The proposed land use is designated as a University campus site. If the area is not developed as a University, the adopted Otay Ranch GDP provides that the area may develop as Villages Nine and 10. These villages would include village core, residential, community facility, school, and park development. The proposed boundary between Village 11 and the University project area is Hunte Parkway, a six-lane prime arterial and designated scenic corridor. The southern portion of the Village 11 Project Area is proposed for a junior high school and residential development. This land use is compatible with the proposed university, residential, or community park land to the south.

Salt Creek is located to the east of the Village 11 Project Area. The Salt Creek hillsides, valley, and watercourse are designated as open space preserve areas within the Otay Ranch RMP and in the adopted County of San Diego MSCP Subarea Plan and Draft Chula Vista MSCP Subarea Plan. The proposed Hunte Parkway would provide separation between the Salt Creek Preserve area and development in the Village 11 Project Area. The landscaped areas along Hunte Parkway would provide a buffer between the preserve and Village 11 Project

Area. Construction of Hunte Parkway would not encroach into the MSCP Preserve. However, the offsite drainage facilities would encroach into the Preserve, according to the siting criteria in the Subarea Plan for future facilities. The lowest intensity development, single-family residences, would be located in this area, which is consistent with other development planned adjacent to the Preserve.

The area west of the Village 11 Project Area is agricultural land proposed for development as Otay Ranch Planning Area 12. The northern portion of Planning Area 12 is designated as Freeway Commercial (FC) development and the southern portion is designated as the EUC. Short-term impacts related to the adjacency of agricultural uses to development are not anticipated, because the short duration of potential nuisance related to continuation of adjacent agricultural activities, impacts to future land uses within the Village 11 Project Area are not anticipated to be significant. The FC is proposed as a thoroughfare commercial, visitor commercial, and regionally oriented retail commercial center which would require direct freeway exposure and serve the market needs of the region. The EUC is envisioned as a high-intensity development comprised primarily of commercial, office, and high-density residential land uses. Eastlake Parkway is a six-lane prime arterial street proposed to be located between Planning Area 12 and Village 11. The proposed land uses in the western portion of Village 11 are mixed-use (including commercial, high-density residential and community facilities), medium to higher density residential and a junior high school. These are the highest-intensity land uses within the village and are compatible with the adjacent development. These land uses would also serve as a transition between high-intensity uses to the west and lower-intensity residential uses within Village 11.

Because the development associated with the Village 11 SPA Plan would not create land use compatibility conflicts with adjacent uses, no significant impacts to existing established communities would result. The Village 11 SPA Plan would, however, result in the conversion of land to intensive urban development, which would be considered a significant land use impact.

LAND USE PLANS AND POLICY CONFORMANCE

GDP Amendments

General Plan Consistency

The following discussion under the subheading of *Otay Ranch General Development Plan Consistency* analyzes the consistency between the proposed GDP Amendments and the

adopted GDP. Since the adopted GDP and the current General Plan are consistent with one another, analysis of consistency of the proposed GDP Amendments to the adopted GDP also serves to analyze consistency of the proposed General Plan Amendments with the adopted General Plan.

Otay Ranch General Development Plan Consistency

CIRCULATION AMENDMENTS

Hunte Parkway Realignment Connection with Rock Mountain: The realignment of Hunte Parkway is proposed to eliminate an arterial road running through the University site by realigning Hunte Parkway to terminate with Rock Mountain Road at the proposed SR-125 interchange. Because traffic volumes with the proposed alignment are similar with the proposed amendment, and the realignment would allow for a cohesive University development area, the realignment provides adequate access to the proposed land uses, and adequate circulation within the Amendment Area. Therefore, the Amendments are not inconsistent with the intent of the adopted GDP and would not result in a significant impact to land use plans, policies or regulations of the GDP.

Eastlake Parkway Realignment and the Elimination of Patrick Drive: Eastlake Parkway south of Olympic Parkway would be realigned to follow the property line between the McMillin Companies ownership and the property now owned by Brookfield Shea Otay, LLC. Patrick Drive, which currently is the boundary between Village Ten and the EUC, would be eliminated under the proposed amendments. Because the origin and destination points for the new alignment of Eastlake Parkway are similar to those identified in the adopted GDP, and because the traffic volume anticipated with the amendments are similar to the adopted GDP forecasts, that the realignment and road deletion is determined to be consistent with the intent of the adopted GDP and would not result in a significant impact to land use plans, policies or regulations of the GDP.

Elimination of Birch Road east of Eastlake Parkway: Birch Road was originally planned to extend to Hunte Parkway, forming the southern boundary for Village 11. The road is now proposed to terminate at Eastlake Parkway. Although this represents a change from the adopted GDP, the traffic analysis for the proposed GDP Amendments (Section 5.10) determined that no new significant impacts to traffic and circulation would result from the proposed GDP Amendments overall. Therefore, the elimination

of the eastern segment of Birch Road is not anticipated to result in any significant impacts to the circulation plan of the adopted GDP.

Birch Road Reclassification to Six-lane Major Street, La Media to SR-125: Birch Road from La Media to SR-125 would be reclassified from a four-lane major to a six-lane major 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 6 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 GDP. The change is also considered to be consistent with the goals and objectives of the adopted GDP. Therefore, no significant impacts to land use plans, policies or regulations of the GDP would result.

LAND USE AMENDMENTS

Village Nine: The primary land use for Village Nine is *University* and the secondary use is *Residential Village*. Under the Village scenario, there would be no change to proposed land uses. Under the University scenario, 14.8 acres of additional land would be available for University use due to the elimination of Main Street through the Village. The changes proposed by the GDP Amendments would not affect the overall viability of the Village, nor would they substantially change the character of the Village or reduce the ability of the Village to support transit. Therefore, no significant impacts to land use plans, policies or regulations of the GDP would result.

Village Ten: The primary land use for Village Ten is *University*. Under the University scenario, the proposed GDP Amendments would result in a reduction of 64.4 acres of University use. The reduction in University acreage would not affect the ability of a future university development to establish a viable university campus within Otay Ranch.

The secondary land use for Village Ten is *Residential Village*. Under the Village scenario, residential acreage would be reduced by 32 acres, CPF uses would be reduced by 1.0 acre, commercial uses would be reduced by 17 acres, and school acreage would be reduced by 25 acres, as a result of relocation of a middle school from Village Ten to Village 11. There would be an increase in open space acreage of 16.6 acres. The net effect of the proposed GDP Amendments in terms of total acreage of the Village would be a 64.4-acre reduction in the size of Village Ten. Residential units would be reduced by 150 single-family and 101 multi-family units. The changes in unit counts

for Village Ten relate to the changes in overall acreage of the Village, as a result of reconfiguration of its boundaries. The proposed Amendments would not substantially change the type and density of uses for Village Ten. Consistent with the goals of the adopted GDP, the proposed Amendments would retain the character of the village and its viability, in terms of mix of uses and maintaining its ability to support transit. Therefore, no significant impacts to land use plans, policies or regulations of the GDP would result.

Village Seven: Village Seven is the proposed location for the proposed relocation of a high school site from Village 11. The proposed relocation of the high school site from Village 11 to Village Seven is consistent with recent discussions between the city and the Sweetwater Union High School District to accommodate the needs and timing considerations of the District. The GDP adopted in 1993 originally included a high school site in Village Seven. That high school site was subsequently moved to Village Two, and the GDP Amended to show that relocation. If the Village Seven location is selected, the high school site would replace 250 single-family residential dwelling units. The 250 unit reduction represents the maximum yield achievable for the 50-acre school site under the existing LMV-5 land use designation, which would allow for 5 dwelling units per acre. The same number of units were added to Village Seven when the high school site was removed from the village. The proposed GDP Amendments would result in a land plan consistent with the Village Seven design proposed in the original GDP adopted in 1993. The land use plan for Village Seven under the original GDP was planned to function as a viable village. It is not anticipated that addition of the high school site back into Village Seven would result in any significant impacts to the policies or regulations of the GDP.

Village Eight: Village Eight is the alternative location for the relocation of the high school site from Village 11. Placement of the high school site in the northern portion of Village Eight would eliminate approximately 240 single-family residential dwelling units, resulting in a reduction from 1,021 units to 781 units. The 240 unit reduction represents the maximum yield achievable for the 50-acre school site under the existing LMV-4.5 land use designation, which would allow for 4.5 dwelling units per acre. Reduction in single-family residential dwelling units to 781 units within Village Eight would result in a single-family unit count that would be adequate to support a functional village including the support of transit, in the adopted GDP, as with Villages Nine, 10 and 11 which have single-family residential unit counts ranging from 735 to 819. Therefore, since Village Eight could function as a viable village with the proposed addition of the high school site, it is not anticipated that the proposed GDP

Amendments with the high school site in Village Eight would result in any significant adverse impacts to land use regulations and/or policies of the GDP.

Village 11: The boundaries of Village 11 would be modified by the realignment of Eastlake Parkway and Hunte Parkway. The realignment of Eastlake Parkway increases Village 11 and reduces the area of the EUC by approximately 40 acres. The realignment of Eastlake Parkway also reduces Village 11 by approximately 46 acres and increases the area of the Freeway Commercial area by an equal amount. The realignment of Hunte Parkway reduces the area of the University Site (including Village 10 secondary land uses) by 64 acres. Under the University Scenario for the portion of Village Ten that would be incorporated into Village 11, the total number of units increase only slightly. Therefore, the proposed GDP Amendments are considered to be consistent with the overall intent of the GDP and would, therefore, not result in any significant impacts to land use plans, regulations or policies of the GDP.

Planning Area 12: The Freeway Commercial boundaries would be expanded with the realignment of Eastlake Parkway. The Freeway Commercial area would be increased by approximately 46 acres. Village 11 would be decreased by an equal amount.

The realignment of Eastlake Parkway also decreases the size of the Eastern Urban Center (EUC) of Planning Area 12 by approximately 40 acres. The proposed GDP Amendments would transfer the 40 acres from the EUC to Village 11. Both the expansion of the Freeway Commercial area and the reduction in size of the EUC constitute minor adjustments to planning area boundaries due to realignment of Eastlake Parkway and elimination of Patrick Drive because the viability of the Freeway Commercial or EUC uses would not be compromised. The amendments are, therefore, considered to be consistent with the overall intent of the GDP and would, therefore, not result in any significant impacts to land use plans, regulations or policies of the GDP.

Village Greenway: The Village Greenway runs from Wolf Canyon to Salt Creek traversing through Village Seven, the EUC and Village 11 in the adopted GDP. Due to the arterial street changes, realignment of the route is proposed in the EUC and Village 11. The realignment of the Greenway is proposed from the under crossing at SR-125 to the southeastern corner of the EUC. The proposed Greenway crosses Eastlake Parkway and then runs along the southern edge of Village 11 adjacent to Hunte Parkway. The proposed corridor along Hunte Parkway would be combined within the village perimeter 75-foot average buffer. Since the Greenway would still provide a viable

connection between Wolf Canyon and Salt Creek through Village Seven, the EUC and Village 11, that the proposed amendment is consistent with the intent of the adopted GDP. Therefore, no significant impacts to land use plans, policies or regulations of the GDP would result.

Phasing: The proposed GDP Amendments would amend the Otay Ranch Village Phasing Plan. Village 11 would be moved into the Second Western Phase from the Third Western Phase. The Freeway Commercial area of Planning Area 12 would also be included in the Second Western Phase. The amendment to the phasing plan is viewed as consistent with the overall phasing goals of the adopted GDP. The Phasing Plan in the adopted GDP calls for the development of the Western (Otay) Parcel to be based on a rational and logical extension of public facilities. The sequencing of infrastructure construction has been modified by advancing the construction of Olympic Parkway. In addition, development in the southeastern portions of Eastlake has progressed, extending infrastructure to the eastern portions of the Otay Parcel. As a result, Village 11 and the Freeway Commercial areas are now adjacent to existing facilities. The further extension of facilities to serve these two planning areas is consistent with the logical extension of public facilities contemplated in the adopted GDP. The adopted Village Phasing Plan states that the Phasing Plan “may be amended or updated in response to changing conditions.” As a result of these considerations, the proposed GDP Amendments are considered to be consistent with the goals, objectives and policies of the adopted Otay Ranch GDP. Therefore, no significant impacts to land use plans, policies or regulations of the GDP would result.

OTAY RANCH RESOURCE MANAGEMENT PLAN CONSISTENCY

The proposed GDP Amendments would not change the boundaries of the Preserve identified in the RMP. All of the proposed changes to the GDP are within the development area identified in the RMP, and as such, no new or additional impacts to sensitive biological resources would result from adoption of the proposed GDP Amendments. The proposed GDP Amendments would also not affect the conveyance of land into the Preserve. Development in accordance with the proposed GDP Amendments would still be subject to the conveyance requirements of 1.188 acres of preserve per acre of developed land into the Preserve. For Village 11, conveyance responsibility is calculated based on the 489-acre SPA area, less common areas, including schools, parks, and roadways, (totaling 106 acres), leaving 383 acres to which the 1.188-acre multiplier is applied. The resulting conveyance responsibility for Village 11 would be 455 acres. The management structure and maintenance requirements

of the RMP would not be affected by the proposed GDP Amendments. In addition, all of the policies and standards set forth in the RMP would apply to the proposed GDP Amendments. Overall, the proposed GDP Amendments would not result in any significant adverse impacts to the Otay Ranch Resource Management Plan, or in any way adversely affect its implementation.

CHULA VISTA MSCP SUBAREA PLAN CONSISTENCY

As stated in *Section 5.1.1, Existing Conditions*, the Chula Vista MSCP Draft Subarea Plan relies extensively on the Otay Ranch Resource Management Plan (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 Amendments 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 Amendments would not adversely affect the City's Draft Subarea Plan.

VILLAGE 11 SPA/TM

It is again noted that this discussion assumes that the proposed GDP Amendments identified and addressed in this EIR would be approved prior to or concurrent with SPA Plan approval. Without the Amendments, a new SPA Plan would be required, addressing the existing GDP configuration of Village 11.

General Plan Land Use Diagram and Policies

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 11 uses and the prime arterial roads. The proposed Village 11 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 elementary school sites and one public neighborhood park, a private town square, and two private recreation areas.

The proposed overall density of 4.9 dwelling units per acre within the low-medium village residential land use designation is within the General Plan's 3 to 6 dwelling units per acre range. The proposed residential medium-high density of 14.5 dwelling units per acre is considered consistent with the intended 11 to 25 dwelling units per acre under the Village core designation of the General Plan because precise plans have been prepared to encourage a mixture of Village 11 core land uses.

The Village 11 SPA Plan would not require amendments to any General Plan policies. The General Development Plan, serves as the guiding land use and circulation document for Otay Ranch. No inconsistencies or lack of conformance with the General Plan would result from approval for the Village 11 SPA Plan. Therefore, the Village 11 SPA Plan would not result in significant impacts to land use plans, policies or regulations of the GDP as amended.

Otay Ranch GDP Implementation Plans and Policies

The proposed Village 11 SPA Plan is consistent with the Otay Ranch GDP Amendment Land Use Map conceptual design. The multi-family neighborhoods and the proposed CPF sites would provide the visual and physical separation between the village core local services and the regional uses of the EUC.

The proposed Village 11 SPA Plan and the TM 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 TM would establish a pedestrian friendly community centered around the village core. The Conceptual TM contains 2,304 single-family and multi-family dwelling units in residential and mixed use areas. There is also area reserved for commercial development, road circulation, public parks and private recreational facilities, and open space. In addition, the village design includes a transit stop pursuant to the requirements of the GDP, as amended. The design for the Conceptual TM and the proposed Village 11 SPA Plan are in conformance with the GDP, as amended. Therefore, no significant impacts to land use plans, policies or regulations of the GDP, as amended, would result from implementation of the Village 11 SPA Plan.

Otay Ranch Resource Management Plan

The proposed Village 11 SPA Plan would not affect any property or resources identified for permanent preservation within the Otay Ranch RMP. Village 11 conveyance obligations are

based on the 1.188 acre of open space dedication per acre of development (as defined by the RMP 2). For Village 11, conveyance responsibility is calculated based on the 489-acre SPA area, less common areas, including schools, parks, and roadways, (totaling 106 acres), leaving 383 acres to which the 1.188-acre multiplier is applied. The resulting conveyance responsibility for Village 11 would be 455 acres. Conveyance timing requires actual conveyance prior to the time of development. The proposed Village 11 SPA Plan and its implementing permits would be in compliance with the RMP. No significant impacts to the RMP or to its implementation would result from implementation of the Village 11 SPA Plan.

Zoning

The proposed Village 11 SPA Plan, once adopted, would establish City regulations for development within Village 11 of Otay Ranch. Under the Planned Community (PC) Zone, Planned Community District Regulations specific to Village 11 are required. For areas not regulated under the Planned Community District Regulations, applicable City regulations would apply. The proposed Village 11 Conceptual TM would conform to the residential district development standards for lot sizes. All CPF uses would require a Conditional Use Permit (CUP), including places of worship, private ballfields and daycare facilities. The proposed structures must meet the applicable height, setback and coverage regulations. Therefore, the proposed project is consistent with planned community zoning regulations. and no significant land use impacts related to regulations of the zoning ordinance would result.

Multiple Species Conservation Plan

The proposed Village 11 SPA Plan conforms to the MSCP and the Draft Chula Vista Subarea Plan. The Village 11 Project Area is within a designated development area. The proposed project area is currently 97 percent in agriculture or disturbed areas, and as further discussed in *Section 5.3, Biological Resources*, contains sensitive habitats or protected plants or animals. The SPA Plan conforms to the development and conservation assumptions in the MSCP Subregional Plan. The Salt Creek MSCP Subarea Plan open space occurs adjacent to the project area, along the eastern property line. A relatively small amount of project grading (2.7 acres) for the creation of two drainage facilities would encroach into the Salt Creek open space (a third drainage facility is located outside the open space area). Mitigation measures that conform with the City's MSCP Adjacency requirements are included in *Section 5.3, Biological Resources*. The offsite facilities associated with the Village 11 Project Area have been designed to conform to the siting criteria of the Draft Subarea Plan, and would not result in

inconsistencies with the Plan. Therefore, no significant impacts to the MSCP or its implementation would result from the Village 11 development.

5.1.5 LEVEL OF SIGNIFICANCE PRIOR TO MITIGATION

GDP AMENDMENTS

The significant impacts previously identified in Program EIR 90-01 that would apply to the proposed GDP Amendments include:

- Potential incompatibility with existing adjacent land uses including Otay Landfill, Eastlake, San Diego Air Sports Center, and three quarries. The impact related to incompatibility with immediately surrounding land use was identified as a significant, but mitigable impact.
- Potential incompatibility with internal project land uses. Internal compatibility of land use was identified as a potentially significant, but mitigable impact.
- Conversion of the site's character from undeveloped open space to developed land, and the related inconsistencies of the change to the City of Chula Vista's goals for the Eastern Territories was considered to be a significant and unmitigable impact.

The proposed GDP Amendments would not result in any additional significant adverse impacts, or intensification of impacts to land use and planning that were not previously analyzed in the Program EIR 90-01 for the adopted GDP.

VILLAGE 11 SPA/TM

Development of the Village 11 SPA Plan, as proposed, would result in a significant change in the character of the site from undeveloped to intensive urban use. No feasible mitigation measures have been identified to reduce this impact to less than significant levels.

5.1.6 MITIGATION MEASURES**GDP AMENDMENTS**

Mitigation measures from Program EIR 90-01 require that each SPA Plan include measures to mitigate potential external compatibility with adjacent land uses (Eastlake), including landscaping, grading and buffering standards. All of the mitigation measures from Program EIR 90-01 are contained in *Appendix B*, and are still applicable to the proposed GDP Amendments.

5.1-1 The SPA One EIR included mitigation measures specific to the SPA Plan. However, it also included requirements for the preparation of Edge Plans, to address potential impacts to Preserve areas at the interface with development, as well as Village Design Plans. This requirement applies to all SPA plans. The Edge Plan documents are to be prepared as each SPA Plan is submitted. The requirement to prepare Edge Plans for each SPA Plan is a mitigation measure that is required with the proposed GDP Amendments.

No new mitigation measures are required for the proposed GDP Amendments, since no new significant impacts to land use have been identified.

VILLAGE 11 SPA/TM

The Village 11 SPA Plan includes all of the plans and studies that are required by the GDP, as amended. 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.

5.1.7 LEVEL OF SIGNIFICANCE AFTER MITIGATION**GDP AMENDMENTS**

The Program EIR 90-01 identified significant and unmitigable impacts related to inconsistency with City of Chula Vista policies and goals for the Eastern Territories. This impact is still significant and unmitigable with the proposed GDP Amendments.

The proposed amendments to the GDP would not result in any new significant adverse impacts, or intensification of impacts to land use and planning that were not previously analyzed in the Program EIR 90-01 for the adopted GDP.

VILLAGE 11 SPA/TM

All existing land use, planning, and zoning regulations would be adhered to under the proposed Village 11 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 11 SPA Plan, as proposed. However, implementation of the Village 11 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/AESTHETICS

The Otay Ranch GDP/SRP Program EIR (Program EIR 90-01), analyzed the existing conditions, potential impacts, and mitigation measures related to land for and Aesthetics for the entire Otay Ranch project area. Section 4.9.3 of the Program EIR 90-01 included an analysis of landform and visual impacts related to the Phase II Progress Plan Alternative (as amended), which ultimately was selected. The analysis and discussion of landform and visual issues from the Program EIR is hereby incorporated by reference. References to analysis in the Program EIR 90-01 in this EIR pertain specifically to the analysis of the selected Phase II Progress Plan alternative. The following discussion focuses on the project specific impacts to landform and visual resources that would result from the proposed GDP Amendments and with development of the Village 11 SPA Plan. It should be noted that the discussion of the Village 11 SPA Plan assumes that the proposed GDP Amendments, as described in *Section 3.0* of this EIR, are approved in advance of, or concurrently with the approval of the SPA Plan. If the proposed GDP Amendments are not approved, the SPA Plan would need to be revised and would require additional environmental review.

5.2.1 EXISTING CONDITIONS

GDP AMENDMENTS

The Amendment Area includes Villages Seven, Eight, Nine, 10 and 11, and Planning Area 12 (Eastern Urban Center and Freeway Commercial uses). The proposed amendments to land use and circulation facility realignments are generally located east of future SR-125, south of Olympic Parkway (under construction), west of Salt Creek and north of Otay River, with the exception of Villages Seven and Eight, and the reclassification of Birch Street west of future SR-125. The following changes in visual character of the surrounding area have occurred since the adoption of the Program EIR 90-01: Olympic Parkway construction (ongoing), offsite development that has occurred in Eastlake Greens to the north, and further buildout of the Olympic Training Center offsite to the east. As discussed in *Section 4.1* of this EIR, the Amendment Area generally consists of rolling terrain that has been altered by dry farming. The five significant landforms in the region, namely Poggi Canyon, Wolf Canyon, Otay River Valley and Salt Creek, are located outside of the Amendment Area. No development or grading has occurred within the GDP Amendment Area, and visual and landform conditions on the site have not substantially changed since the adoption of the Otay Ranch GDP.

VILLAGE 11 SPA/TM

Elevations within the project area range from 440 to 677 feet above mean sea level, sloping from northwest to southeast. The undulating topography consists of a series of ridges and narrow drainages which steepen where the mesa transitions into the Otay River and Salt Creek valleys. The area conveys a rural, agricultural, and undeveloped open space character, crossed by a corridor of power lines and other features of a major utility easement.

Slopes greater than 25 percent were previously identified as visual resources within the Program EIR 90-01. Approximately 13 acres of slopes 25 percent or greater occur within the Village 11 Project Area (*Figure 5.2-1, Steep Slopes*). These steep slopes are located along the drainages near Salt Creek and along the Village 11 Project Area's northeastern boundary. Salt Creek Canyon and the Otay River Valley were identified in the Program EIR 90-01 as significant landforms. Lower Otay Lake to the east, was also identified as a significant visual landform, located outside of Otay Ranch, but potentially affected by the overall development in Otay Ranch.

Views

The primary locations from which the Village 11 Project Area is visible are illustrated in *Figure 5.2-2, Vantage Point Locations*. Representative photographs taken from these locations are presented in *Figures 5.2-3 through 5.2-8, Views along Olympic Parkway; Views from the Eastlake Community; Views from the West; Views from Salt Creek Approaching from Otay River Valley; View from Salt Creek, East of Village 11; and View from Olympic Training Center*.

As illustrated in *Figures 5.2-3 and 5.2-4*, the northern portion of the Village 11 Project Area is visible from the Eastlake communities. This view would be separated by the planned six-lane Olympic Parkway. Olympic Parkway is designated as a "Scenic Corridor", to be developed with a regional trail along the north side. The views from this future roadway and associated regional trail include single-family residences, agricultural land, and existing power lines.

Existing agricultural use areas within Planning Area 12, would have views of the Village 11 Project Area from the west. Until Planning Area 12 is developed, there may be more distant vistas of the Village 11 Project Area from portions of Village Five to the northwest and from proposed development within Village Six to the west (*Figure 5.2-5 c*).



LEGEND

AREA OF 25% SLOPE AND GREATER IN VILLAGE 11

Range Beg.	Range End	Area	Percent	Color
25.00	Greater	571759.23	100.0	■

SOURCE: Brookfield Shea Otay, LLC, (12-22-00)



Not to Scale

Steep Slopes

Figure 5.2-1

Otay Ranch GDP Amendments and Village 11 SPA/TM EIR



Legend
 - - - Village Boundaries
 - - - Otay Valley Parcel Boundaries

SOURCE: Mooney & Associates (2-1-01)



Not To Scale

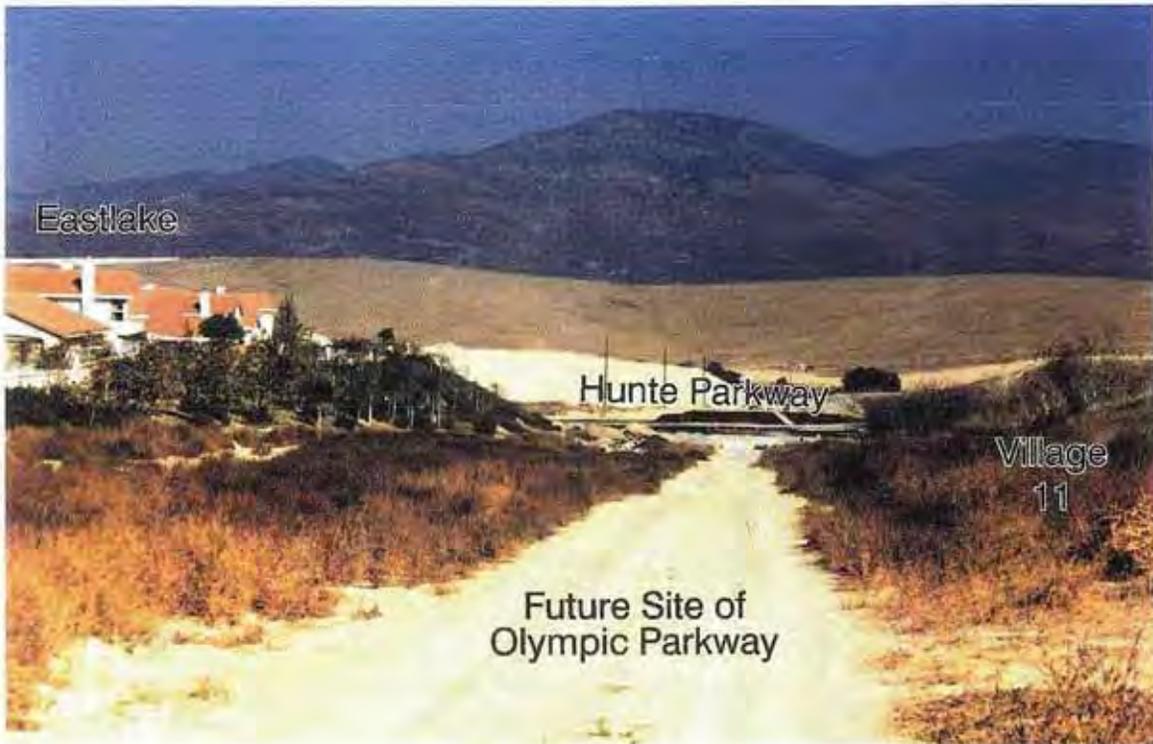
Vantage Point Locations

Figure 5.2-2

Otay Ranch GDP Amendments and Village 11 SPA/TM EIR



Looking West From Vantage Point A



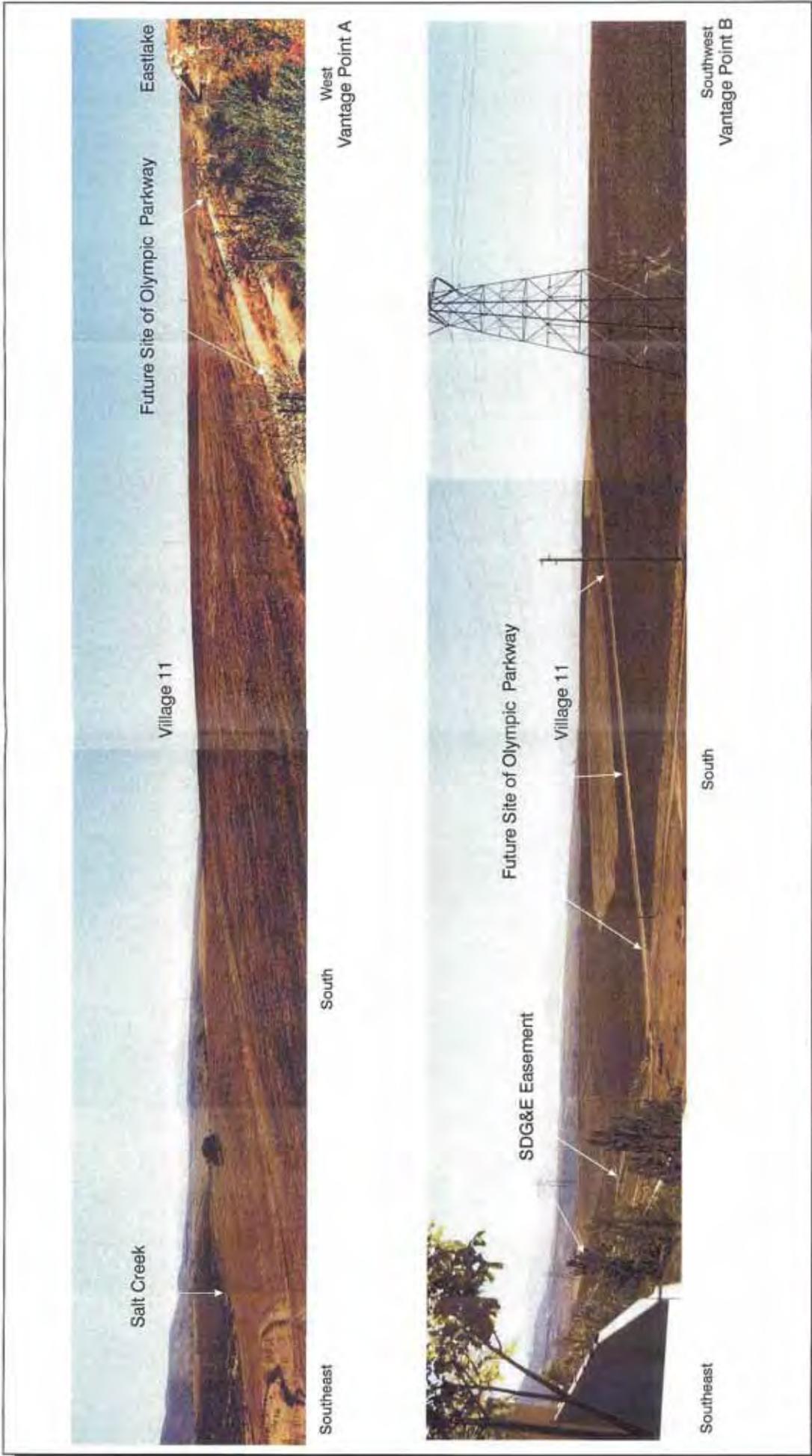
Looking East From Vantage Point A

SOURCE: Mooney & Associates (2-1-01)

Views Along Olympic Parkway

Figure 5.2-3

Otay Ranch GDP Amendments and Village 11 SPA/TM EIR

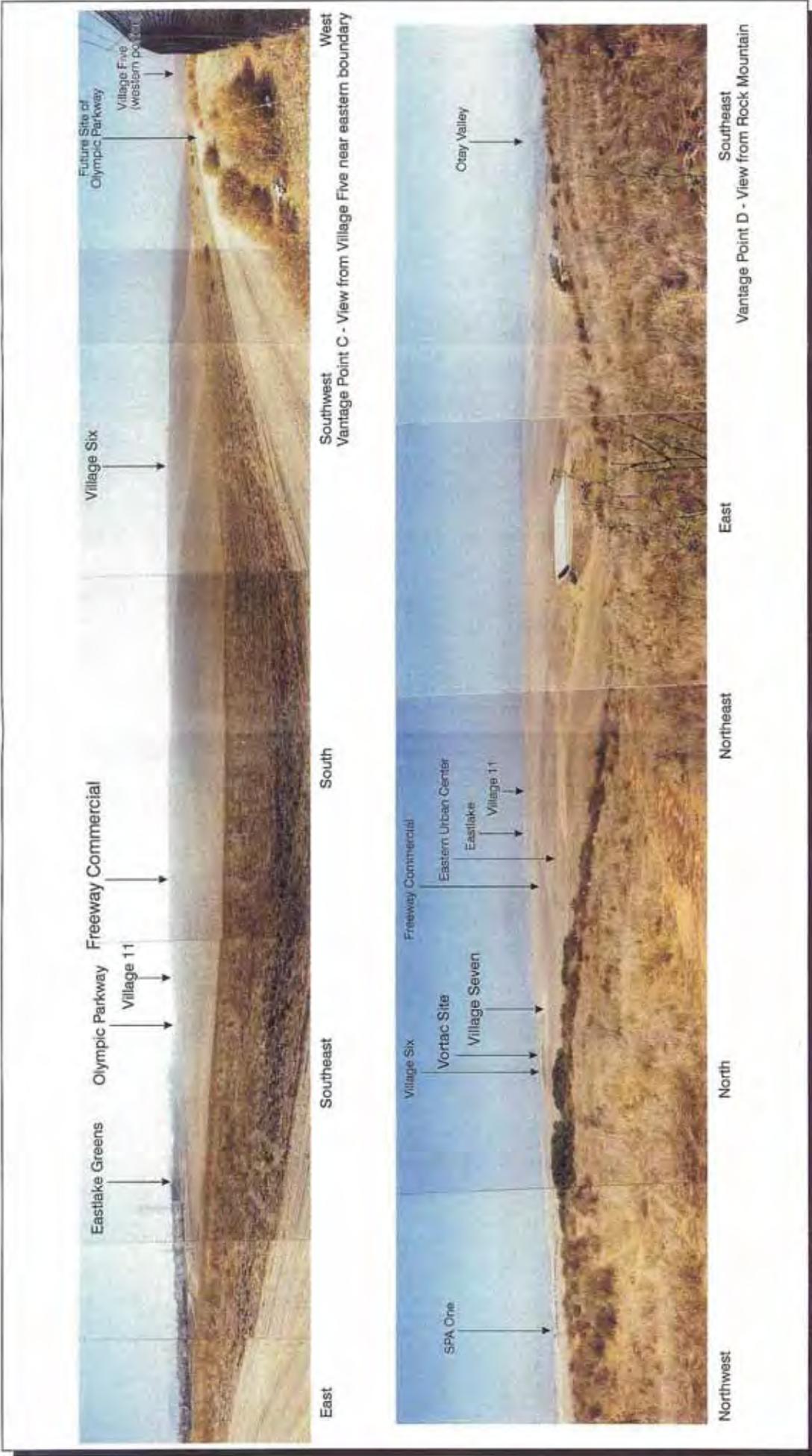


SOURCE: Mooney & Associates (2-1-01)

Views from Eastlake Community

Figure 5.2-4

Ogay Ranch GDP Amendments and Village 11 SFA/CM EIR

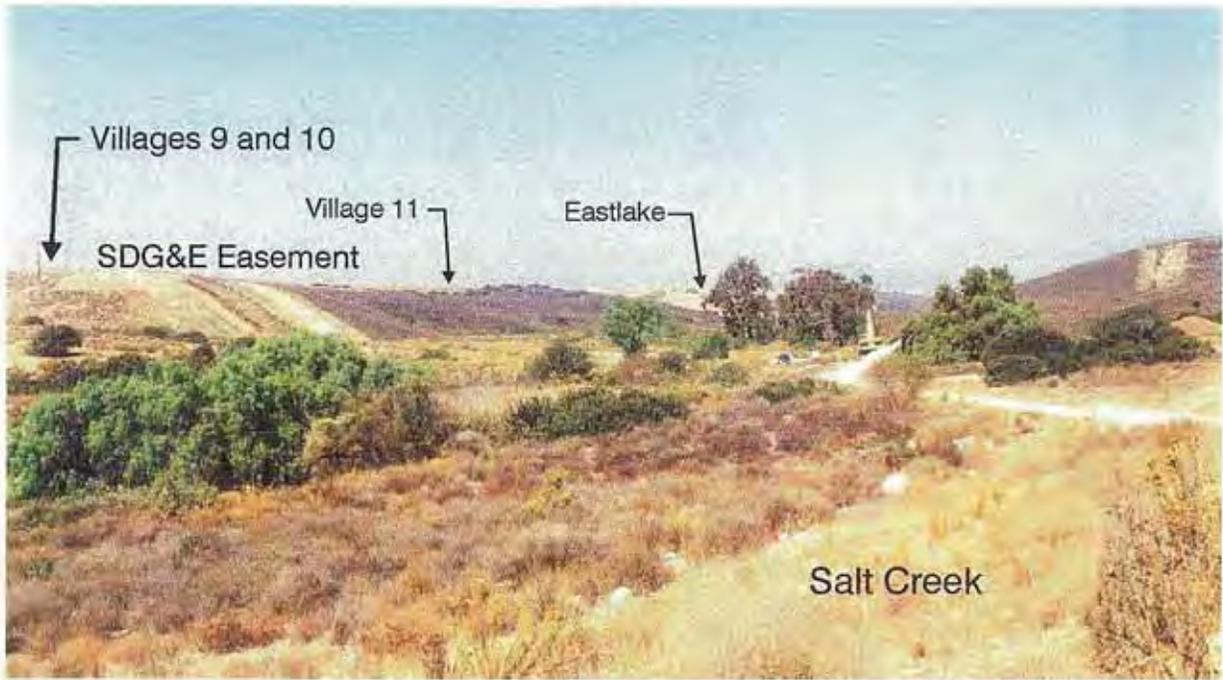


SOURCE: Mooney & Associates (2-1-01)

Views from the West

Figure 5-2-5

Otay Ranch GDP Amendments and Village 11 SE/TH EIR



Vantage Point E Looking Northwesterly



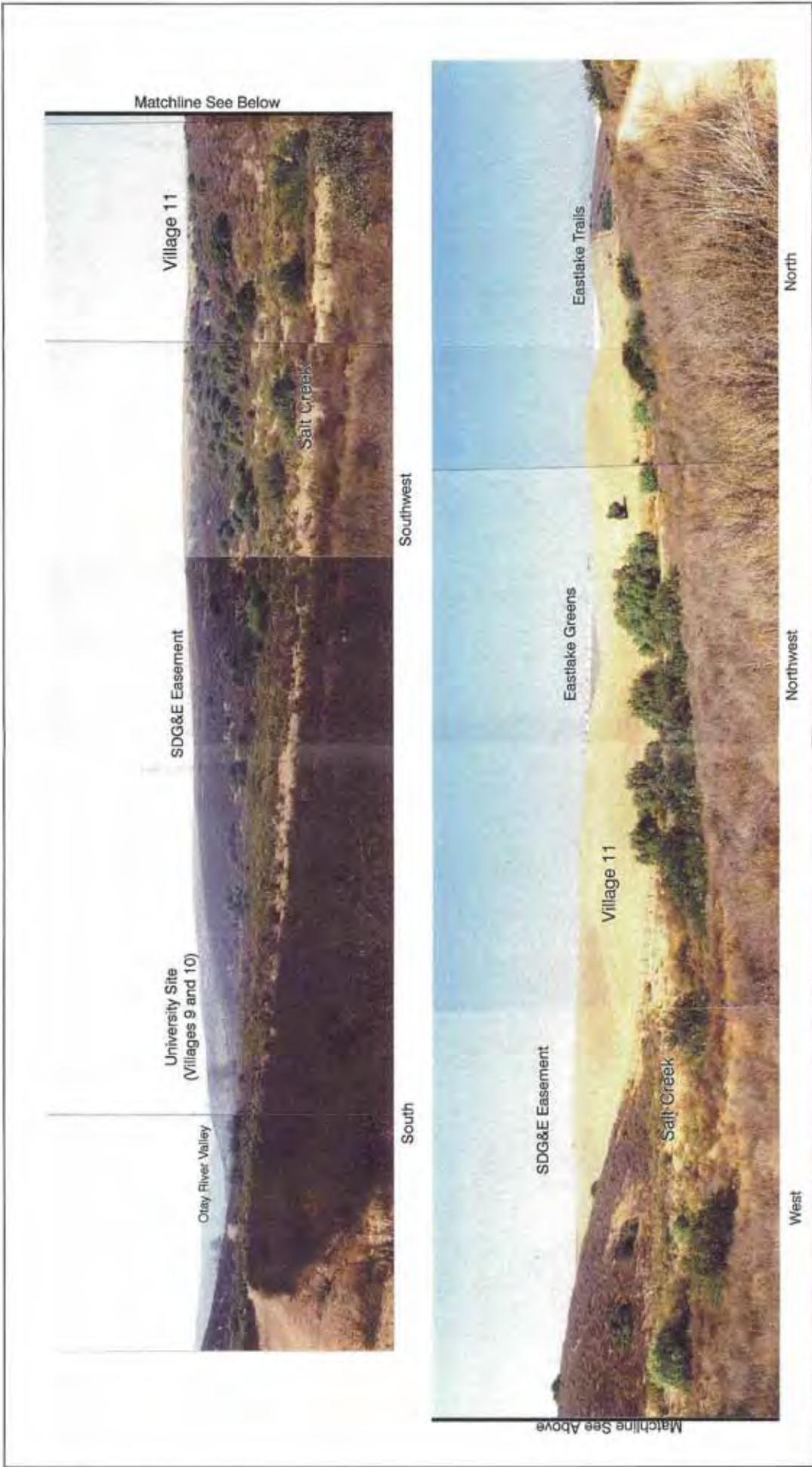
Vantage Point E Looking Southwesterly

SOURCE: Mooney & Associates (2-1-01)

**Views from Salt Creek Approaching
from Otay River Valley**

Figure 5.2-6

Otay Ranch GDP Amendments and Village 11 SPA/TM EIR



SOURCE: Mooney & Associates (2-1-01)

View From Salt Creek,
East of Village 11
Vantage Point F

Figure 5-2-7

Oxay Ranch GDP Amendments and Village 11 SPA/TM EIR



South

West

North

SOURCE: Mooney & Associates (2-1-01)

View from Olympic Training Center Vantage Point G

Figure 5-2-8

Oxy Ranch GDP Amendments and Village 11 SEPA/TEM EIR

The southern portion of the Village 11 Project Area is visible from agricultural use areas within future Village Nine and 10, and natural open space areas of Salt Creek to the east. The designated use for the land immediately to the south is a University campus, or alternatively, residential village development. Distant views of the Village 11 Project Area currently exist from Rock Mountain approximately two miles to southwest (*Figure 5.2-5 d*) and Salt Creek southeast of the University parcel (*Figure 5.2-7*). A mixture of natural vegetation, cultivated land, utility facilities, and maintenance roads are part of the mid-distant and foreground features. The Village 11 Project Area is screened from Otay Valley by intervening topography.

The project area is visible from Salt Creek Canyon directly to the east (*Figure 5.2-8*). The vista is typically undeveloped except along the northern mid-distance where developed, and developing portions of the Eastlake communities are apparent.

GDP AMENDMENTS

Landform and Visual Policies

The adopted GDP, as amended contains policies related to visual resources that are applicable to the proposed GDP Amendments. These include the following:

- Design development to protect the visual value of scenic highways and open spaces;
- Preserve significant views of major physical features such as the Otay River Valley and its major canyons; and
- 83 percent of the steep slopes (steeper than 25 percent) shall be preserved (within the entire Otay Ranch project).

VILLAGE 11 SPA/TM

Landform and Visual Policies

The City's General Plan and the Otay Ranch GDP contains goals and policies related to visual resources and landform modification that are applicable to the Village 11 SPA Plan. These policies include the following:

Steep Slopes

- Geotechnical investigations shall be provided with each SPA Plan;
- Roadways shall be designed to follow the natural contours of hillsides and minimize visibility of road cuts and manufactured slopes;
- Excessive use of manufactured slopes in the Otay River Valley, Jamul, and San Ysidro Mountains, and the area around Otay Lakes shall not be permitted; natural buffering (e.g., undeveloped open space) shall be provided between development and significant land forms, including the Jamul and San Ysidro Mountains;
- Encroachment into areas of steep slope are limited to 18.5 acres for Village 11;
- 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.
- 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.
- In connection with any tentative map submitted on R-1 properties abutting a scenic route, each applicant shall be required to submit a proposal for beautification of the portion of the scenic route adjacent to the development.
- 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.
- Otay Valley Road and Hunte Parkway should be characterized by lower density residential development, open space, and public facilities.

Lighting/Astronomical Dark Sky

Two major observatories are located within 50 miles of the Village 11 Project Area; the Mt. Laguna and Mt. Palomar observatories. 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 both observatories are more strictly regulated than the rest of the unincorporated areas. The Village 11 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 the CEQA Guidelines, Appendix G, Environmental Checklist, the proposed project would have a significant impact on landform and visual quality if it would:

- Have substantial adverse effect on a scenic vista, or obstructs or substantially alters the visual character of a designated public view;
- Substantially damages scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- Conflict with the goals and policies established for preserving scenic highways and roads;
- Result in architecture, urban design, landscaping, and/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 which would adversely affect day or nighttime views in the area.

5.2.3 IMPACT ANALYSIS SUMMARIES FROM PREVIOUS EIRS

The following are summaries from previous EIRs for the Otay Ranch, including the Program EIR 90-01 and subsequent EIRs that were tiered from the Program EIR. The purpose of these summaries is to provide a context for the determination of impacts related to the proposed GDP Amendments and the Village 11 SPA, including changes that have been made to the conclusions and analysis contained in the Program EIR.

OTAY RANCH PROGRAM EIR

The Program EIR 90-01 identified the following significant impacts to landform and aesthetics resulting from the adoption of the GDP, that are relevant to the proposed GDP:

- A change in the overall visual character of the Project area.
- Alteration of significant or sensitive landforms, including steep slopes; and
- Development in highly visible areas.

No feasible mitigation measures were identified to reduce these impacts to less than significant levels.

SPHERE OF INFLUENCE UPDATE EIR

No significant adverse impacts related to aesthetics and landform alteration were identified because inclusion of the Otay Ranch into the City of Chula Vista's Sphere of Influence would not result in a physical change.

OTAY RANCH SPA ONE EIR

None of the amendments made to the Otay Ranch GDP to implement the SPA One Plan or annexation altered any of the assumptions or conclusions or mitigation measures of the Program EIR 90-01 that are relevant to the proposed GDP Amendments.

AMENDED SPA ONE EIR

None of the amendments made to the Otay Ranch GDP to implement the Amended SPA One Plan or annexation altered any of the assumptions or conclusions or mitigation measures of the Program EIR 90-01 that are relevant to the proposed GDP Amendments.

5.2.4 IMPACTS

GDP AMENDMENTS

Impacts related to the proposed GDP Amendments are determined based on the consistency of the amendments with the stated objective and policies of the adopted GDP and analysis of the impacts of the proposed Amendments on visual and landform conditions.

None of the proposed GDP Amendments directly change or conflict with the objective and policies of the GDP for visual resources. Future SPA Plans in the Amendment Area would have the ability to blend development with the natural features of the land. The proposed reconfiguration of Villages and circulation roadways would not preclude development that could respect natural topographical grades and other visual features. In addition, preservation

of views of the Otay River Valley is still achievable with the proposed GDP Amendments, since no changes in land use or circulation would prevent preservation of these views, and the Amendments do not propose development in any areas not previously contemplated for development. There are also no changes in the type, height, bulk or character of land uses in areas of sensitive visual resources.

The Program EIR 90-01 contains an analysis of visual resources and landforms and discusses the impacts associated with implementation of the GDP. That analysis is incorporated by reference. The proposed Amendments would not result in any new significant adverse impacts nor would they result in intensification of any adverse impacts previously identified. The proposed GDP Amendments would, however, still result in significant impacts related to: (1) a change in the overall visual character of the Amendment Area; (2) alteration of significant or sensitive landforms, including steep slopes; and (3) development in highly visible areas.

The GDP adopted in 1993 included a ranch-wide limitation to impacts on steep slopes of 83%. The SPA One analysis and related Phase 2 RMP amended the GDP to include an allocation of impacts to steep slopes on a Village-by-Village basis, as presented in *Table 5.2-1*.

The proposed GDP Amendments would result in the realignment of EastLake Parkway. The realignment would shift 28 acres from Village 11 to the Freeway Commercial. There are no steep slopes in the area of the realignment, therefore there would be no increase in the impacts to steep slope allocation for the shift in land from the Village 11 to the Freeway Commercial area. The Eastlake Parkway realignment also shifts 35 acres of land from the EUC to Village 11. There are no steep slopes in the EUC, therefore, the realignment and shift of land area does not impact steep slopes in this area either.

The realignment of Hunte Parkway through the EUC does not impact steep slopes since there are no identified steep slopes in the EUC. The realignment of Hunte Parkway through Village 11 impacts approximately 13 acres of steep slopes with an additional 5 acres associated with offsite grading (totaling 18 acres). The RMP authorized up to 18.5 acres of steep slope allocation within Village 11. While the total acreage of Village 11 increases with the proposed GDP Amendments, the Village 11 steep slope analysis indicates only 18 acres of steep slopes would be impacted by the Village 11 SPA.

TABLE 5.2-1
STEEP SLOPE ALLOCATION BY VILLAGES
(PHASE 2 RMP AS MODIFIED BY SPA ONE IMPLEMENTATION)

Project 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 11	18.5
Planning Area 12	0.0
Village 13	111.4
Village 14	159.3
Village 15	209.3
Planning Area 16	94.2
Planning Area 17	219.8
Planning Area 18 a	0.0
Planning Area 18 b	0.8
Planning Area 19	0.0
TOTAL	1,281.5

Source: SPA One EIR

The configuration of Village Nine would not be altered by the proposed GDP Amendments, therefore, the steep slope impacts allocated for Village Nine would not be changed. The portion of Village Ten that is proposed to be included in Village 11 under the proposed GDP Amendments does not contain any steep slopes. Therefore, the Village Ten reconfiguration would not result in any changes to the steep slope allocation of the adopted GDP, as amended in the SPA One/RMP2 actions.

VILLAGE 11 SPA/TM

Views

The Village 11 SPA Plan would implement a portion of the GDP for Otay Ranch. The Program EIR 90-01 identified significant impacts related to a change in the overall visual character of the area. The contribution of the Village 11 SPA Plan to this impact is considered significant.

Existing views from the future Olympic Parkway include single-family residential development along the roadway's north slope. Village 11 would alter the view along the western and the southern ridgelines from agriculture to high density residential structures at the corner and single-family homes along the remainder of the Olympic Parkway frontage. The one- and two-story, single-family development would be similar to the existing EastLake development, east of the power line easement, on the opposite side of Olympic Parkway. Views of Village 11 along future Olympic Parkway would be consistent in character with existing development to the north, and would be buffered by a 75-foot landscaped parkway. Therefore, no significant impacts to the views from future Olympic Parkway would result. The residential structures in the foreground would range in height from 28 to 60 feet above the building pads which are similar in elevations to the adjacent roadway. The highest structures (four stories) would be limited to the western end of Olympic Parkway, incorporating the desired GDP objective for Village 11 to provide the transition between the more intense Freeway Commercial/Eastern Urban Center uses to the west and Salt Creek on the east. A 75-foot (average) landscaped parkway would be located along the Village 11 border adjacent to the future Olympic Parkway.

Views along the future Hunte Parkway would consist of Salt Creek natural open space to the east and single-family homes to the west. As the proposed roadway alignment curves westerly, the views of Village 11 would transition from residential to institutional (University). The views to the south would be the future University project area as the

primary land use designation or Villages Nine and 10 as the secondary land use. The views from the proposed scenic route would on the west side within Village 11 would be buffered by a 75-foot (average) landscaped slope. The provision of the landscape buffer would result in views from future Hunte Parkway that would be consistent with the scenic route designation of Hunte Parkway. Therefore, impacts to views from Hunte Parkway would not be significantly impacted by the proposed Village 11 design.

The extent of Village 11 visibility from the Salt Creek Preserve area would depend on trail alignments and view point locations within the vicinity of Salt Creek. Intervening topography and angle of sight would block out portions of the Village 11 Project Area. The portion of Village 11 near the northern, upstream section of Salt Creek would be similar in visual character to the existing development, further north. From directly east of Village 11, the westerly view beyond the natural creek area would include a landscape buffer and major roadway backed by a ridgeline of single-family homes. As viewers approach the Village 11 boundaries from the south, the foreground of development would become more prominent but the view orientation would be directed more towards the east and southeast in the direction of Salt Creek. Overall, the lower and middle canyon views of Village 11 would be converted from open space in character to urban in the vicinity of Village 11. This impact is considered significant.

The Olympic Training Center would have essentially a village-wide vista of the Village 11 Project Area from across Salt Creek Canyon, from a vantage point of approximately one mile away. The views would include manufactured slopes up to 75 feet in height. The change from rolling topography to terraced landforms and residential development would create a continuum of the existing northern portion of the viewshed. The foreground view of Salt Creek Canyon would remain buffered from the mid-ground single-family homes by a landscaped open-space area. The more distant views would include multi-story buildings, completely surrounded by roadways. Since the foreground views would consist of existing or revegetated native vegetation and because background views already include residential development, westerly views from the Olympic Training Center would not be significantly impacted by development of Village 11.

Foreground views of Village 11 from the University project area would include Hunte Parkway and its landscape buffer, a junior high school campus and single-family residential development. Visibility farther up the hillside would vary depending on intervening school structures both within Village 11 and on the University campus. The change in uphill views from farmland to foreground school use and residential development at the future University project area is not considered significant since these are compatible uses requiring similar landform modifications.

Views from the existing homes in EastLake developments would be across the planned Olympic Parkway into similar single-family residential neighborhoods. Since Village 11 steps down to the south and southeast from its northern boundary, manufactured slopes would be faced away from the existing homes within EastLake. The EastLake views of Village 11 development would have limited depth as building pads terrace down to lower elevations. In some cases the elevation of the building pads would be higher than the existing topography, which may slightly affect views from existing residences from the north. However, the change in view adjacent to an existing neighborhood from vacant to similar homes across the street is not considered a significant impact.

In addition to the impacts created by grading and development, Village 11 would increase nighttime lighting in an area that is currently only exposed to nighttime lighting from the adjacent EastLake development. The incremental increase to the general night sky illumination and in proximity to Salt Creek preserve area is considered a significant impact.

Landform and Visual Policies

The Village 11 grading concept is based on the following objectives which are set forth in the SPA Plan:

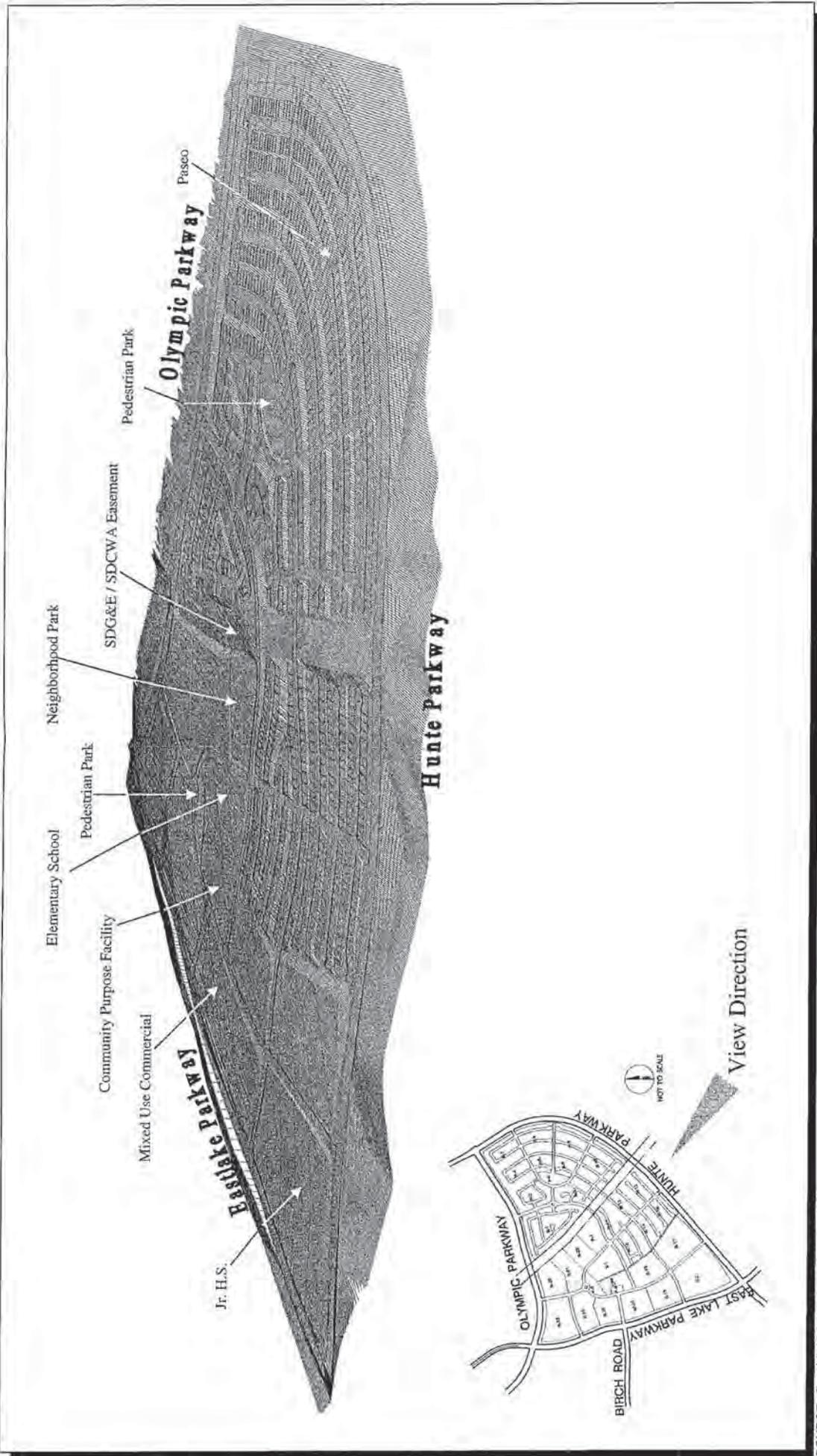
- Preservation of 83 percent of the existing steep slopes overall for Otay Ranch, and limitation of impact to steep slopes of 18.5 acres for Village 11;
- Contour grading adjacent to Salt Creek shall be limited to rounding of tops and toes of slopes to avoid encroachment into the preserve;
- Balance earthwork, utilizing an equal amount of cut for an equal amount of fill;
- When significant land forms are modified for project implementation, round the land form as much as possible to blend into the natural grade;
- When slopes cannot be rounded, utilize vegetation to alleviate sharp angular appearances;
- Relate development to topography and natural features and strive to retain the character of the land forms to the extent feasible; and
- Utilize grading that is sensitive to significant and/or sensitive vegetation and habitat areas.

Development of the Village 11 SPA Plan would result in a change to the existing character of the property from that of agricultural use to an urbanized condition. Grading within the Village 11 Project Area involves approximately 565 acres including slopes and infrastructure beyond the boundaries. Approximately 10.5 million cubic yards of cut and fill would be necessary to implement the grading plan. *Figures 3-13 and 3-14* show the proposed conceptual grading and cut and fill plan.

The conceptual grading plan retains the general sloping trend across the land from northwest to southeast in conformance with the GDP criteria relating to natural terrain characteristics. The east and southeast facing slopes would be a series of manufactured banks daylighted into natural intervening knolls and slopes, avoiding the creation of excessively long, uniform slopes that would be visible from the Salt Creek and Olympic Training Center as provided for in the Otay Ranch Overall Design Plan. The conceptual grading plan provides for preservation of sensitive areas of Salt Creek along the project area's eastern boundary and a side canyon of Salt Creek on the southern boundary consistent with the GDP criteria for contour grading adjacent to Salt Creek. A wide landscaped parkway would be graded along Hunte Parkway to provide the required naturalized buffering as a transition between development and significant existing landforms. An oblique view of the conceptual grading plan from Hunte Parkway uses the flattest areas of the property to accommodate uses requiring large level areas including the village core, a junior high school, and multi-family project areas (*Figure 5.2-9, Proposed Landform Alteration*).

The proposed grading is designed to create and maintain on-site and off-site views, useable building and yard areas, minimize potential conflicts between public and private uses and, where possible, provide barriers or physical separation from traffic noise sources. The proposed grading is consistent with the Otay Ranch Overall Design Plan guidelines for careful modulation and softened 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.

The proposed grading would involve cuts up to approximately 75 feet, and fills up to a maximum depth of approximately 85 feet. The proposed project design places the larger building pads within the flatter portions of the project area, thereby avoiding excessive amounts of grading. The more adaptable single-family development grading is located in the areas of steeper topography. Grading would create exposed slope faces of up to approximately 45 feet cut and 45 feet fill. The higher cut faces would be seen only within the subdivisions except at the southwest corner which would be visible from the adjacent ridgeline within Planning Area 12 - EUC. The easterly and southeasterly facing fill slopes



SOURCE: Brookfield Shea Chey, LLC, (2-1-01)

Proposed Landform Alteration

Figure 5-2-9

Olay Ranch GDP Amendments and Village 11 SPA/TM EIR

proposed adjacent to Hunte Parkway, and off-site, would have exposures ranging from approximately 45 to 65 feet and would be revegetated with native vegetation. Southerly slopes adjacent to the University property are temporary and range from approximately 55 feet cut to 75 feet fill.

The steep impact slope allocation for Village 11 is 18.5 acres. As indicated above in the discussion of GDP Amendment impacts to steep slopes, the total acreage of steep slope to be impacted by the proposed grading for Village 11 is 13 acres within the Village boundaries, and an additional 5 acres of offsite impacts. The total of 18 acres of impact to steep slopes within the Village 11 Project Area, would be within the amount allocated to Village 11. Therefore, no significant impacts to steep slope alteration would result. In addition, the grading plan for Village 11 is consistent with all other policies of the GDP related to landform and visual resources, including the use of contour grading, balanced earthwork, naturalized and/or revegetated slopes, retention of natural grades, and sensitivity to Preserve areas. No significant impacts to landform/visual policies would result from the proposed grading plan for Village 11.

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 11 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 11 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 and two (one leading east, 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.

The Village 11 Design Plan and Planned Community District Regulations, have been developed to be consistent with the Otay Ranch Overall Design Plan. Therefore, no significant impacts related to village design consistency with the GDP would result.

5.2.5 LEVEL OF SIGNIFICANCE PRIOR TO MITIGATION

GDP AMENDMENTS

The Program EIR 90-01 identified significant impacts to landforms and visual resources from implementation of the plan. Significant impacts identified in the Program EIR 90-01 that would apply to the proposed GDP Amendments include: (1) a change in the overall visual character of the Amendment Area; (2) alteration of significant or sensitive landforms, including steep slopes; and (3) development in highly visible areas. These impacts would remain significant with the approval of the proposed GDP Amendments. No feasible mitigation has been identified for these impacts. No new or additional significant impacts have been identified for the proposed GDP Amendments.

VILLAGE 11 SPA/TM

Conversion of the visual character of the proposed Village 11 Project Area would result in significant impacts to visual resources of the site, which are unavoidable.

Development of Village 11 would result in significant impacts to views of the site from adjacent areas. This impact can be mitigated to a less than significant level.

The proposed Village 11 SPA Plan and TM may have direct, long-term potentially significant nighttime view impacts. This impact can be mitigated to a less than significant level.

5.2.6 MITIGATION MEASURES

GDP AMENDMENTS

The proposed GDP Amendments would result in similar significant impacts to landform and visual resources as those identified in Program EIR 90-01, and would be subject to all of the applicable measures identified in the Program 90-01. An inventory of those measures is contained in *Appendix B*.

VILLAGE 11 SPA/TM

- 5.2-1** Prior to approval of grading plans, the Director of Planning and Building and City Engineer shall review the grading plans to confirm that the grading guidelines contained in the proposed Village 11 SPA have been integrated into the grading plans.
- 5.2-2** Prior to approval of grading plans, the applicant shall submit documentation to the satisfaction of the Director of Planning and Building which demonstrates that the anticipated steep slope encroachment would not exceed 18.5 acres.
- 5.2-3** Prior to approval of grading plans, landscape screening shall be designed by a licensed landscape architect that is consistent with the standards established by the Village 11 SPA Plan, and shall be installed pursuant to the landscape plan approved by the Director of Planning and Building and the Department of Parks and Recreation. Plants and landscape elements as described in the Edge Plan shall be incorporated to buffer the Salt Creek open space area from the urban setting of Village 11 SPA Plan.
- 5.2-4** Prior to the approval of improvement plans, the applicant shall prepare a plan which shows the proposed height, location, and intensity of street lights on site. The plan shall comply with the minimum standards for roadway lighting and shall be submitted for review and subject to approval by the Director of Planning and Building and the City Engineer.

5.2.7 LEVEL OF SIGNIFICANCE AFTER MITIGATION**GDP AMENDMENTS**

The proposed GDP Amendments would result in the same significant and unmitigated impacts as identified in Program EIR 90-01:

- An unavoidable change in the overall visual character of the project area.
- An unavoidable impact to significant or sensitive landforms
- An unavoidable impact related to development in highly visible areas.

VILLAGE 11 SPA/TM

The Village 11 SPA Plan would contribute to the significant unavoidable change in the overall visual character of the Otay Ranch area.

All other significant impacts to landform and visual resources related to Village 11 would be mitigated to less than significant levels. Mitigation measures 5.2-1 and 5.2-2 would provide review of all grading plans for Village 11 to assure that implementation of the project conforms to the guidelines and standards set forth for the Village 11 SPA Plan, the Village 11 GDP and the Otay Ranch Overall Design Plan. Verification would be made that steep slope encroachment would not exceed that anticipated in the approved GDP and appropriate buffering between development and preserve areas would be retained. Mitigation measure 5.2-3 would ensure that a landscape plan is reviewed and implemented consistent with the Village 11 SPA Plan. Mitigation measure 5.2-4 would reduce the effects of nighttime lighting from the development to an insignificant level.

5.3 BIOLOGICAL RESOURCES

The Otay Ranch GDP/SRP Program EIR (Program EIR 90-01), analyzed the existing conditions, potential impacts, and mitigation measures related to biological resources for the entire Otay Ranch project area. Section 4.9.4 of the Program EIR 90-01 included an analysis of biological impacts related to the Phase II Progress Plan Alternative (as amended), which ultimately was selected. The analysis and discussion of biological issues from the Program EIR is hereby incorporated by reference. References to analysis in the Program EIR 90-01 in this EIR pertain specifically to the analysis of the selected Phase II Progress Plan alternative. The following discussion focuses on the project specific impacts to biological resources that would result from the proposed GDP Amendments and with development of the Village 11 SPA Plan. It should be noted that the discussion of the Village 11 SPA Plan assumes that the proposed GDP Amendments, as described in *Section 3.0* of this EIR, are approved in advance of, or concurrently with the approval of the SPA Plan. If the proposed GDP Amendments are not approved, the SPA Plan would need to be revised and would require additional environmental review.

The Otay Ranch RMP 1, which was adopted with the GDP, provides a framework conservation of biological resources. The RMP 2, which was adopted with SPA One, compiles resource studies, plans and programs required by the RMP 1 to be performed prior to the adoption of the initial Otay Ranch SPA (June 1996). SPA-level biological surveys for Village 11 were conducted by Dudek & Associates, Inc. during January through July 1999, including vegetation mapping, wetlands delineation, California gnatcatcher surveys and quino checkerspot butterfly surveys. The results of those surveys are included in Appendix C.

As discussed in Section 3.0, Project Description, the Village 11 Project Area consists of 565 acres, which includes the 489-acre SPA. However, offsite improvements, including Eastlake Parkway, offsite drainage facilities and sewer laterals. The total disturbance area, including these improvements is 565 acres.

5.3.1 EXISTING CONDITIONS

GDP AMENDMENTS

Existing Habitats and Species

The Program EIR 90-01 characterized habitat types for the entire Otay Ranch project area. Habitat types found within the GDP Amendment Area are primarily agriculture, but also include coastal sage scrub, maritime succulent scrub, non-native grasslands and disturbed habitat. The biological study area for the Program EIR 90-01 included approximately 23,088 acres, including the Otay River Parcel, the San Ysidro Parcel, and the Proctor Valley Parcel. The Amendment Area is within the Otay River Valley Parcel. The biological data base used for the analysis in the Program EIR 90-01 included general biological survey reports, sensitive plant surveys, vernal pool surveys, sensitive animal surveys, and a wildlife corridor study, all conducted within the time frame ranging from 1989 to 1992. The Program EIR summarized the results of these studies, compiled composite mapping of habitat and species data, and described the habitat types and species occurrence distribution.

Within the Amendment Area, onsite conditions for vegetation, natural habitats and wildlife, including sensitive plant and animal species have not substantially changed since the certification of the Program EIR 90-01. This is primarily due to the continuation of dry farming and cattle grazing over the land that had historically supported those uses. In addition, there has been little additional disturbance or development within the Amendment Area since the certification of the Program EIR 90-01. However, the status of two sensitive species that have the potential to occur in the Amendment Area have changed since the certification of the Program EIR 90-01. These changes include the listing of the following species: quino checkerspot butterfly (federally endangered), and Otay tarplant (federally threatened). Potential habitat for the quino checkerspot butterfly exists within the Amendment Area, but no butterflies have been observed in focused surveys that have been conducted in portions of the Amendment Area over the past several years. Butterflies have been observed in recent surveys in Preserve areas in the Otay River Valley. Otay tarplant is known to occur in the Amendment Area, however, since the majority of the Amendment Area consists of agricultural fields, the potential for the species to occur is limited.

Olympic Parkway is currently under construction along the northern boundary of the Amendment Area. The majority of the disturbance area for Olympic Parkway, within the

Amendment Area, had been historically used in agricultural production. Within the Amendment Area, farming and livestock grazing have continued, since the adoption of the GDP. As referenced above, more recent and SPA-level studies of the Village 11 and Salt Creek area have been conducted since the adoption of the GDP (contained in Appendix C), in conjunction with the proposed SPA Plan for Village 11. The following discussion provides a summary of the information collected in those studies.

Relevant Resource Planning Documents

Otay Ranch Resource Management Plan

The Otay Ranch Resource Management Plan (RMP 1) 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 one 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 one acre of maritime succulent scrub destroyed, one acre of maritime succulent scrub must be restored.

City of Chula Vista Draft MSCP Subarea Plan

The MSCP is a comprehensive, long-term habitat conservation plan which 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. 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, 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.

VILLAGE 11 SPA

Vegetation

The Village 11 Project Area has been continually used for agriculture with approximately 97 percent of the site dedicated to agricultural use. Other grasses, mainly non-native annuals, occur on the site, especially within low drainages. The Village 11 Project Area supports small

areas of native vegetation, and non-agricultural disturbed areas. Native vegetation communities occurring within the grading limits of the Village 11 SPA are concentrated along the eastern boundary of the site. *Figure 5.3-1, Biological Resources*, provides the overall distribution of the vegetation communities in the Village 11 Project Area and surrounding Preserve areas. *Figure 5.3-2, Biological Resources with Proposed Limits of Grading*, provides an overlay of the proposed Village 11 SPA Plan development envelope on the biological resources map.

Habitat Descriptions

Agriculture. The Village 11 Project Area contains approximately 510 acres of agricultural fields. The agricultural fields are actively cultivated and/or grazed. These areas do not support native habitat. They are planted with barley, and also contain field and black mustards.

Disturbed Habitat. Disturbed habitat includes major dirt roads greater than 5 feet wide, and areas where vegetation has been cleared. Within the disturbed areas, there are unvegetated drainage channels that occur mostly along canyons in the eastern portion of the property, with fewer channels found within the agricultural fields of the Village 11 Project Area.

Non-Native Grassland. Non-native grassland occurs in areas that have been left fallow for a long period, and have been repeatedly burned and grazed by cattle. Typical species include barley, slender wild oat and black mustard, sometimes interspersed with a low cover of native grasses.

Coastal Sage Scrub. The coastal sage scrub habitat within the Village 11 Project Area are characterized by a mix of California sagebrush and flat-top buckwheat, with co-occurring species including California everlasting, white sage, saw-toothed goldenbush and laurel sumac. Sparse coastal sage scrub areas occur along the eastern edge of the proposed development areas. These areas have been recently burned and also contain non-native vegetation (mainly non-native grasses).

Southern Cactus Scrub. Southern cactus scrub also occurs within the Village 11 Project Area. The species composition is similar to coastal sage scrub, but contains a large element of prickly-pear, cholla cactus and coast barrel cactus.

Figure 5.3-1

Biological Resources



SOURCE: Dudek & Associates (Nov. 2000)

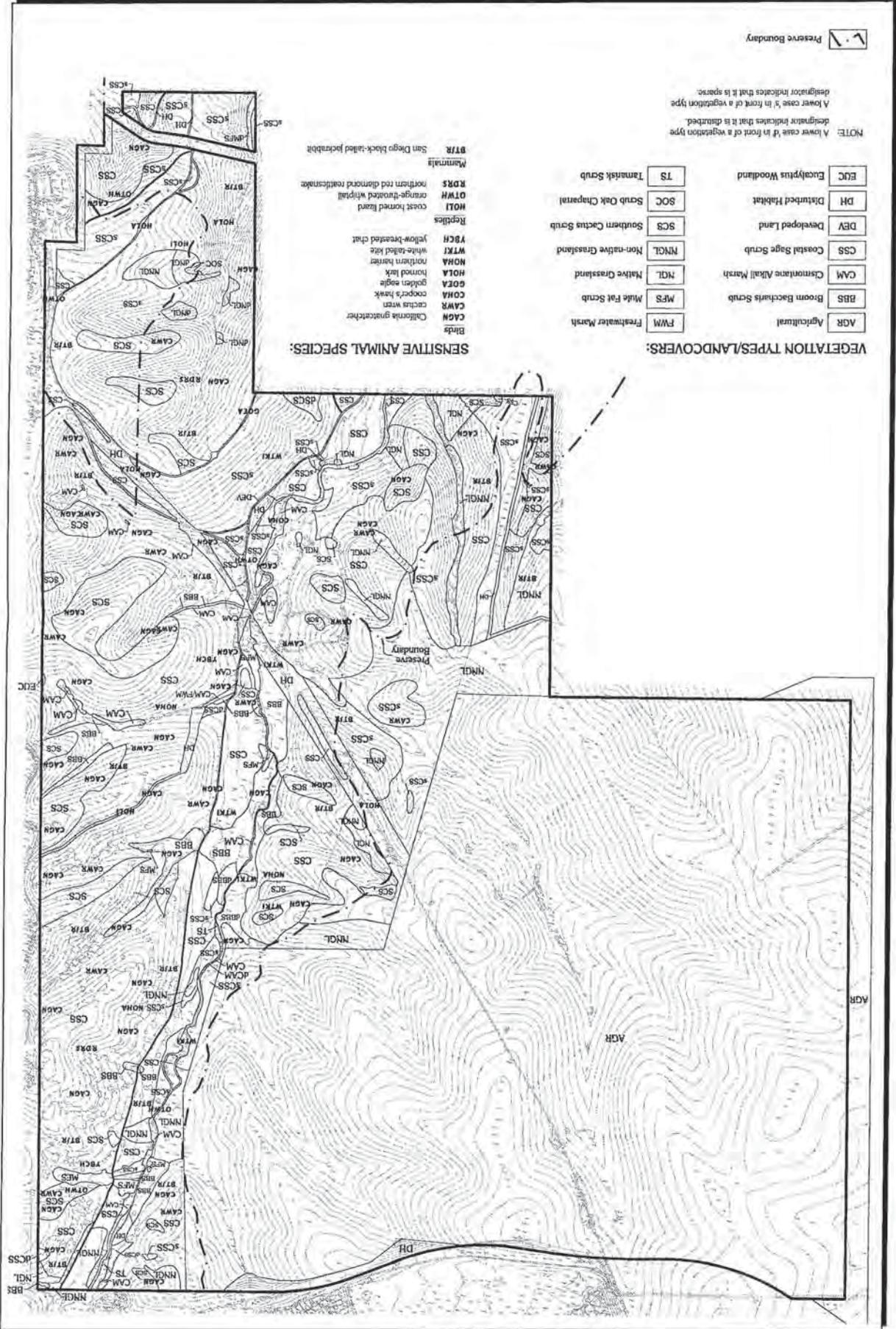
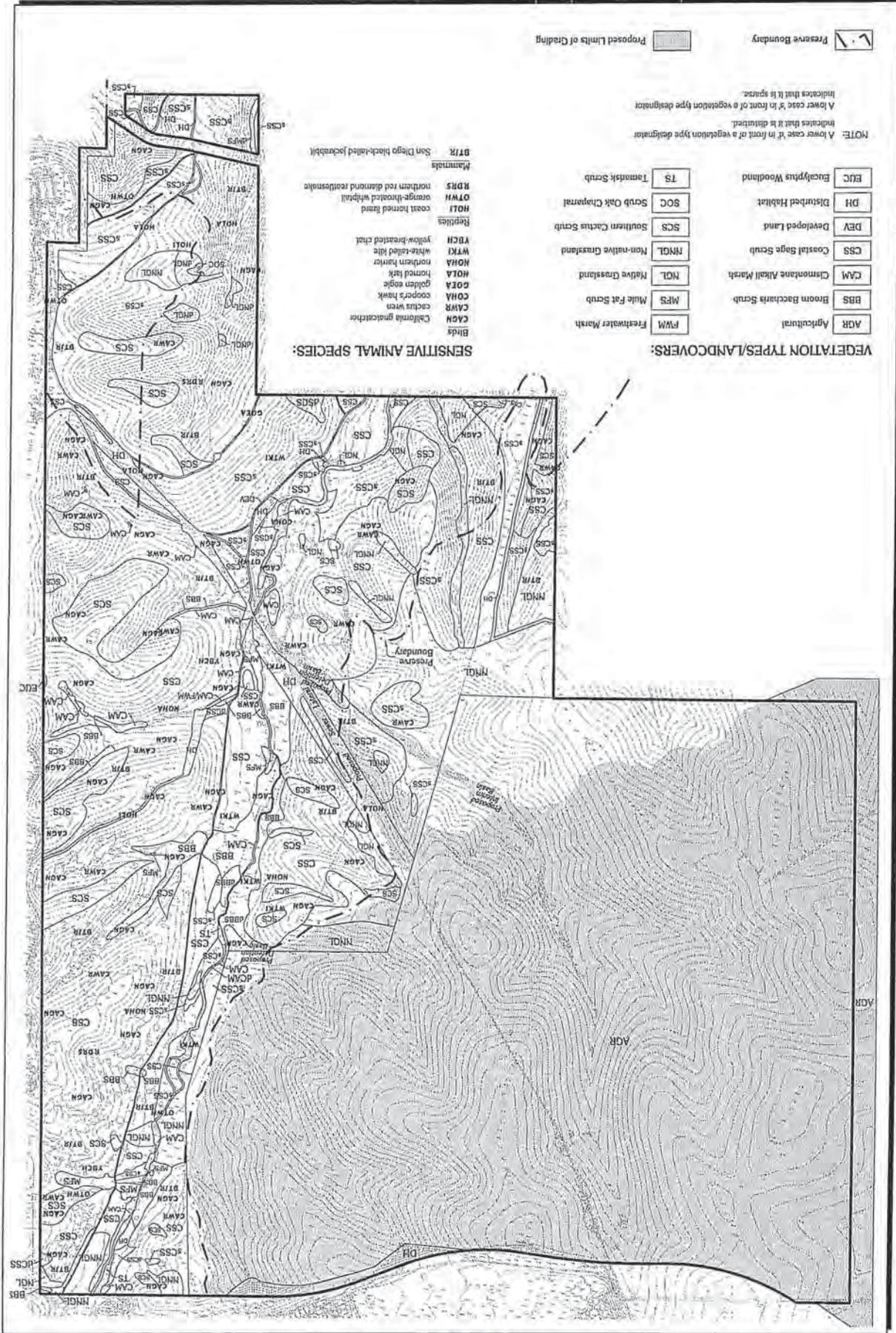


Figure 5.32

Biological Resources
With Proposed Limits of Grading

SOURCE: Dudge & Associates (Nov. 2000)



Cismontane Alkali Marsh. The cismontane alkali marsh that occurs within the Village 11 Project Area contains mariposa rush and cattails with an understory of sedges, perennial ryegrass and sow thistle. Cismontane alkali marsh/freshwater marsh is considered a wetland community and is under the jurisdiction of the California Department of Fish and Game (CDFG) and the U.S. Army Corps of Engineers (ACOE).

Sensitive Habitats

Sensitive habitats are those that are considered rare within the region, support sensitive plant and/or wildlife species, or function as corridors for wildlife movements. Sensitive habitats occurring within Village 11 Project Area include coastal sage scrub, southern cactus scrub and wetlands within the Salt Creek drainage (cismontane alkali marsh). The Chula Vista Draft MSCP Subarea Plan has been conditionally approved by the City of Chula Vista, City Council, but has not yet been approved by the U.S. Fish and Wildlife Service (USFWS) or CDFG (the "wildlife agencies"); therefore, the City does not currently have take authorization under the MSCP, and project applicants must obtain individual permits for impacts to listed species from the USFWS and CDFG. However, if the Subarea Plan is approved by the wildlife agencies and an Implementing Agreement is adopted, the City will have the ability to issue its own take authorizations for covered species.

Sensitive Plants

Since biological surveys for the Village 11 SPA were conducted in late spring (January to July 1999) during the optimal time of year, it is assumed that a high percentage of plant species were observed. Those surveys revealed that no plant species listed as threatened or endangered by the USFWS or as rare, threatened or endangered by the CDFG were observed within the Village 11 Project Area. However, subsequent surveys conducted for the Salt Creek Sewer within the Hunte Parkway alignment in the Village 11 Project Area in 2001 revealed 175 individual Otay tarplant. Nine species recognized as regionally sensitive were found within the Village 11 Project Area (*Table 5.3-1*). Due to the relatively low percentage of natural habitat within the Village 11 Project Area, few sensitive plant species are expected to occur. *Table 5.3-1* lists those plants with a potential to occur within the Village 11 project area, because of their known proximity to the site.

TABLE 5.3-1. SENSITIVE PLANT SPECIES WITH THE POTENTIAL FOR OCCURRENCE

Species	Federal/ State Status	CNPS List	MSCP Status ¹	Typical Habitat/Comments
South coast salt-scale	None	1B	None	Exposed open habitat with other colonizers of open clay habitat. Only occurrence on the sides of Salt Creek. Unlikely to occur within the Village 11 Project Area.
<i>Atriplex pacifica</i>	None	1B	Narrow endemic	Chaparral, coastal sage scrub. Several substantial populations southeast of Salt Creek on west facing slopes. Unlikely to occur within the Village 11 Project Area in the limited area of coastal sage scrub since all on eastern facing slopes.
Variegated dudleya	None		Covered species	
<i>Dudleya variegata</i>	None	2	Covered species	Chaparral, coastal sage scrub, valley and foothill grassland. Common on south facing slopes along the east sides of Salt Creek. More common in southern cactus scrub habitat. Potential to occur within the Village 11 Project Area southern cactus scrub.
Coast [San Diego] barrel cactus	None			
<i>Ferocactus viridescens</i>	None	2	None	Clay soils and burns. Distributed in small populations throughout many of the open clay soil habitats within adjacent areas. Low to moderate potential to occur within the Village 11 Project Area.
Palmer's grappling-hook	None			
<i>Harpagonella palmeri</i> var. <i>palmeri</i>	None	2	None	Riparian playas. Patchy distribution along Salt Creek. Unlikely to occur within the Village 11 Project Area.
San Diego marsh-elder	None			
<i>Iva hayesiana</i>	None	4	None	Coastal dunes (mesic), meadows (alkaline), coastal salt marsh. Observed along Salt Creek. Unlikely to occur within the Village 11 Project Area.
[Southwestern] spiny rush	None			
<i>Juncus acutus</i> ssp. <i>leopoldii</i> (<i>Juncus acutus</i> ssp. <i>sphaerocarпус</i>)	None	2	None	Coastal sage scrub. One population found on west facing slopes on east side of Salt Creek. Unlikely to occur within the Village 11 Project Area's limited area of coastal sage scrub since all on eastern facing slopes.
Munz's sage	None			
<i>Salvia munzii</i>	None	4	None	Coastal chaparral, coastal sage scrub. Very common component of ground cover in southern cactus scrub. Greater densities south facing slopes and hilltops. Potential to occur within the Village 11 Project Area southern cactus scrub habitat.
Ashy spike-moss	None			
<i>Selaginella cinerascens</i>	None	2	None	Chaparral, coastal sage scrub. Observed in the Salt Creek area. Low potential to occur within the Village 11 Project Area.
San Diego County viguiera	None			
<i>Viguiera faciniata</i>	Federally threatened/ State endangered	1B	Narrow endemic	Observed in adjacent open space Preserve areas immediately east of the Village 11 Project Area. Potential to occur in limited coastal sage scrub areas in the far eastern portions of the Village 11 Project Area.
Otay tarplant				
<i>Deandandra conjugens</i>				

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

Sensitive Wildlife

Appendix C provides a list of wildlife species observed and/or detected within the surveyed area. Appendix C also lists butterflies, moths and birds seen during the quino checkerspot butterfly flight survey performed along the eastern half of the property. The agricultural fields were not surveyed, as they are classified as "excluded" areas in the survey protocol for the species.

Table 5.3-2 lists sensitive wildlife species known to occur, or potentially occurring, within the Village 11 Project Area, the adjacent Salt Creek open space and University site (Villages Nine and 10). *Figure 5.3-1* includes the location of sensitive species. Of the sensitive species listed in *Table 5.3-2*, the horned lark, cactus wren and the California gnatcatcher were observed within the Village 11 Project Area, all within native vegetation communities in the eastern portion of the project area, adjacent to Salt Creek. The orange-throated whiptail, white-tailed kite, northern harrier, and San Diego black-tailed jack rabbit are listed as sensitive and were observed in native habitat to the south and east of the grading limits (offsite).

The golden eagle and other sensitive raptor species such as northern harrier, white-tailed kite, and cooper's hawk could forage within the Village 11 Project Area. These species are protected under the California Fish and Game Code 3503.5.

Directed surveys for **California gnatcatchers** were performed in May, June and July 1999 and included all suitable habitat outside, and within, the Village 11 Project Area including coastal sage scrub, disturbed coastal sage scrub, sparse coastal sage scrub, southern cactus scrub, disturbed broom baccharis scrub. The Village 11 Project Area include approximately 6.4 acres total of these habitats. One California gnatcatcher location was noted within these impact areas. The California gnatcatcher is an MSCP covered species.

The **San Diego horned lizard**, another MSCP covered species, frequents a variety of habitats throughout most of California west of the desert and Cascade-Sierran highlands, and throughout Baja California except for the extreme northeast portion. This species was common in San Diego County until about 10 years ago. Loss of habitat, over collecting and the introduction of exotic ants displacing native harvester ants, the horned lizards primary food source, have been factors in the population decline.

TABLE 5.3-2 SENSITIVE WILDLIFE SPECIES KNOWN, OR POTENTIALLY OCCURRING

Species	Status ¹	Habitat	Occurrence/Comments
Invertebrates			
Quino checkerspot butterfly <i>Euphydryas editha quino</i>	Federally endangered	Coastal sage scrub, grassland and chaparral with principal host plant <i>plantago erecta</i> or others and natural cytotogamic soil crust.	None observed during 1999 flight surveys. One individual observed in 1999 approximately 4,000 feet south of the Village 11 Project Area.
Hermes copper butterfly <i>Lycaena hermes</i>	Olaj Ranch GDP Performance Standard species	Spiny redberry for larvae. Flat-top buckwheat, San Diego sunflower and other nectar sources	Low potential due to very limited habitat within the Village 11 Project Area.
Reptiles			
San Diego horned lizard <i>Phrynosoma coronatum blainvillii</i>	State species of special concern MSCP covered species	Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage.	Few individuals distributed throughout native scrub habitats and very little appropriate habitat existing within the Village 11 Project Area.
Orange-throated whiptail <i>Cnemidophorus hyperythrus beldingi</i>	State species of special concern MSCP covered species	Chaparral, coastal sage scrub with coarse sandy oils and scattered brush.	Observed low number of individuals off-site. Expected throughout high quality coastal sage scrub, grassland and in high numbers in disturbed portions of vegetation communities, including areas of the Village 11 Project Area.
Northern red-diamond rattlesnake <i>Crotalus ruber ruber</i>	State species of special concern	Chaparral, desert and thorn scrub	A few individuals observed within native habitats. Moderate to high potential to occur within the Village 11 Project Area.
Birds			
Coastal California gnatcatcher <i>Polioptila californica californica</i>	Federally threatened State species of special concern MSCP covered species	Coastal sage scrub, maritime succulent scrub. Resident.	One individual observed within the grading limits, 4 others observed nearby. Potential to utilize native habitats within the SPA Area.
Coastal cactus wren <i>Campylorhynchus brunneicapillus couesi</i>	State species of special concern MSCP covered species	Cactus thickets supporting the cactus wren, primarily in maritime sage scrub, coastal sage scrub and Venturan sage scrub communities.	One territory observed within the Village 11 Project Area. Others occur on east side of Salt Creek. Potential to use southern cactus scrub and adjacent habitat within the Village 11 Project Area.
White-tailed kite <i>Elanus leucurus</i>	State fully protected species	Nest in riparian woodland, oaks, sycamores. Forage in open, grassy areas. Year-round resident.	Juveniles observed congregating along Salt Creek. Adults foraging. Likely to forage into the Village 11 Project Area from adjacent sightings.

TABLE 5.3-2 SENSITIVE WILDLIFE SPECIES KNOWN, OR POTENTIALLY OCCURRING

Species	Status ¹	Habitat	Occurrence/Comments
Northern harrier <i>Circus cyaneus</i>	State species of special concern MSCP covered species	Coastal lowland, marshes, grassland, agricultural fields. Migrant and winter resident, rare summer resident.	Observed through breeding season. Likely breeding occurred. Has potential to nest in the Village 11 Project Area agricultural fields.
Cooper's hawk (wintering) <i>Accipiter cooperi</i>	State species of special concern MSCP covered species	Mature forest, open woodlands, wood edges, river groves. Parks and residential areas. Migrant and winter visitor.	Species observed using woodlands along Salt Creek. No suitable habitat exists within the Village 11 Project Area.
Golden eagle <i>Aquila chrysaetos</i>	Bald and Golden Eagle Protection Act species State fully protected species State species of special concern MSCP covered species	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 to west. Highly likely to use project area for foraging due to large size of territory.
California horned lark <i>Eremophila alpestris actia</i>	State species of special concern MSCP covered species	Sandy shores, mesas, disturbed areas, grasslands, agricultural lands, sparse creosote bush scrub	Observed to use disturbed areas (roadways) within Village 11 Project Area boundaries. Likely to breed on site.
Southern California rufous-crowned sparrow <i>Aimophila ruficeps canescens</i>	State species of special concern MSCP covered species	Primarily coastal sage scrub.	Low number of pairs found to breed within the coastal sage scrub. Potential to use the Village 11 Project Area's scrub habitat.
Yellow-breasted chat <i>Icteria virens</i>	State species of special concern	Uncommon, localized summer resident. Breeds riparian woodlands	A few observed along Salt Creek where probably breed. No suitable habitat within the Village 11 Project Area grading limits.
Western burrowing owl (burrow sites) <i>Speotyto cunicularia hypugaea</i>	State species of special concern MSCP covered species	Grassland, agricultural land, coastal dunes. Require rodent burrows. Declining resident.	Given habitat and distribution, the burrowing owls could be considered to have high potential to occur and breed within the Village 11 Project Area. Since no owls were observed during the many survey visits in 1999, this species is given low potential to occur.
Mammals			
San Diego black-tailed jackrabbit <i>Lepus californicus bennettii</i>	State species of special concern	Open areas of scrub, grasslands, agricultural fields.	Numerous individuals observed throughout native habitat. Highly likely breeds in the Village 11 Project Area. Potential for species to use native habitat areas within the Village 11 Project Area.

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

Source: Dudek & Associates, Inc.

The **orange-throated whiptail lizard**, also on MSCP covered species, is a small, slender, insectivorous lizard. This lizard species ranges from coastal southern California south to the tip of the Baja California peninsula. As an active forager, the species frequents dry, often rocky hillsides, ridges, valleys and washes that support broken coastal sage scrub, chaparral, mule fat scrub and grassland mixed with sage scrub species. The species is declining in California with the conversion of coastal sage scrub and dry wash habitats for agriculture and urban development.

The **cactus wren** is a widespread and common species of the southwestern deserts, extending to the Pacific coast in southern California and Baja California. The "San Diego" subspecies, *sandiegensis*, is restricted to the coastal slopes of San Diego County and extreme southern Orange County. The coastal cactus wren is a highly sensitive species with its habitat having been depleted by housing and associated urban development. The coastal cactus wren is an MSCP covered species.

The **white-tailed kite** is a State fully protected species and is regarded as a locally sensitive raptor. This resident bird nests in woodland areas adjacent to open areas used for foraging. The southern California populations have declined due to the loss of nesting and foraging habitat. The northern harrier is also a State species of special concern and an MSCP covered species. These birds are rare summer residents and are uncommon to fairly common migrant and winter visitors in San Diego County. Urbanization and agricultural development have led to population decline. The northern harrier uses agricultural fields as foraging and nesting grounds.

The **San Diego black-tailed jackrabbit** is a State species of special concern. This species occupies open or semi-open habitats, such as coastal sage scrub and chaparral and is found in the Upper Sonoran life zone along the coast to western base of the coastal mountains. This subspecies is of concern because of its occurrence in diminishing coastal sage scrub habitat.

The **quino checkerspot butterfly** is a federally endangered species. Preferred habitats for the butterfly are coastal sage scrub, grasslands and chaparral that contains its principal host plant dwarf plantain (*Plantago erecta*). Directed surveys were conducted for the quino checkerspot butterfly in all suitable habitat areas (occurrence of host plant, nectar plant, hilltops, ridge lines, native or sparsely vegetated areas). There is very little potential habitat for the quino checkerspot butterfly within the Village 11 Project Area. Surveys for the quino checkerspot butterfly have been conducted for the proposed project in spring, 2001. Quino

surveys will be required every year, prior to construction of the project. Therefore, if there is no construction of the project by the beginning of the flight season, new surveys will be required the following year.

Wildlife Movement Corridors

A regional corridor for local bird species is designated offsite along the Salt Creek Canyon open space. Despite nearby development, effectively confining wildlife movement, Salt Creek Canyon continues to be important in its support of gnatcatchers and cactus wrens as shown by recent surveys (Appendix C). The Village 11 Project Area does not contain any identified wildlife movement corridor and no movement corridors were assigned within the area by the Otay Ranch Wildlife Corridor Study (Ogden 1992).

Jurisdictional Waters of the U.S.

The Village 11 Project Area contains several ephemeral drainages which occur within existing agricultural fields on the project site, as well as other areas impacted by project development. No sensitive plants or animals were found within these areas during the biology survey. The drainages lack indicator vegetation and do not have the hydrology to be considered wetlands, but are considered Jurisdictional Waters of the U.S. by the ACOE.

Relevant Resource Planning Documents

Otay Ranch Resource Management Plan

The Otay Ranch RMP addresses the preservation, enhancement and management of sensitive natural resources on the entire Otay Ranch property. This plan designates natural open space areas, such as the Salt Creek Canyon, be set aside for long-term conservation. The Otay Ranch RMP has a number of target species, for which the preserve design aims to conserve. As long as preservation is secured in the planned areas, development may occur since it is presumed that target species will be successfully conserved through the implementation of open space management.

City of Chula Vista Draft MSCP Subarea Plan

As stated previously, the Draft Subarea Plan for the City of Chula Vista is a document prepared to meet the guidelines of the USFWS and the CDFG. The Draft Subarea Plan implements the goals of the MSCP for the region and forms the basis for federal and state "take" permits. Upon adoption of the Implementing Agreement for the approved Subarea Plan, the City would be authorized to take a species described as "covered" in the Subarea Plan. Under this scenario, the Village 11 SPA Plan would need to obtain an Incidental Take Permit (ITP) from the City for impacts to one gnatcatcher location. However, if the City Subarea Plan is not adopted, and has not received take authority from the Wildlife Agencies, the Village 11 SPA Plan would need to obtain the ITP from the USFWS and/or CDFG for the impacts to listed species.

The Draft Subarea Plan allows for infrastructure within the Preserve to support development outside of the Preserve, subject to specific conditions. The conditions that have affected Village 11 include siting criteria for proposed drainage facilities to be located in the Preserve. An analysis of the Village 11 Project's conformance with the siting criteria is contained in the following *Section 5.3.3, Impacts*.

The Salt Creek Interceptor Sewer EIR analyzed impacts for scenarios both with, and without, an adopted Subarea Plan. The Salt Creek EIR also analyzes four different pipe placements or "Policy Options" within the Salt Creek open space preserve. Policy Options 1 and 3 would traverse sensitive upland habitats in the Salt Creek open space area. Policy Options 2 and 4 would generally be placed within the future alignment of Hunte Parkway. Policy Options 2 and 4 are within the Village 11 Project Area. The analysis did not show substantial differences in the level of impacts to sensitive vegetation communities. Any potential impacts from the four options are considered mitigable in the Salt Creek EIR document.

5.3.2 THRESHOLDS OF SIGNIFICANCE

According to the CEQA Guidelines, Appendix G, 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 candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFG or USFWS;

- Has a substantial adverse effect on any riparian habitat or other sensitive natural community (including, but not limited to marsh, jurisdictional vernal pools, coastal, etc.) identified in local or regional plans, policies, regulations or by the CDFG or USFWS;
- 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;
- 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;
- Conflicts with the provisions of adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state conservation plan; or
- Conflicts with the adjacency guidelines and policies of the City's MSCP.

5.3.3 IMPACT ANALYSIS SUMMARIES FROM PREVIOUS EIRS

The following are summaries from previous EIRs for the Otay Ranch, including the Program EIR 90-01 and subsequent EIRs that were tiered from the Program EIR. The purpose of these summaries is to provide a context for the determination of impacts related to the proposed GDP Amendments and the Village 11 SPA, including changes that have been made to the conclusions and analysis contained in the Program EIR.

OTAY RANCH PROGRAM EIR

The Program EIR analyzed biological impacts by examining the minimum standards of biological preservation for project development established in the Otay Ranch RMP. It also required that individual SPA Plans address effects upon the environment which are peculiar to the parcel or to the project. The Program EIR identified significant impacts to biological resources, the following of which are pertinent to the proposed GDP Amendments:

- Sensitive uplands (including coastal sage scrub), wetlands, and vernal pool habitat would be impacted. No feasible measures were identified to lessen the level of significance for: Diegan coastal sage scrub, maritime succulent scrub, non-native

grasslands, Valley needlegrass grassland, alkali meadow and vernal pools, although the Findings of Fact required certain mitigation measures as a condition of SPA Plan approval. Other mitigation measures reduced the impacts to: woodlands, scrub, southern willow scrub, and aquatic freshwater marsh to a level below significance.

- State-listed endangered plant species would be impacted. No feasible mitigation measures were identified at the program level of planning to lessen the impact to a level below significance for: San Diego button-celery. Other mitigation measures lessened the impacts to a level below significance for: San Diego thorn-mint, Otay tarplant, and willowy monardella.
- Second, third, and fourth priority plant species would be impacted. No feasible measures were identified to lessen the level of significance for: San Diego goldenstar and Munz's sage. Other mitigation measures lessened the impacts to a level below significance for all other second, third, and fourth priority plant species.
- Impact to least Bell's vireo, tricolored blackbird, and the southwestern willow flycatcher habitat. Mitigation measures were required that would reduce the impacts to a level below significance.
- Cactus wren and California gnatcatcher habitat would be impacted. No feasible mitigation measures were found to lessen the environmental impact to a level below significance because the preservation standard for these species is 100% in lieu of an approved MSCP, although mitigation measures were required as a condition of SPA Plan approval.
- Riverside fairy shrimp habitat would be impacted. Mitigation measures were required that would reduce the impacts to a level below significance.
- San Diego vernal pool fairy shrimp habitat would be impacted. No feasible mitigation measures were identified that would reduce the impacts to a level below significance, although required mitigation measures were required.

- Harbison's dun skipper, Hermes copper, Thornes' hairstreak and quino checkerspot butterfly habitat would be impacted. Mitigation measures that would reduce the impacts to a level below significance were required.
- California red-legged frog and southwestern pond turtle would be impacted. Mitigation measures that would reduce the impacts to a level below significance were required.
- Forty-nine (49) other sensitive wildlife species may be impacted. No feasible mitigation measures were identified at the program level of planning to reduce the impacts to a level below significance, although required mitigation measures were required.
- Regional raptor-foraging areas would be impacted. No feasible mitigation measures were identified to reduce the impacts to a level below significance, although mitigation measures were required.
- Regional and local wildlife corridors would be impacted. No feasible mitigation measures were identified to reduce the impacts to a level below significance, although mitigation measures were required.

SPHERE OF INFLUENCE UPDATE EIR

The Sphere of Influence EIR concluded that, despite the impacts to biological resources already identified in the Otay Ranch GDP, the inclusion of the Otay Ranch parcels into the City's sphere would not itself result in any physical change in the environment, and that the impact to biological resources is less than significant.

OTAY RANCH SPA ONE EIR

The SPA One EIR amended the Otay Ranch GDP and the performance standards. Those amendments included:

- Modifying page 121 of the Findings of Fact for the Program EIR, and thereby changing the mitigation measures for the Otay Ranch GDP, as follows: "Impacts to least Bell's vireo shall be mitigated to achieve a level of 60 dBA Leq or below."

- Adding the following performance standards to page 362 of the Otay Ranch GDP:

“Performance Standard:

- ◆ Impacts to Least Bell’s Vireo habitat shall be mitigated to achieve a level of 60 dBA Leq or below.
- ◆ Noise levels within gnatcatcher habitat shall, to the extent feasible, achieve 65 dBA. However, for the purpose of achieving the gnatcatcher preservation standard of 52%, those gnatcatchers impact by the 65 dBA or greater shall not be counted as preserved.”

The noise related amendments are explained in the SPA One EIR as follows: “No Least Bell’s Vireo habitat will be affected by the proposed project. Gnatcatcher habitat will be affected by SPA One. In particular, Gnatcatcher habitat will experience noise levels exceeding the 60 dBA Leq standard. The area of potentially affected habitat, however is elevated above the future roadways, rendering the placement of sound walls or berms in these areas ineffective. No other feasible mitigation measures have been identified to reduce the noise levels in this area to below the 60 dBA Leq standard.”

The SPA One EIR found that the annexation of land into the Otay Ranch GDP would result in potential impacts to biological resources, and that no feasible mitigation measures were available to reduce this impact to a level below significance.

AMENDED SPA ONE EIR

The Amended SPA One EIR focused the discussion of biological impacts on specific actions and circumstances related to the SPA One West development. No impacts related to the GDP Amendment Area were discussed.

5.3.4 IMPACTS

GDP AMENDMENTS

Sensitive Habitats and Species

The proposed GDP Amendments would not result in changes to the Preserve boundary, as identified in the adopted GDP and RMP. The proposed GDP Amendments would reconfigure Village and Planning Area boundaries, and roadway alignments within the development areas of the adopted GDP. No additional development is proposed in the Preserve areas. Additionally, as stated above in 5.3.1, *Existing Conditions*, biological resources and vegetation land covers have not substantially changed since the adoption of the GDP, and certification of Program EIR 90-01. The Program EIR discussed the significant impacts from the adopted GDP on sensitive species and habitats. Those impacts are summarized in Section 5.3.3. The listing of the Otay tarplant and quino checkerspot butterfly would not substantially change the analysis or findings of the Program EIR 90-01, since the GDP and the RMP included conservation measures for those species and their habitats.

Neither biological conditions on the site, nor the boundaries of the areas proposed to be disturbed have changed since the certification of the Program EIR 90-01 and adoption of the GDP. Therefore, no new additional impacts, or substantial changes in the character or intensity of impacts to biological impacts would result from adoption of the proposed GDP Amendments. Adoption of the proposed GDP Amendments would result in the same significant impacts identified in the Program EIR 90-01 and summarized in Section 5.3.3 of this EIR.

Relevant Resource Planning Documents

Otay Ranch Resource Management Plan

The proposed GDP Amendments would not change the boundaries of the Preserve identified in the RMP. All of the proposed changes to the GDP are within the development area identified in the RMP, and as such, no new or additional impacts to sensitive biological resources would result from adoption of the proposed GDP Amendments. The proposed GDP Amendments would also not affect the conveyance of land into the Preserve. Development in accordance with the proposed GDP Amendments would still be subject to the conveyance

requirements of 1.188 acres of preserve per acre of developed land into the Preserve. The management structure and maintenance requirements of the RMP would not be affected by the proposed GDP Amendments. In addition, all of the policies and standards set forth in the RMP would apply to the proposed GDP Amendments. Overall, the proposed GDP Amendments would not result in any significant adverse impacts to the Otay Ranch Resource Management Plan, or in any way adversely affect its implementation. Therefore, the proposed GDP Amendments would not result in significant impacts on the RMP.

City of Chula Vista Draft MSCP Subarea Plan

As stated in *Section 5.1.1, Existing Conditions*, the Chula Vista MSCP Draft Subarea Plan relies extensively on the Otay Ranch Resource Management Plan for conservation of sensitive habitats and species, as well as for long-term Preserve management, for the portions of the Preserve encompassed within the Amendment Area. As stated above, the proposed GDP Amendments 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 Amendments would not result in significant impacts to the Draft Subarea Plan.

VILLAGE 11 SPA/TM

Sensitive Habitats

The Program EIR 90-01 identified significant impacts to sensitive upland habitats that were not fully mitigated. Significant impacts resulting from implementation of the Village 11 SPA Plan include: direct impacts to disturbed broom baccharis scrub, coastal sage scrub, sparse coastal sage scrub, cismontane alkali marsh, non-native grassland, southern cactus scrub and direct impacts to three sensitive bird locations. Sensitive habitats within the Village 11 Project Area would be directly impacted as shown in *Table 5.3-3*. These totals are based on a worse-case scenario for improvements to major arterials, the creation of off-site drainage facilities and the extension of a sewer lateral.

A total combined 6.6 acres of coastal sage scrub (including broom baccharis scrub) and sparse coastal sage scrub, 0.33 acre of southern cactus scrub, 8.8 acres of non-native grassland and 0.02 acres of cismontane marsh would be permanently removed during development.

TABLE 5.3-3
SUMMARY OF IMPACTS TO
VEGETATION COMMUNITIES - VILLAGE 11 PROJECT AREA

<u>Vegetation (Habitat) Type</u>	<u>Village 11 Project Area, Including Off-site Grading Limits, Sedimentation Basins, Access Roads, Arterial Improvements and Sewer Line Extension</u>
Natural Upland Communities:	
Disturbed Broom Baccharis Scrub	0.16
Coastal Sage Scrub	1.27
Sparse Coastal Sage Scrub	5.16
Southern Cactus Scrub	0.33
Natural Wetland Communities	
Cismontane Alkali Marsh	0.02
Non-Natural Land Covers:	
Agriculture	538.17
Non-Native Grassland	8.8
Disturbed Habitat	10.8
TOTAL ACRES¹	565.0

¹ Totals may not be precise due to rounding.

Source: Dudek and Associates

Indirect impacts could result within areas where sensitive habitats occur adjacent to the Village 11 Project Area. Short-term indirect impacts during construction, or from adjacent urban uses, may include dust, noise, soil erosion and runoff. Indirect impacts could temporarily disrupt habitat vitality. Long-term, negative effects could result from human and domestic pet intrusions, noise, lighting, invasion by exotic plant and wildlife species and urban runoff.

Sensitive Plants

Approximately 97 percent of the Village 11 project site is highly disturbed due to years of agricultural use. Although detailed surveys for sensitive plants were not conducted within the disturbed agricultural areas, it is presumed that sensitive plants do not occur in these areas. Within the non-agricultural areas of the Village 11 Project Area, individual listed sensitive plants were not found during surveys conducted for the project. However, sensitive plant surveys conducted for the Salt Creek Sewer project in spring, 2001 revealed approximately ~~74~~ 175 individual Otay tarplant within the grading area for Hunte Parkway. In addition to Otay tarplant, other annual plants, whose populations fluctuate from year to year, have the potential to occur within the Village 11 Project Area. Conservation of sensitive plant species is provided through the RMP Preserve design and management.

The Program EIR 90-01 identified all impacts to sensitive plant species as being mitigated with the required RMP1 and RMP2 measures, with the exception of San Diego button-celery, San Diego goldenstar and Munz's sage. There is no suitable habitat for San Diego button-celery, San Diego goldenstar or Munz's sage within the Village 11 Project Area; therefore, no impacts to these species are anticipated. Potential direct impacts to the other identified sensitive plant species are mitigated through the RMP. It should be noted, however, that listed plant species found to occur within the Village 11 Project Area (such as Otay tarplant) as a result of pre-construction surveys, permitting for take of those species (in lieu of an approved Subarea Plan) may be subject to additional mitigation required by the permitting agency(ies). Indirect impacts are difficult to quantify, but can be reasonably predicted by the proximity of the proposed development and the sensitivity of affected resources. Indirect impacts would result from adverse "edge effects" as described above for indirect sensitive habitat impacts. While performance standards for sensitive plants have been met by the proposed project for preservation and management under the RMP, indirect impacts would be significant.

Sensitive Wildlife

Three sensitive animal point (individual sighting) locations would be directly impacted by the proposed development: one California horned lark, one cactus wren and one California gnatcatcher. Impacts to these species were identified as significant and unmitigable in the Program EIR 90-01. The impacts represented by Village 11 development would be significant.

One of the potentially significant indirect impacts to California gnatcatchers is noise. The Chula Vista MSCP Subarea Plan contains specific noise adjacency requirements for development and construction next to the Preserve. Specifically, uses adjacent to the Preserve should be designed to minimize noise impacts. The Subarea Plan noise adjacency language reads:

Excessively noisy uses or activities adjacent to breeding areas, including temporary grading activities, must incorporate noise reduction measures or be curtailed during the breeding season of sensitive bird species. Where noise associated with clearing, grubbing or grading will negatively impact, as determined by the City's biologist, an occupied nest for . . . the California gnatcatcher between February 15 and August 15 (During the breeding season), clearing, grubbing or grading activities will be modified if necessary, to prevent noise from negatively impacting the breeding success of the pair. If an occupied . . . California gnatcatcher nest is identified in a preconstruction survey, noise reduction techniques shall be incorporated into construction plans.

Potential indirect impacts associated with noise from project-related activities could result in a significant impact to sensitive bird species, including California gnatcatcher.

Implementation of the Village 11 SPA Plan and Conceptual TM would eliminate approximately 539 acres of agricultural fields and grasslands used for foraging by northern harrier, white-tailed kite, golden eagle and other raptor species. The Program EIR 90-01 identified loss of raptor foraging habitat as a significant impact. The Village 11 SPA Plan would contribute to this significant impact.

Otay Ranch Resource Management Plan

The following discussion describes the status of the Village 11 SPA/TM must meet to comply with the RMP:

- The performance standards for Diegan coastal sage scrub would be met through the preservation of coastal sage scrub within the Otay Ranch preserve, including areas of Salt Creek Canyon;
- To meet the required 0.4 acre to 1 coastal sage scrub restoration requirement of the RMP, ~~2.72~~2.77 acres would need to be restored elsewhere within the Otay Ranch;

- Indirect impacts would result from adverse “edge effects” as described above for indirect sensitive habitat impacts, the project is required to submit an Edge Plan to address these potential impacts;
- Performance standards for sensitive plants have been met by the proposed project for preservation and management under the RMP.
- Performance standards for sensitive animals would be met by off-site preservation in accordance with the Otay Ranch RMP; and
- Indirect impacts to sensitive wildlife species would not be significant because adjacent open space areas would be actively managed per the RMP guidelines.

The Village 11 SPA/TM would comply with the Preserve design and conservation standards of the RMP. The Village 11 SPA Plan will be required to demonstrate compliance with the RMP standards for control of edge effects approval of an Edge Plan, and would also be required to meet the restoration requirements for coastal sage scrub. Without compliance with the Edge Plan and restoration requirements of the RMP, development of Village 11 would result in significant impacts to implementation of the RMP. 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. For Village 11, conveyance responsibility is calculated based on the 489-acre SPA area, less common areas, including schools, parks, and roadways, (totaling 106 acres), leaving 383 acres to which the 1.188-acre multiplier is applied. The resulting conveyance responsibility for Village 11 would be 455 acres.

City of Chula Vista Draft MSCP Subarea Plan

The development of Village 11 would be within the area designated for development under the RMP and the MSCP Subarea Plan (which is based on the RMP in the Otay Ranch area) with the exception of some offsite grading which encroaches into the Preserve. The Village 11 project proposes construction of three drainage facilities, two of which would impact the Preserve. The Subarea Plan contains siting criteria for “future facilities” that are to be located within the Preserve. The northernmost facility would impact approximately 0.9 acre within

the Preserve and the southernmost facility would impact an area 1.8 acre in size (Figure 5.3-2). These facilities are considered in the Chula Vista Subarea Plan as “future facilities” and as such are a permitted use within the preserve area given certain implementation and siting criteria, as outlined in the Subarea Plan (City of Chula Vista 2000). Construction of each drainage facility would not exceed impact thresholds, and the facility has been designed with consideration to Subarea Plan criteria. The drainage facilities would result in impacts to 0.5 acre of covered habitats (coastal sage scrub and disturbed broom baccharis scrub).

The siting of future facilities within the Salt Creek Preserve would not exceed the 2.0 acre limit per facility as allowed by the *Future Facilities Siting Criteria* of the City’s MSCP Subarea Plan. The Facilities Siting Criteria section of the City’s adopted MSCP Subarea Plan details siting criteria for both planned and future facilities. The Subarea Plan details criteria for the engineering of roads and other infrastructure, revegetation, corridor requirements and City review and permitting procedures. The Village 11 SPA Plan includes a requirement that the project design and future maintenance procedures comply with the City’s Subarea Plan criteria for adjacency and siting. The following is a statement of those criteria and an analysis of the drainage facilities’ compliance:

1. **Such facilities shall be located in the least environmentally sensitive location feasible.** The location for drainage facilities is dependent on topographic conditions, and must be located at natural low points related to the areas to be drained. The two detention facilities located within the preserve have been located and designed in portions of the drainages with minimal natural resources, in an effort to maximize impacts to disturbed areas, and minimize impacts to undisturbed habitat.
2. **Such facilities shall avoid impacts to covered species and wetlands.** Impacts to wetland habitats and covered species have been avoided to the greatest extent feasible.
3. **Roads crossing the Preserve should provide for wildlife movement in areas that are depicted on and listed in the MSCP Subregional Plan Generalized Core Biological Resource Areas and Linkages map.** This criterion is not applicable to the drainage facilities.
4. **Roads shall be located in the least environmentally sensitive location feasible and road and/or right-of-way widths shall be narrowed from existing City standards to the greatest extent feasible.** This criterion is not applicable to the drainage facilities.

5. **The City may authorize Take of covered species and habitats resulting from the construction of future facilities within the Preserve, subject to a limitation of two (2) acres of impact per facility.** Each of the facilities is less than two acres in size.
6. **Facilities must avoid impacts to covered narrow endemic species to the greatest extent feasible.** The facilities have been designed to avoid impacts to narrow endemic species.

Because the drainage facilities comply with the siting criteria of the Draft Subarea Plan, no significant impacts to the Draft Subarea Plan would result from the drainage facilities associated with the Village 11 SPA Plan.

The City's Subarea Plan also contains specific criteria for adjacency management issues (edge effects). Specific criteria are described under the *Adjacency Guidelines for Controlling Drainage*, which include methods for the placement and shielding of lighting, placement of buffers, and for avoidance of impacts from toxins, noise impacts to sensitive wildlife, and the introduction of invasive plants. Implementation of the Village 11 SPA/TM would introduce development adjacent to the Preserve. This development could result in potentially significant edge effects to the Preserve.

Permits/Wetlands

The proposed project would impact wetlands in one small (0.02 acre) area of cismontane alkali marsh. This impact would require both federal and state permits. This impact to cismontane alkali marsh is considered significant. Several ephemeral drainages within existing agricultural fields would also be directly impacted by the project. These drainages total approximately 0.77 acre in size. Impacts are attributable to the various components of the Village 11 as follows:

● SPA development area	0.44 acre
● Sewer lateral	0.028 acre
● Hunte Parkway	0.22 acre
● Detention basins	0.085 acre

Because the affected drainages are all ephemeral in nature, the impacts are not considered significant. However, they do qualify as Jurisdictional Waters of the U.S. and they would require a permit from the ACOE (404).

As stated in Section 5.9, *Water Resources and Water Quality*, the Village 11 drainage facilities would detain the first 0.6 inch of runoff from the development area, to reduce impacts to water quality from first flush and dry-weather runoff. The proposed drainage facilities would avoid potential indirect impacts to wetland habitats by precluding non-precipitation flows from the Village 11 Project Area associated with irrigation and other sources. Since detention of dry-weather and first flush runoff would be detained with the proposed drainage facilities, no significant impacts to wetland habitats related to water quality or increased dry-weather flow would result from implementation of the Village 11 SPA/TM.

As further discussed in Section 5.9, surface runoff from the Village 11 Project Area would be collected in drainage inlets and catch basins, then conveyed through storm drain facilities to the discharge points into Salt Creek. Implementation of the Village 11 SPA/TM would result in an increase in the amount of runoff during storms due to the overall increase in impervious surface areas. In accordance with City policy, existing and planned development upstream of the Village 11 Project Area that is within the Salt Creek watershed is required to detain storm water flows in order to avoid increasing the peak storm flow volume in Salt Creek. The detention of upstream flows within the Salt Creek drainage would have the effect of delaying the peak flow in Salt Creek, at the point where the Village 11 storm water flows would be added. The Village 11 SPA/TM, as well as upstream development, would have the cumulative effect of increasing the total quantity of water flowing in Salt Creek during and immediately following storm events. However, this increase in storm flow volumes and duration would be limited to approximately 24 to 72 hours following a storm event (EastLake III Final EIR).

Increased volumes for the short duration would not result in a substantial change in the type of habitat found in the Salt Creek area. Salt Creek contains sensitive wetland habitats in and around the stream course, and sensitive upland habitats on the slopes of the canyon. The sensitive upland habitats, including coastal sage scrub and maritime succulent scrub habitats would not be adversely affected by increased storm flows in Salt Creek because they occur at elevations that are above the stream course. Wetland habitats within the Salt Creek drainage may derive benefits from increased storm flow durations and volumes, as further evidenced by a letter report prepared by RECON (June, 2001, Appendix C) that similarly concludes that increased storm flows volumes and duration would provide more lush growth of perennial wetland species, and longer life for annual wetland species.

5.3.5 LEVEL OF SIGNIFICANCE PRIOR TO MITIGATION

GDP AMENDMENTS

Neither biological conditions on the site, nor the boundaries of the areas proposed to be disturbed would be changed by the proposed GDP Amendments. In addition, the proposed GDP Amendments would not affect any of the objectives, policies, or standards addressed in either the Otay Ranch RMP or the City of Chula Vista Draft Subarea Plan. A summary of significant impacts to biological resources identified in the Program EIR 90-01 is contained in Section 5.3.3. No new additional impacts, or substantial changes in the character or intensity of impacts to biological impacts would result from adoption of the proposed GDP Amendments.

VILLAGE 11 SPA/TM

The proposed Village 11 SPA Plan would result in significant impacts resulting from project implementation including: direct impacts to disturbed broom baccharis scrub, coastal sage scrub, sparse coastal sage scrub, cismontane alkali marsh, non-native grassland, southern cactus scrub and direct impacts to locations determined to be occupied by coastal California gnatcatcher, cactus wren and California horned lark. In addition, impacts from edge effects such as invasive plant species and lighting would cause significant indirect impacts to wildlife species in adjacent Preserve areas.

5.3.6 MITIGATION MEASURES

GDP AMENDMENTS

The Program EIR 90-01 mitigation measures would still apply to the proposed GDP Amendments, and are listed in *Appendix B*. No new or additional significant impacts have been identified with the proposed GDP Amendments. No additional mitigation measures are required beyond those identified in the Program EIR.

VILLAGE 11 SPA/TM

5.3-1 Prior to recordation of each final map, the applicant shall either convey land within the Otay Ranch RMP Resource Preserve at a ratio of 1.188 acres for each acre of development area as defined in the RMP, for a total of 455 acres, or shall pay in-lieu-

of-conveyance fees as prescribed by the RMP. The preserved open space would either be annexed to an existent Community Facilities District (CFD) or a separate CFD would be created. In addition, to comply with the RMP coastal sage scrub restoration requirements, 2.77 acres of coastal sage scrub shall be restored within Otay Ranch. Restoration shall incorporate salvaged soil, seed and plant materials from impacted areas within the Village 11 Project Area.

- 5.3-2** Prior to issuance of grading permit(s) which would impact coastal sage scrub or southern cactus scrub, the applicant shall furnish the City with copies of the appropriate permits from the state and federal wildlife agencies, or shall provide evidence demonstrating that no permits are required or shall secure “take” authorization from the City of Chula Vista under the MSCP.
- 5.3-3** Prior to issuance of grading permit(s), the applicant shall have approved by the City a program for restoration of 0.02 acre of cismontane alkali marsh in the vicinity of the project area. The details of the mitigation shall be provided following consultation with wetland resource agencies.
- 5.3-4** If the City of Chula Vista has received take authority from the Wildlife Agencies, the Village 11 SPA project would need to obtain an Incidental Take Permit (ITP) from the City for impacts to one gnatcatcher location. However, if the City has not received take authority from the Wildlife Agencies, the Village 11 SPA project would need to obtain the Incidental Take Permit from the USFWS for the impacts to one gnatcatcher location.
- 5.3-5** Prior to issuance of grading permit(s), a third-party biologist acceptable to the City would evaluate potentially significant noise impacts to nesting gnatcatchers both on and off-site. If significant noise impacts would occur, the applicant would be required to reduce the impact to a level below significant through either modification of construction activities or avoiding clearing, grubbing, grading or construction activities within 500 feet of an occupied gnatcatcher nest.
- 5.3-6** Prior to approval of the first Tentative Map for construction of Hunte Parkway adjacent to the Salt Creek preservation area, an “edge plan” shall be prepared in consultation with a qualified biologist to include a list of plant species that may and may not be used for landscaping. The edge plan shall be submitted for, and is subject to, the approval of the Director of Planning and Building.

- 5.3-7** During construction, and continuing after project completion, the proposed project shall meet all Adjacency Management guidelines as listed in Section 6.3.2 of the City's MSCP Subarea Plan.
- 5.3-8** Surveys for the quino checkerspot butterfly shall be conducted every year, prior to construction, starting with the current surveys conducted in the spring, 2001 season. If the project is not constructed in 2001, then surveys shall be performed in the year prior to construction. If quino checkerspot butterflies are detected within development areas, avoidance of this area, or mitigation consisting of purchase of suitable offsite habitat at a ratio of 3:1 shall be provided.
- 5.3-9** In accordance with the requirements of the Draft Subarea Plan, no clearing of occupied coastal sage scrub habitat may occur from February 15 through August 15.
- 5.3-10** Surveys for Otay tarplant shall be conducted in the year prior to grading to determine population characteristics at the time of impact. Mitigation for Otay tarplant under CEQA is provided through conservation provided by the Otay Ranch RMP. Additional mitigation may be required by the USFWS and CDFG under their permitting jurisdiction
- 5.3-11** Focused surveys for burrowing owl shall be conducted in the year prior to grading. If occupied burrows are detected, passive relocation of the species shall be conducted to avoid impacts from grading.
- 5.3-12** Focused surveys for active nests of northern harriers shall be conducted in the year 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 900 feet of the active nest sites.

5.3.7 LEVEL OF SIGNIFICANCE AFTER MITIGATION

GDP AMENDMENTS

Significant and unmitigable biological impacts identified in the Program EIR 90-01, that are applicable to the proposed GDP Amendments include: impacts to sensitive upland habitats and impacts to sensitive wildlife species (as further detailed and summarized in Section 5.3.3). No new or additional significant impacts would result from the implementation of the proposed GDP Amendments beyond those identified in the Program EIR 90-01.

VILLAGE 11 SPA/TM

Mitigation measures 5.3-1 through 5.3-8 would reduce the identified significant impacts to less than significant levels, with the exception of those impacts identified as significant and unmitigable in the Program EIR 90-01, including:

- Cactus wren and California gnatcatcher habitat would be impacted. No feasible mitigation measures were found to lessen the environmental impact to a level below significance because the preservation standard for these species is 100% in lieu of an approved MSCP, although mitigation measures were required as a condition of SPA Plan approval.
- Forty-nine (49) other sensitive wildlife species may be impacted. No feasible mitigation measures were identified at the program level of planning to reduce the impacts to a level below significance, although required mitigation measures were required.
- Regional raptor-foraging areas would be impacted. No feasible mitigation measures were identified to reduce the impacts to a level below significance, although mitigation measures were required.
- Regional and local wildlife corridors would be impacted. No feasible mitigation measures were identified to reduce the impacts to a level below significance, although mitigation measures were required.

5.4 CULTURAL RESOURCES

The Otay Ranch GDP/SRP Program EIR (Program EIR 90-01), analyzed the existing conditions, potential impacts, and mitigation measures related to cultural resources for the entire Otay Ranch project area. Section 4.9.5 of the Program EIR 90-01 included an analysis of cultural resource impacts related to the Phase II Progress Plan Alternative (as amended), which ultimately was selected. The analysis and discussion of cultural resource issues from the Program EIR is hereby incorporated by reference. References to analysis in the Program EIR 90-01 in this EIR pertain specifically to the analysis of the selected Phase II Progress Plan alternative. The following discussion focuses on the project specific impacts to cultural resources that would result from the proposed GDP Amendments and with development of the Village 11 SPA Plan. It should be noted that the discussion of the Village 11 SPA Plan assumes that the proposed GDP Amendments, as described in Section 3.0 of this EIR, are approved in advance of, or concurrently with the approval of the SPA Plan. If the proposed GDP Amendments are not approved, the SPA Plan would need to be revised and would require additional environmental review. A more detailed analysis of Village 11 project impacts was conducted by Brian F. Smith and Associates as part of this EIR (*Evaluation of Cultural Resources for the Otay Ranch Village 11 Project*, Appendix D).

5.4.1 EXISTING CONDITIONS

GDP AMENDMENTS

A complete description of existing cultural resources within the entire Otay Ranch was provided in the Program EIR 90-01 for the Otay Ranch GDP. That discussion and analysis is hereby incorporated by reference. The Program EIR 90-01 discussion was derived from a variety of records and literature searches and from cultural resource surveys conducted on the Otay Ranch. Principal among these studies was an archaeological overview prepared in 1987. A second major study was an initial planning survey conducted in 1990. This included a record search for the Otay Ranch planning area. A third study was conducted in 1991/1992, that included an intensive survey of approximately 6,000 acres and a spot check study. The intensively surveyed areas were limited to those areas most likely to be subject to development. The intent of the investigations conducted at the program-level of analysis was to identify the potential for resources. Further study and significance testing of archaeological resources was intended to occur at subsequent stages of analysis.

The proposed Amendment Area is within the same development boundaries of the adopted plan. No additional areas outside of those contemplated to be developed under the adopted plan are proposed for development with the proposed GDP Amendments. The following is a summary of the general characteristics of the Amendment Area.

The cultures that have been identified in the general vicinity of the project consist of the possible Paleo-Indian manifestation of the San Dieguito Complex, the Archaic and Early Milling Stone horizons represented by the La Jolla Complex and the Late Prehistoric Kumeyaay culture. The area was used for ranching and farming following the Hispanic intrusion into the region and extending into the historic period. The most common prehistoric site type in the Otay Ranch area is that of sparse lithic scatter. About 10 percent of the 181 sites identified in the Program EIR 90-01 include a small proportion of ground stone tools, often represented by a single mano or metate fragment, associated with the lithic scatter. The remaining sites vary in type. The distribution of site types suggest that prehistorically this area of Otay Ranch was utilized primarily for short-term resource procurement. No lithic quarry sites, beyond an occasional tested cobble, or large-scale camp or habitation sites have been identified within one mile of the Amendment Area.

VILLAGE 11 SPA/TM

Brian F. Smith and Associates conducted the review of previous research, testing programs, site updates and significance evaluation of the archaeological resources for the Village 11 Project Area. The testing program conducted at each archaeological site included the collection of all surface artifacts, a shovel test series, the excavation of one or two one-meter-square test units and an evaluation for significance. Testing and site evaluation was conducted between August 17 and 23, 1999.

A total of 134 cultural resources has been documented as located within one mile of the Village 11 Project Area. Of the 134 documented resources, 48 resources are cultural isolates, comprised primarily of one or two lithic artifacts and not considered archaeological sites. Of the remaining, 70 are prehistoric, 15 are historic, and one exhibits components of both a prehistoric and historic site.

Five cultural resource sites within the Village 11 Project Area have been identified in several surveys for Otay Ranch. The sites were recorded as a historic site (W-4255) and five prehistoric artifact scatters. Each site located within the Village 11 Project Area is described below.

Site W-4255

The mapped location of this site was examined during the site surveys. No indication of a historic structure was found during the field investigation; however, a prehistoric site, consisting of a scatter of marine shell, was identified. In general, the area has experienced a considerable amount of disturbance related primarily to agricultural activities. The dimensions of the site based on the extent of surface scatter is 60 meters by 150 meters. Plowing of the field over the last century has likely scattered the remains of the site beyond its original boundaries. In addition to the marine shell, a single lithic artifact was found on the surface. None of the shell material appeared burned. The site includes a subsurface component with decreasing resource concentration below 20 centimeter. The plow zone (depth of an agricultural disc) appears to extend to a depth of at least 30 centimeters and could account for the recovery below 10 centimeters. Marine shell and two lithic artifacts were found in the subsurface testing. Site function appears to have centered around food processing.

Site SDI-8651

Extensive plowing over the last century and construction of transmission lines along the northeastern edge of the site have substantially reduced the integrity of the site. The surface manifestation of the site consists of a sparse scatter of lithic artifacts including lithic production waste. A lithic scatter is a resource made up of stone flaking debris, cores, and possibly tools left behind as refuse from a short term use of this location for either manufacturing or resharpening stone tools. The cultural evidence indicates that the site represents a resource processing area. Based on the surface distribution, the site measures 53 meters by 35 meters. Four flakes, one piece of debitage, one core, one hammerstone, one mano fragment and one quartz crystal were found. The subsurface component of this site appears to be confined to the upper 10 centimeters with sterile soil encountered below this level. Only two test excavation units yielded cultural material with a metavolcanic core and metavolcanic debitage found.

Site SDI-12,277

This area has also been extensively plowed over the last century. The site was recorded as a lithic scatter, covering approximately 800 square meters. Evidence suggest that this represents a resource extraction site which is a site developed at the location of a source for raw material for stone tool making. This site generally consists of primary reduction debris

(the outer surface of a rock) that was removed to reduce the weight of desirable nodules of material for transport to other locations for additional use. A single surface artifact, metavolcanic debitage, was found in the most recent evaluation. Fire-affected rock was noted as a non-cultural constituent, probably representing rocks burned during episodes of brush fire, rather than remains of hearths. The poor quality of the rocks, their small size and the fact that they were observed along the length of the ridge suggest that they do not represent cultural features. No evidence of subsurface cultural resources were found.

Site SDI-12,278

The surface manifestation of Site SDI-12,278 consists of three lithic artifacts, including a metavolcanic flake, debitage and core. The dimensions of the site, based on the surface artifact distribution, are 40 meters by 14 meters. However, site integrity is poor due to intense erosion and deflation. Generally the quality of the raw material available at the site is poor although some medium-grained metavolcanics are present. The exposed cobble lens and the presence of lithic production waste suggest that this site represents a limited-use lithic procurement and production location. Several burned rocks were also identified in this area, but as discussed above, likely represent rocks burned during brush fires. All subsurface test units were negative for cultural remains.

Site SDI-12,285

The surface component consists of a scatter of highly fragmented marine shell and a single lithic artifact. The site was previously described as a prehistoric temporary camp which is an impermanent camping location where food resources were gathered and/or initially processed for use at a more permanent camp or simply as a stop over on a journey to another location (e.g., from the mountains to the coast). A camp fire may have been used for overnight stays and/or to prepare meals while working in this location. The discarded tools and food remains from this short-term use created a sparse deposit of refuse from these limited activities. The area has been disturbed by agricultural activities. The current evaluation of evidence suggest that SDI-12,285 represents a resource processing site with the presence of marine shell indicating that nutrition was provided in part by food procured at the coast. A resource processing site is an impermanent camping location where food resources were gathered and/or initially processed for use at a more permanent camp or simply as a stop over on a journey to another location (e.g., from the mountains to the coast). The presence of a core suggest lithic production may have occurred at the site. Based on the surface distribution, the site measures approximately 150 meters by 80 meters.

Subsurface testing yielded marine shell remains, but no additional lithic artifacts were recovered. No cultural artifacts were found at the 20 to 30-centimeter depth. While 20 centimeters is well within the plow zone and thus lacks integrity, the increased depth of recovery in four of the shovel tests may indicate the original location of the prehistoric site.

Site SDI-7217B

Site SDI-7217B is identified as a prehistoric site composed of a lithic scatter that occurs within the grading area associated with the southernmost proposed drainage facility. Construction of the drainage facility would affect a portion of SDI-7217B.

5.4.2 THRESHOLDS OF SIGNIFICANCE

The following threshold standards are based on Appendix G of the CEQA Guidelines, with additional section references provided where appropriate:

- Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5. This includes:
 - Resources that are eligible for the California Register of Historic Resources and the National Register of Historic Places; and
 - Resources that are locally designated as historically significant; and/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 § 15064.5 of the CEQA Guidelines. This includes:
 - Resources that are associated with an event or person of recognized significance in California or American History or recognized scientific importance in prehistory;
 - Resources that can provide information that is of demonstrable public interest and is useful in addressing scientifically consequential and reasonable research questions;

- Resources that have a special or particular quality such as the oldest, best example, largest, or last surviving example of its kind; and
 - Resources that are least 100 years old and possess substantial stratigraphic integrity; and/or involve important research questions and 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 IMPACT ANALYSIS SUMMARIES FROM PREVIOUS EIRS

The following are summaries from previous EIRs for the Otay Ranch, including the Program EIR 90-01 and subsequent EIRs that were tiered from the Program EIR. The purpose of these summaries is to provide a context for the determination of impacts related to the proposed GDP Amendments and the Village 11 SPA, including changes that have been made to the conclusions and analysis contained in the Program EIR.

OTAY RANCH PROGRAM EIR

The Program EIR 90-01 found significant impacts to cultural resources which are pertinent to the proposed GDP Amendments and Village 11 SPA, including disturbance of significant prehistoric and historic resources. The Program EIR 90-01 found that the cumulative impact for the region would reduce the database for cultural resources by approximately 86 percent. No feasible mitigation measures were identified to reduce the impacts to a level below significance, although mitigation measures were required.

SPHERE OF INFLUENCE UPDATE EIR

Even though the Sphere of Influence EIR reiterated that the Program EIR 90-01 found impacts to cultural resources to be unmitigable, it concluded that inclusion of the Otay

Ranch parcels into the City's sphere would not in itself result in physical changes to the environment.

OTAY RANCH SPA ONE EIR

None of the amendments made to the Otay Ranch GDP to implement the SPA One Plan or annexation altered any of the cultural resource assumptions or conclusions of the Program EIR 90-01. As required by the Program EIR 90-01, in conjunction with the approval of SPA One, a comprehensive cultural resource study was prepared to assess cultural resources throughout the Otay Valley parcel. (Results of an Archaeological Survey of the Otay Valley Parcel of the Otay Ranch, Brian F. Smith and Associates, (February 29, 1996.) That document serves as a "Stage 1" baseline study for cultural resources for subsequent SPA plans.

AMENDED SPA ONE EIR

None of the amendments made to the Otay Ranch GDP to implement the Amended SPA One Plan altered any of the cultural resource assumptions or conclusions of the Program EIR 90-01.

5.4.4 IMPACTS

GDP AMENDMENTS

The Program EIR 90-01 found that, since the significance of potentially impacted cultural resource sites was not fully known at the program-level of analysis, impacts to cultural resources would be significant. To determine significance at subsequent planning stages, EIR 90-01 required the testing of potentially impacted cultural resource sites with each SPA Plan. The proposed GDP Amendments are entirely within the development boundaries identified for the adopted GDP, and therefore, no new sites or areas of potential cultural resources impacts would result from the proposed GDP Amendments. Therefore, the same conclusions of the Program EIR 90-01 would apply to the proposed GDP Amendments; impacts to cultural resources related to the proposed GDP Amendments would be potentially significant at the program-level of analysis.

VILLAGE 11 SPA/TM

The implementation of grading plans associated with the Village 11 SPA and TM would eliminate six identified cultural resources sites within the Village 11 Project Area. However, these cultural resource were tested and evaluated for significance during the course of the 1999 study, and all were found not to be significant. The following are discussions of the findings of the analyses for each of the sites.

Site W-4255

The site function appears to have centered around food processing. No cultural features, diagnostic artifacts or unique elements were identified. Furthermore, no indisputable intact deposits were observed at the site. Given the extensive disturbance to Site W-4255 caused by continued plowing, as well as the sparse nature of the deposit, it has been determined that the testing program has exhausted the research potential of the site. It is unlikely that any significantly different information would be gathered from further investigation. Therefore, no significant impacts to cultural resource would result from disturbance of this site.

Site SDI-8651

The cultural evidence gathered indicates that this site represents a resource processing site. No features, ecofacts or diagnostic artifacts were identified at the site. An uncommon lithic artifact (quartz crystal) was recovered from the surface. The circumstances leading to its deposition and its intended function are unknown. The subsurface prominence of the two artifacts recovered from shovel tests likely resulted from the continued agricultural activities in the area. Since no raw material was observed on site, either in bedrock or cobble form, the light material appears to have been procured elsewhere and brought to this small knoll area to be utilized. Additional testing is unlikely to reveal additional information due primarily to the nature of the site and extensive disturbance observed. Therefore, no significant impacts to cultural resource would result from disturbance of this site.

Site SDI-12,277

The surface expression of the site identified during the testing program was limited to a single lithic artifact in a heavily plowed context. No features, ecofacts, or diagnostic artifacts were identified. Ecofacts are a natural item (animal bone, shells, plant remains) associated

with an archaeological site that typically has been altered in some manner by human activity, such as cooking, crushing, cutting (sawing). The effect was not a deliberate modification. Diagnostic artifact is a term used to designate those artifacts that can provide a general time period of manufacture or a specific manufacturing technique, based on their attributes. Fire-affected rocks were determined to have likely resulted from brush fires. The surface collection and subsurface testing have exhausted the research potential for this site. Therefore, no significant impacts to cultural resource would result from disturbance of this site.

Site SDI-12,278

The small assemblage recovered from the site and the lack of culturally diagnostic artifacts necessarily limits interpretations regarding site function and cultural affiliations. The site exhibits a moderate level of disturbance and no subsurface deposits were found. Therefore, the level of information already obtained from the site likely represents the extent of the research potential. Therefore, no significant impacts to cultural resource would result from disturbance of this site.

Site SDI-12,285

Testing of the site determined that it consists of a sparse, primarily surficial scatter of marine shell that has been disturbed by plowing. No features or diagnostic artifacts were identified which limits interpretations regarding cultural affiliations. Site SDI-12,285 exhibits a high level of disturbance and does not appear to retain any intact deposits. The material collected from the site during the testing program likely represents the extent of the research potential of the site. It is unlikely that any substantially different information would be gathered from further investigation at this site. Therefore, no significant impacts to cultural resource would result from disturbance of this site.

Site SDI-7217B

Site SDI-7217B is identified as a prehistoric lithic scatter that occurs within the offsite grading area of the SPA Area. The southernmost proposed drainage facility, which is located within the Salt Creek open space would affect a portion of SDI-7217B. No subsurface deposits have been identified in the area affected by the detention basin, and the portion of the site that would be affected by the SPA Plan offsite grading has been determined to be not

significant. Therefore, no significant impacts to cultural resource would result from disturbance of this site.

5.4.5 LEVEL OF SIGNIFICANCE PRIOR TO MITIGATION

GDP AMENDMENTS

The Program EIR 90-01 for the adopted GDP concluded that the impacts related to the disturbance of prehistoric and historic resources would be significant and that no feasible mitigation was available at a program-level of analysis. The same conclusions would be applicable to the proposed GDP Amendments.

VILLAGE 11 SPA/TM

Based on the information derived from the testing program required at the SPA level, six sites that occur within the Village 11 Project Area, were determined to be not significant. This determination was based on several factors. First, all six sites within the Village 11 Project Area have been heavily disturbed by past agricultural activities, or have not yielded artifacts that would be useful in addressing scientifically consequential and reasonable research questions. Lastly, the sites do not contain any substantial research potential, since previous mitigation efforts appear to have provided all information available from the sites.

5.4.6 MITIGATION MEASURES

GDP AMENDMENTS

The Program EIR 90-01 required mitigation consisting of further analysis and significance testing at subsequent stages of planning. These measures are listed in Appendix B of this EIR. No additional mitigation measures are required for the proposed GDP Amendments beyond those identified in the Program EIR 90-01.

VILLAGE 11 SPA/TM

Since no significant impacts have been identified, no additional mitigation measures are required.

5.4.7 LEVEL OF SIGNIFICANCE AFTER MITIGATION**GDP AMENDMENTS**

The Program EIR 90-01 for the adopted GDP concluded that the impacts to cultural resources would be significant and unmitigable at a program-level of analysis. The proposed GDP Amendments would not change this conclusion.

VILLAGE 11 SPA/TM

The six identified cultural sites existing within the Village 11 Project Area were found not to be significant.

5.5 GEOLOGY AND SOILS

The Otay Ranch GDP/SRP Program EIR (Program EIR 90-01), analyzed the existing conditions, potential impacts, and mitigation measures related to geology and soils for the entire Otay Ranch project area. Section 4.9.6 of the Program EIR 90-01 included an analysis of geology and soils impacts related to the Phase II Progress Plan Alternative (as amended), which ultimately was selected. The analysis and discussion of geology and soils issues from the Program EIR is hereby incorporated by reference. References to analysis in the Program EIR 90-01 in this EIR pertain specifically to the analysis of the selected Phase II Progress Plan alternative. The following discussion focuses on the project specific impacts to geology and soils that would result from the proposed GDP Amendments and with development of the Village 11 SPA Plan. It should be noted that the discussion of the Village 11 SPA Plan assumes that the proposed GDP Amendments, as described in *Section 3.0* of this EIR, are approved in advance of, or concurrently with the approval of the SPA Plan. If the proposed GDP Amendments are not approved, the SPA Plan would need to be revised and would require additional environmental review.

A Preliminary Geologic/Geotechnical Feasibility Study prepared specifically for the Village 11 Project Area dated February 2000, by Geocon Inc., Geotechnical Consultants was used in the analysis for Village 11, and is included as Appendix E of this EIR.

5.5.1 EXISTING CONDITIONS

GDP AMENDMENTS

The Program EIR 90-01 identified and described existing geologic and soils conditions for the entire Otay Ranch project area, including the proposed Amendment Area. That discussion and analysis is hereby incorporated by reference. No development has occurred within the Amendment Area, and no changes in geologic or soils conditions have taken place since the adoption of the Otay Ranch GDP. The following is a summary of general geologic conditions within the Amendment Area, as identified in the Program EIR 90-01.

Geologic Setting

The Amendment Area is located on the coastal plain of San Diego county and northwestern Baja California, in the western region of the Peninsular Ranges geomorphic province. The Peninsular Ranges geomorphic province extends from approximately Riverside, California

south to central Baja California, Mexico. The stratigraphy of the coastal plain consists of a thick sequence of relatively undisturbed Upper Cretaceous, Eocene, Oligocene, Miocene, Pliocene and Pleistocene age sedimentary rocks underlain by Peninsular Range batholith and pre-batholith rocks.

The Amendment Area is on the Santa Ana structural block, which extends southeast from the central Traverse Ranges to beyond the United States-Mexico border region. The Santa Monica-Raymond fault generally forms the northern boundary of the Santa Ana block. In southern California, the Newport-Inglewood-Rose Canyon and Whittier-Elsinore fault systems form the southwest and northeast boundaries of the Santa Ana block, respectively.

The bedrock units underlying the Amendment Area consist of the upper gritstone and lower sandstone-mudstone members of the Oligocene Otay Formation. Surficial units include alluvium and both uncompacted artificial fill and compacted artificial fill. Bedding of the Otay Formation is typically undulatory and ranges in orientation from horizontal to southwest-southeast dipping at approximately five to 13 degrees, consistent with the regional bedding orientation.

Seismicity

The Amendment Area is located east of the La Nacion fault zone. This fault zone consists of several north-south trending faults with branching, minor faults. This fault zone has been shown to be potentially active. The closest reported occurrence of the La Nacion Fault zone to Village 11 is approximately 8,000 feet from the western boundary. No evidence was found of the fault zone presence any closer to Village 11 during the geotechnical investigation for Villages One, Two and Five (Cotton-Beland 1996).

The most significant credible seismic event with respect to the Amendment Area would be a 6.9 magnitude event on the Rose Canyon fault zone (*Table 5.5-1*).

Ground rupture due to active faulting is not evident in the vicinity of Amendment Area. The distance and elevation separation between the Amendment Area and the coast preclude the possibility of seismically-induced waves (tsunamis) or seiches.

TABLE 5.5-1 SUMMARY OF FAULT PARAMETERS

Fault	Approx. Distance (km)	Source Type (A,B) ¹	Maximum Magnitude (Mw)	Slip Rate (mm/yr)
Rose Canyon	19.2	B	6.9	1.5
Coronado Banks	32.9	B	7.4	3.0
Elsinore-Julian	63.7	A	7.1	5.0
Elsinore-Coyote Mountain	67.2	B	6.8	4.0
Earthquake Valley	69.1	B	6.5	2.0
Newport-Inglewood (Offshore)	74.1	B	6.9	1.5
Elsinore-Temecula	84.0	B	6.8	5.0
San Jacinto-Coyote Creek	95.6	B	6.8	4.0
San Jacinto-Borrego	95.8	B	6.6	4.0

Source: Neblett & Associates, Inc. (Table 1, Appendix B)

¹ Type A faults generally have slip rates greater than 5 mm/yr and have well-constrained paleoseismic data. Type B faults lack paleoseismic data necessary to constrain recurrence intervals of large events.

VILLAGE 11 SPA/TM

The existing conditions discussion for geology and seismicity for the proposed GDP Amendments also applies to the Village 11 Project Area. Additional information taken from the Preliminary Geologic/Geotechnical Feasibility Study prepared specifically for the Village 11 Project Area is also provided. *Figure 5.5-1, Geologic Map*, depicts the geologic formations found within the Village 11 Project Area.

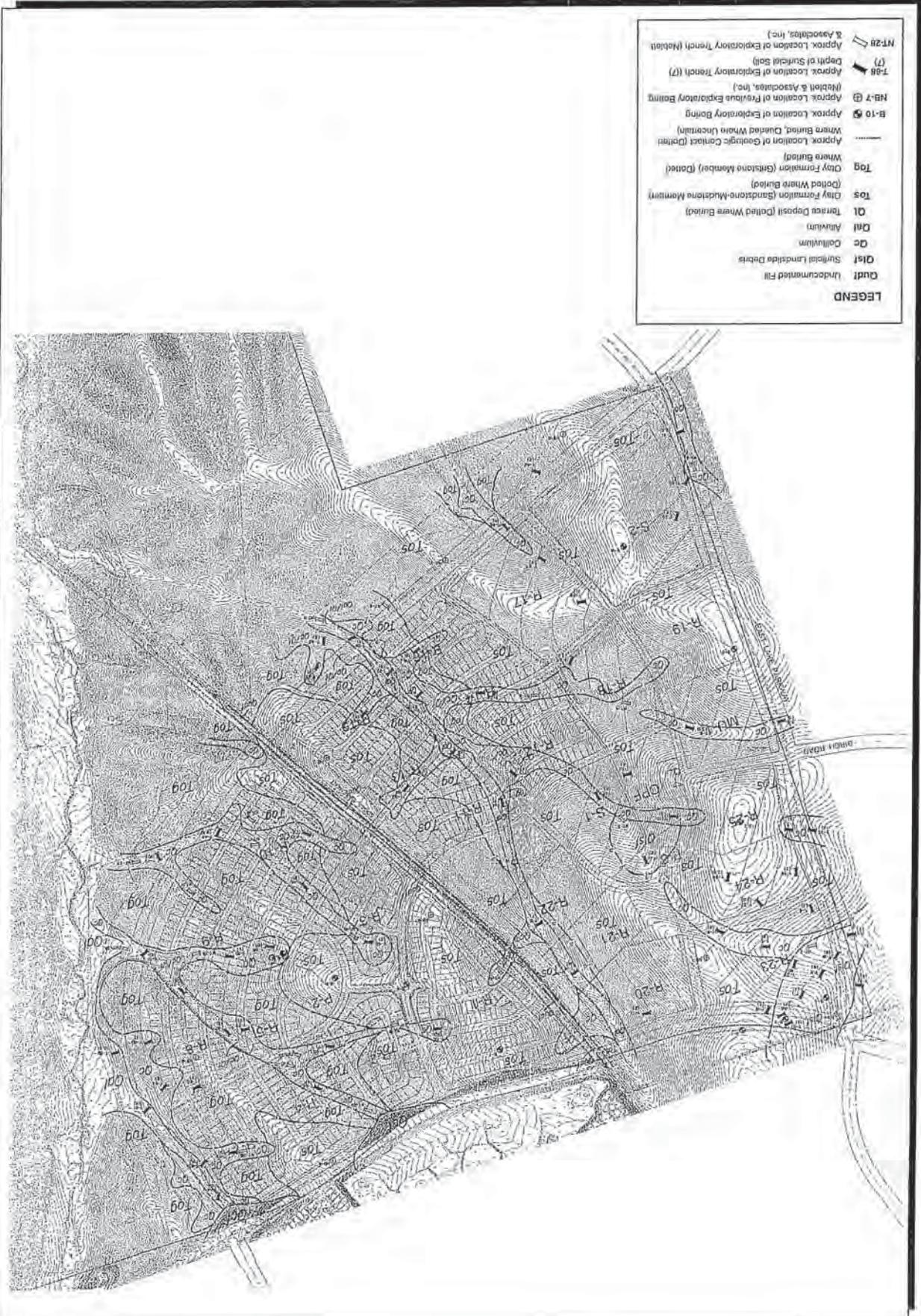
Soils

Artificial fill-compacted (afc)

Compacted (appearing) artificial fill associated with the EastLake Greens subdivision, Hunte Parkway and future Olympic Parkway extend into the main drainages in the northeastern portion of the Village 11 Project Area. This artificial fill was not excavated or tested but appears compacted and probably locally derived, consisting of surficial soils and Otay Formation materials similar to that observed on-site.



SOURCE: GEOCON, February 2000



Artificial fill-Uncompacted (afu)

Un-compacted artificial fill consists of spoil material associated with the excavation and grading for the aqueduct/utilities easement and associated access road in the central portion of the Village 11 Project Area. This material consists of loose, silty sand with cobble to boulder size blocks of sandstone derived from the Otay Formation.

Soil (no map symbol)

Soil covers the majority of the Village 11 Project Area and is typically dark brown and consists of fine- to coarse grained clayey sand and silty sand. The soil is moderately dense, slightly moist to moist, rooted and porous. The soil is typically 2.0 to 3.0 feet thick throughout the Village 11 Project Area.

Alluvium (Qal)

Alluvium exists within drainage courses throughout the Village 11 Project Area. The alluvium is typically dark brown and consists of fine- to coarse-grained clayey sand and silty sand. The alluvium is moderately dense, slightly moist to moist, rooted, and porous. The alluvium is up to approximately 12 feet thick in the deeper drainage areas.

Otay Formation, Sandstone-Mudstone Member (Oo Ss-md)

The sandstone-mudstone member of the Otay Formation is found throughout the Village 11 Project Area and is generally medium grayish-brown and consists of inter-bedded fine-grained silty and clayey sandstone, clayey siltstones, and silty claystones. Reddish-brown and pinkish-gray bentonite beds occur locally. The bentonite beds range from a few inches to approximately 2.5 feet in thickness. The sandstone-mudstone member is generally moderately dense (hard). Locally, the unit is well cemented and very hard. Lithologic units within the sandstone-mudstone member are typically massive or finely laminated and have moderately sharp to gradational contacts.

Otay Formation, Gritstone Member (Oo gr)

The gritstone member of the Otay Formation is found throughout the Village 11 Project Area and is generally medium reddish-brown and pale orangish-brown and consists of inter-bedded, fine- to coarse-grained, silty and clayey sandstones and gravelly coarse-grained sandstones. The matrix in the coarser grained lithologies is typically fine-grained clayey and

silty sand, and locally bentonitic. The gritstone is well cemented and very hard. Lithologic units within the gritstone member are typically massive or weakly bedded and have moderately sharp to gradational contacts.

Landslides

Areas prone to landslide do not appear to be present on, or adjacent, to the Village 11 Project Area. The potential for earthquake-induced, large-scale, landsliding within the Village 11 Project Area is low based on the following conditions:

- Lithologic units commonly grade laterally into each other and show moderately sharp to gradational contacts, thus generally eliminating the potential for large-scale bedding discontinuities and possible block glide failures.
- Shear planes were not observed in the borings.
- Bedding in the Otay Formation is typically undulatory and does not dip steeply (less than 13 degrees, generally).
- The Village 11 Project Area exhibits gentle topographic relief and is located in an area in which known landslides are rare and there is a low risk of sliding due to gentle topographic relief.

Groundwater and Surface Water

Only minor surface and subsurface water was found to occur within the limits of the Village 11 Project Area. The only surface water noted was flowing in the northeastern most drainage. The source of this water appeared to be landscape drainage from the EastLake Greens subdivision to the north. Subsurface water occurred at 10.0 to 14.0 feet below the surface within the alluvium at the eastern boundary of the Village 11 Project Area. Minor seepage was observed in the Otay Formation at approximately 48.0 to 50.0 feet below the surface along the northern border in the northeast corner.

Liquefaction

Based on field mapping and the subsurface exploration, the soil and alluvium at the Village 11 Project Area are generally unsaturated, cohesive, clayey sands. These materials are

generally considered as having a very low potential for liquefaction. The soil and alluvium are relatively shallow deposits.

Expansive Soils

The bentonite beds found within the Village 11 Project Area, which range from a few inches to approximately 2.5 feet in thickness exhibit very high expansion potential.

5.5.2 THRESHOLDS OF SIGNIFICANCE

According to the Environmental Checklist contained in Appendix G of the CEQA Guidelines, impacts to geology and soils would be significant if the proposed action would result in any of the following:

- Exposes people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - ▶ Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area or based on other substantial evidence of a known fault,
 - ▶ Strong seismic ground shaking,
 - ▶ Seismic-related ground failure, including liquefaction, or
 - ▶ 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.

5.5.3 IMPACT ANALYSIS SUMMARIES FROM PREVIOUS EIRS

The following are summaries from previous EIRs for the Otay Ranch, including the Program EIR 90-01 and subsequent EIRs that were tiered from the Program EIR. The purpose of these summaries is to provide a context for the determination of impacts related to the proposed

GDP Amendments and the Village 11 SPA, including changes that have been made to the conclusions and analysis contained in the Program EIR.

OTAY RANCH PROGRAM EIR

The Program EIR 90-01 found significant geologic and soils impacts including slope instability, development proposed on metavolcanic bedrock, and seismic hazards. Soils impacts include expansive soils, erosion, and liquefaction. Mitigation measures that would reduce the impacts to a level below significance were required in the Program EIR 90-01.

SPHERE OF INFLUENCE UPDATE EIR

The Sphere of Influence EIR concluded that, because the mitigation measures required by the Program EIR 90-01 mitigated any impacts to geology and soils for parcels within Otay Ranch, the inclusion of the Otay Ranch parcels into the City's sphere would not itself result in any physical change in the environment.

OTAY RANCH SPA ONE EIR

None of the amendments made to the Otay Ranch GDP to implement the SPA One Plan or annexation altered any of the geology and soils assumptions or conclusions of the Otay Ranch Program EIR 90-01.

AMENDED SPA ONE EIR (GDP AMENDMENTS, AMENDED SPA ONE)

None of the amendments made to the Otay Ranch GDP to implement the Amended SPA One Plan altered any of the geological resource assumptions or conclusions of the Otay Ranch GDP Findings of Fact.

5.5.4 IMPACTS

GDP AMENDMENTS

The Program EIR 90-01 evaluated potential impacts related to geological and soils conditions, and seismicity for the entire Otay Ranch project area, including the proposed Amendment Area and concluded that significant, but mitigable impacts related to slope instability,

development on metavolcanic bedrock, seismic hazards, expansive soils, erosion and liquefaction would result. That analysis is hereby incorporated by reference. The mitigation measures in the Program EIR 90-01 required that SPA Plan level studies to be conducted prior to actual development. The proposed GDP Amendments are proposed within the same development area as the adopted GDP, and would affect the same geologic and soil resources as evaluated in Program EIR 90-01. No new or additional significant impacts would result from the proposed GDP Amendments. The proposed GDP Amendments would, therefore result in significant impacts related to slope instability, development proposed on metavolcanic bedrock, seismic hazards, development on expansive soils, erosion, and liquefaction.

VILLAGE 11 SPA/TM

Faulting and Seismicity

No active faults or potentially active faults are known to exist in the Village 11 Project Area. Reconnaissance mapping, subsurface evidence obtained from the exploratory excavations and a review of published geologic maps and reports indicate that the Village 11 Project Area is not located on any known *active* fault trace. However, an unnamed fault trace was mapped approximately 1.5 miles northwest of the Village 11 Project Area in a field guidebook published by the San Diego Association of Geologists dated 1976. It is highly likely that this fault represents an inactive branch or splinter. The Rose Canyon and the La Nacion Fault are the nearest active and potentially active faults, being located approximately 11 miles and 3 miles, respectively, from the Village 11 Project Area.

The results of the study indicates that the Rose Canyon fault zone is the dominant source of potential ground shaking at the Village 11 Project Area. The Rose Canyon Fault is estimated to have the capability to generate a maximum credible earthquake event of magnitude 6.9 and a maximum probable seismic event of 5.7. The "maximum credible earthquake" is defined as the maximum earthquake that appears capable of occurring under the presently known tectonic framework, while the "maximum probable earthquake" is the maximum earthquake that is considered likely to occur during a 100-year time interval (California Division of Mines and Geology, Note Number 43).

Potential seismic-related impacts would be reduced to less than significant level by adherence to standard required seismic safety design measures. No significant impacts would be anticipated.

Soils

Liquefaction is limited to granular soil deposits located below the groundwater table which are in a relatively loose, unconsolidated condition that are subjected to ground accelerations from a large earthquake. Liquefaction is typified by a complete loss of shear strength within the deposit due to a very rapid buildup in pore water pressures where the soil behaves as a liquid rather than a solid. Impacts associated with liquefaction include surface rupture, sand boils and settlement.

Since loose surficial deposits will be removed and recompacted, and subdrains will be installed within canyon drainages to prevent buildup of groundwater, and due to the very dense nature of the geologic units on-site, the potential for liquification of the subsoils occurring within the Village 11 Project Area is considered to be very low and is, therefore, not considered to be a significant impact to construction on the site.

Potentially significant impacts could result from construction on unstable, expansive soils. Additionally, construction in areas of unstable slopes could result in potentially significant impacts related to property loss and human safety.

5.5.5 LEVELS OF SIGNIFICANCE PRIOR TO MITIGATION**GDP AMENDMENTS**

The proposed GDP Amendments would result in the same significant impacts identified in the Program EIR 90-01 related to slope instability, development proposed on metavolcanic bedrock, seismic hazards, development on expansive soils, erosion, and liquefaction. The Program EIR 90-01 identified these impacts as significant and mitigable.

VILLAGE 11 SPA/TM

Construction of the proposed Village 11 SPA Plan/TM on unstable or expansive soils would have a direct, long-term potentially significant impact. Failure of slopes manufactured under the proposed Village 11 Project Area would be a direct, long-term potentially significant impact.

5.5.6 MITIGATION MEASURES

GDP AMENDMENTS

Program EIR 90-01 included mitigation measures for all identified significant impacts to geologic and soils conditions. Those measures are listed in Appendix B. No additional mitigation measures are required beyond those identified in the Program EIR 90-01.

VILLAGE 11 SPA/TM

- 5.5-1** During construction, soils containing alluvium and un-compacted artificial fill shall be removed completely and replaced with engineered compacted fill. Anticipated removal depths are on the order of 4.0 to 11.0 feet. Evidence that such soils have been adequately engineered shall be provided to the City Engineer for approval prior to approval of grading plans.
- 5.5-2** Grading plans shall indicate that all unstable slopes shall be buttressed during rough grading.
- 5.5-3** Grading plans shall indicate that cut pads on highly expansive soils shall be over-excavated to provide a minimum depth of five feet of engineered fill. Bentonite beds should not be left within eight feet of finished grade. If bentonite beds are encountered in cut areas and shallow fill areas, a minimum over-excavation of eight feet and replacement with engineered fill shall be provided. Pot holes shall be excavated eight feet as grading approaches final grade to ascertain existence of bentonite beds and need for over-excavation. In addition to over-excavation of the highly expansive soils, measures such as the use of post-tensioned slabs, additional concrete reinforcement, pre-saturation of sub-grade soils, and/or other methods to limit the introduction of stormwater and irrigation into the subgrade soils may be taken.
- 5.5-4** Drainage devices such as berms, concrete swales, splash walls, catchment fills, and debris walls shall be shown, as appropriate on final grading and/or improvement plans to protect structures and infrastructure at the toe of slopes and on stabilization fills. Existing outlets in the existing fill slopes at the northern portion of the Village 11 Project Area boundary will need to be connected and tied into the proposed storm drain system or out-letted to the natural drainage area to the east of the Village 11 Project Area. Subdrains shall be installed in canyon areas after removals have been

performed and generally should extend throughout the canyon areas. The building pads shall be properly finish-graded after the buildings and other improvements are in place so that drainage water is directed away from foundations, pavements, concrete slabs, and slope tops to controlled drainage devices.

- 5.5-5** Grading plans shall indicate that, for slopes steeper than 3:1, to the maximum extent practical: (a) disturbed/loosened surficial soils shall be either removed or properly recompacted, (b) irrigation systems shall be periodically inspected and maintained to eliminate leaks and excessive irrigation, and (c) surface drains on and adjacent to slopes shall be periodically maintained to preclude ponding or erosion.

5.5.7 LEVEL OF SIGNIFICANCE AFTER MITIGATION

GDP AMENDMENTS

The Program EIR 90-01 found that, with the implementation of required mitigation measures, impacts would be less than significant. The proposed GDP Amendments require those same measures and would not result in any new or additional impacts to earth resources beyond those identified in the Program EIR 90-01. Therefore, impacts associated with the proposed GDP Amendments would also be mitigated to a less than significant level.

VILLAGE 11 SPA/TM

Impacts related to construction on unstable or expansive soils, as well as slope failure would be reduced to less than significant levels with implementation of the required mitigation measures.

5.6 PALEONTOLOGICAL RESOURCES

The Otay Ranch GDP/SRP Program EIR (Program EIR 90-01), analyzed the existing conditions, potential impacts, and mitigation measures related to paleontological resources for the entire Otay Ranch project area. Section 4.9.7 of the Program EIR 90-01 included an analysis of impacts to paleontological resources related to the Phase II Progress Plan Alternative (as amended), which ultimately was selected. The analysis and discussion of paleontological issues from the Program EIR is hereby incorporated by reference. References to analysis in the Program EIR 90-01 in this EIR pertain specifically to the analysis of the selected Phase II Progress Plan alternative. The following discussion focuses on the project specific impacts to paleontological resources that would result from the proposed GDP Amendments and with development of the Village 11 SPA Plan. It should be noted that the discussion of the Village 11 SPA Plan assumes that the proposed GDP Amendments, as described in *Section 3.0* of this EIR, are approved in advance of, or concurrently with the approval of the SPA Plan. If the proposed GDP Amendments are not approved, the SPA Plan would need to be revised and would require additional environmental review. The Otay Ranch RMP 2 compiles the resource related studies plans and programs required to be performed for paleontological resources (June 1996).

5.6.1 EXISTING CONDITIONS

GDP AMENDMENTS

The Program EIR 90-01 provides a description of the geologic formations occurring on the entire Otay Ranch project and assesses their relative resource bearing potential. That description and analysis is hereby incorporated by reference. The analysis contained in the Program EIR 90-01 was based on field surveys of selected portions of the Otay Ranch and literature review.

The following is a general discussion and summary of information contained in the Program EIR 90-01 for paleontological resources found within the Amendment Area.

Paleontological resources are fossil remains of prehistoric plant and animal life. Fossils are found in the geological 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. No fossil

remains have been identified within the Amendment Area. More often, paleontological resources are not seen until earthwork begins. Scientists predict the locations of fossils based on the geology of the area and known productivity of the rock formations. The Program EIR 90-01 identifies the entire Amendment Area to be underlain by the Otay formation, which has a high paleontological resource bearing potential.

The Amendment Area is within the same development boundaries of the adopted GDP. No additional areas outside of those contemplated to be developed under the adopted GDP are proposed for development with the proposed GDP Amendments. Additionally, there have been no changes in environmental conditions that would affect paleontological resources since the adoption of the GDP and certification on the Program EIR 90-01 that would warrant additional discussion of the existing potential for such resources.

Recent Paleontological Monitoring of Otay Ranch Development

The following discussion provides a summary of paleontological resources found in other areas of the Otay Ranch that have been graded, and have had paleontological monitoring occur during grading. The purpose of this discussion is to characterize the type of resources that may be encountered within the Amendment Area.

Village One, Phase 1B

Grading for this project produced significant fossil remains from both the San Diego Formation and the Otay Formation. The grading actually cut through the ancient sea cliff of the San Diego Formation and exposed 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).

Village One, Phase 2B

Grading of this project area produced several fossil marine invertebrates and vertebrates from the San Diego Formation. This rock unit is approximately 2 to 4 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 and/or molds and casts of marine clams, scallops, snails, crabs, and sand dollars, and estuarine clams, oysters and snails.

Village Five

Grading of this project area 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*) and egg-cases of an unidentified insect.

McMillin-Otay Ranch, SPA One, Phase 2

Grading of this project produced fossil remains from the Otay Formation. Noteworthy fossils recovered on this project include a partial skeleton of a small fox-like dog (*Hesperocyon*), partial skulls and jaws of a small oreodont (*Sespia*), and jaws of a small chevrotain (hoofed mammal).

VILLAGE 11 SPA/TM

As discussed in *Section 5.5 Geology and Soils*, the Village 11 Project Area is underlain by gritstone and sandstone-mudstone members of the Otay Formation. The surface unit is composed of alluvium and compacted, and un-compacted, artificial fill. The following discussion describes the potential for fossil remains in each of these formations and soils.

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.

Otay Formation (To)

The Otay formation is primarily a non-marine sedimentary rock 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. 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.

Artificial Fill

It is unlikely that fossils would be found in these disturbed soils of unknown origin since human placement of the materials would have occurred in a relatively recent time frame.

5.6.2 THRESHOLDS OF SIGNIFICANCE

According to the Environmental Checklist contained in Appendix G of the CEQA Guidelines, the proposed project would have a significant impact on paleontological resources if it would directly or indirectly destroy a unique paleontological resource, site or unique geologic feature.

5.6.3 IMPACT ANALYSIS SUMMARIES FROM PREVIOUS EIRS

The following are summaries from previous EIRs for the Otay Ranch, including the Program EIR 90-01 and subsequent EIRs that were tiered from the Program EIR. The purpose of these summaries is to provide a context for the determination of impacts related to the proposed GDP Amendments and the Village 11 SPA, including changes that have been made to the conclusions and analysis contained in the Program EIR.

OTAY RANCH PROGRAM EIR

The Program EIR found significant impacts to paleontological resources related to disturbance of potentially significant paleontological resources, based on the existence of resource-bearing geologic units. Mitigation measures identified in the Program EIR 90-01 including SPA-level recovery programs were determined to reduce impacts to less than significant levels.

SPHERE OF INFLUENCE UPDATE EIR

Even though the Sphere of Influence EIR reiterated that the Program EIR found impacts to paleontological resources to be unmitigable, it concluded that inclusion of the Otay Ranch parcels into the City's sphere would not in itself result in physical changes to the environment and that the impact is less than significant.

OTAY RANCH SPA ONE EIR

None of the amendments made to the Otay Ranch GDP to implement the SPA One Plan or annexation altered any of the paleontological resource assumptions or conclusions of the Otay Ranch GDP Program EIR 90-01.

AMENDED SPA ONE EIR

None of the amendments made to the Otay Ranch GDP to implement the Amended SPA One Plan altered any of the paleontological resource assumptions or conclusions of the Otay Ranch GDP Program EIR 90-01.

5.6.4 IMPACTS**GDP AMENDMENTS**

The Program EIR 90-01 found that, due to the potential for significant paleontological resources to occur, significant impacts to those resources could result from grading and excavation for development. The proposed GDP Amendments are entirely within the development boundaries identified for the adopted GDP and potentially contain paleontological resources. Impacts to significant paleontological resources resulting from implementation of the proposed GDP Amendments would still be considered significant.

VILLAGE 11 SPA/TM

Although the grading for the Village 11 SPA Plan/TM would not impact any known paleontological resources, fossils may be buried in the underlying formations. The occurrence of fossils within the covered bedrock cannot be evaluated prior to exposure. Development of the Village 11 Project Area would remove large areas underlain with Quaternary alluvium.

Although this formation has not yielded any known paleontological resources within the immediate vicinity, there is potential for producing fossils because of the formation's sedimentary origin. The proposed grading for the project would potentially result in direct, long-term significant impacts because the alluvium has an unknown sensitivity.

The proposed mass grading of the Otay Formation sandstone would move material with high sensitivity for paleontological resources. Destruction of the paleontological resources for this formation would be a direct, long-term potentially significant impact.

No impacts are anticipated from grading within the artificial fill areas of the Village 11 Project Area. These disturbed soils would have been placed within the project area in recent time, and would not have the potential to contain paleontological resources.

5.6.5 LEVEL OF SIGNIFICANCE PRIOR TO MITIGATION

GDP AMENDMENTS

The Program EIR 90-01 for the adopted GDP concluded that the impacts related to the potential disturbance of paleontological resources would be significant but mitigable. The same conclusions would be applicable to the proposed GDP Amendments.

VILLAGE 11 SPA/TM

The proposed grading for the project would potentially result in direct, long-term significant impacts because the alluvium has an unknown sensitivity. Destruction of the paleontological resources from the Otay Formation would be a direct, long-term potentially significant impact to resources with high sensitivity.

5.6.6 MITIGATION MEASURES

GDP AMENDMENTS

The Program EIR 90-01 included measures to be implemented at the SPA-level to mitigate potentially significant impacts to less than significant levels. No additional mitigation measures are required beyond those identified in the Program EIR 90-01 for the adopted GDP, as listed in Appendix B.

VILLAGE 11 SPA/TM

In compliance with the Program EIR 90-01 mitigation measures, the following mitigation measures are required for the development in the Village 11 Project Area:

- 5.6-1** Prior to issuance of grading permits, the applicant shall confirm to the City of Chula Vista that a qualified paleontologist (as defined in the Otay Ranch GDP/SRP) has been retained to carry out an appropriate mitigation program. The paleontologist shall attend pre-grade 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** During grading operations, a paleontological monitor shall be on-site at all times during the original cutting of previously undisturbed sediments of highly sensitive geologic formations (Otay formation) 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 effort may 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 direct, divert, or halt grading to allow recovery of fossil remains. 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, photos and maps shall be deposited in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed 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.

5.6.7 LEVEL OF SIGNIFICANCE AFTER MITIGATION

GDP AMENDMENTS

The Program EIR 90-01 for the adopted GDP concluded that the impacts to paleontological resources would be reduced to a less than significant level after mitigation. The proposed GDP Amendments would not change this conclusion.

VILLAGE 11 SPA/TM

Identification and recovery of presently unknown, but important, fossil remains, as proposed by mitigation measures 5.6-1 and 5.6-2, would assure that significant paleontological resources are recovered for their scientific and intrinsic value and would provide for the long-term preservation of the fossils in conjunction with the scientific documentation of the context in which they were initially deposited. This level of resource and information preservation reduces the impact to a less than significant level.

5.7 AGRICULTURAL RESOURCES

The Otay Ranch GDP/SRP Program EIR (Program EIR 90-01), analyzed the existing conditions, potential impacts, and mitigation measures related to agricultural resources for the entire Otay Ranch project area. Section 4.9.8 of the Program EIR 90-01 included an analysis of agricultural impacts related to the Phase II Progress Plan Alternative (as amended), which ultimately was selected. The analysis and discussion of agricultural issues from the Program EIR is hereby incorporated by reference. References to analysis in the Program EIR 90-01 in this EIR pertain specifically to the analysis of the selected Phase II Progress Plan alternative. The following discussion focuses on the project specific impacts to agricultural resources that would result from the proposed GDP Amendments and with development of the Village 11 SPA Plan. It should be noted that the discussion of the Village 11 SPA Plan assumes that the proposed GDP Amendments, as described in *Section 3.0* of this EIR, are approved in advance of, or concurrently with the approval of the SPA Plan. If the proposed GDP Amendments are not approved, the SPA Plan would need to be revised and would require additional environmental review.

5.7.1 EXISTING CONDITIONS

GDP AMENDMENTS

The Program EIR 90-01 provides a summary of historic and existing agricultural activities that were in place at the time that the Program EIR 90-01 was certified. In addition, the Program EIR 90-01 discusses soil suitability and California Department of Conservation farmland designation status of lands within the Otay Ranch. The following is a summary of the discussion of existing conditions contained in the Program EIR 90-01 that is relevant to the Amendment Area.

Historically, the Amendment Area was used for dry farming, as well as cattle and sheep grazing. Crop production was limited to hay and grains due to limited water availability. Once there was increased availability of water, there was the cultivation of tomatoes and introduction of truck farming.

The Agricultural Management Map for Otay River, Jamul-Proctor Valley, and San Ysidro Mountains (Baldwin Vista 1989) delineates different levels of existing allowed agricultural use within the entire Otay Ranch. According to this map, cultivation and cattle grazing

activities are allowed on the majority of Amendment Area. The property is actively tilled for cattle grazing. No grain production activities are presently occurring within the Amendment Area.

Land utilized for agricultural activity in the region has decreased, mostly from the conversion of farmland into urban uses as a result of increases in property values. The high cost of importing water has also resulted in many agricultural activities becoming prohibitive.

No additional areas outside of those contemplated to be developed under the adopted GDP are proposed for development with the proposed GDP Amendments. Additionally, there have been no substantial changes in agricultural activities on the portion of the Otay Ranch affected by the proposed GDP Amendments since the adoption of the GDP and certification on the Program EIR 90-01.

APPLICABLE AGRICULTURAL POLICIES

The City of Chula Vista has policies that address agricultural lands. These policies are discussed in detail in *Section 3.7, Agricultural Resources* of Program EIR 90-01 and are briefly summarized below:

City of Chula Vista

Goal 2, Objective 5 of the Open Space and Conservation Element in the City of Chula Vista's General Plan strives to "maintain agriculture as a viable land use." The Open Space and Conservation Element acknowledges that rising land values, water costs, and taxes, as well as land use conflicts and urbanization pressures present difficulties to maintaining existing agricultural activities.

Otay Ranch General Development Plan/Subregional Plan

The Otay Ranch GDP establishes goals, objectives, policies and implementation measures relative to the protection of agricultural resources. While the goals, policies and objectives are general in nature and apply to all portions of the overall planned community of Otay Ranch, implementation measures are provided to define specific actions to be taken in the overall context of the GDP. The Program EIR 90-01 requires that an Agricultural Plan be prepared by the project applicant prior to approval of any SPA plans.

VILLAGE 11 SPA/TM

The following discussion provides more specific detail of the soil conditions for agriculture within the Village 11 Project Area. The United States Department of Agriculture, Soil Conservation Service (SCS), has published a soil survey for the San Diego area which is used by the County of San Diego in determining the location and significance of Prime Farmland in the County. The SCS Important Farmlands Inventory designates three separate agricultural categories on the basis of soil properties: Prime Farmland, Statewide Important Farmland, and Local Important Farmland. These categories are based on the soils' physical and chemical characteristics as described further below. These classifications were adapted for California agriculture by the California Department of Food and Agriculture (CDFA) in 1981. The California Department of Conservation (CDC) established the Farm Mapping Monitoring Program (FMMP) in 1982 to carry on the Important Farmland mapping efforts initiated in 1975 by the SCS.

The Important Farmland Map Categories are defined below:

Prime Farmland. Land with the best combination of physical and chemical features able to sustain long-term production of agricultural crops. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. The land must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date by the SCS.

Farmland of Statewide Importance. Land similar to Prime Farmland but with minor shortcomings, such as greater slopes or with less ability to hold and store moisture. The land must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date by the SCS.

Farmland of Local Importance. Land of importance to the local agricultural economy, as determined by each county's board of supervisors and a local advisory committee. The County of San Diego defines Farmland of Local Importance as land that meets all the characteristics of Prime and Statewide, with the exception of irrigation. Approximately 455 acres within the Village 11 Project Area is considered "Farmland of Local Importance."