# Draft Addendum to EIR
# Otay Ranch Village 8 West Sectional Planning Area Plan and Tentative Map

**PROJECT NAME:** Otay Ranch Village 8 West Sectional Planning Area Plan and Tentative Map; SCH No. 2010062093

**PROJECT LOCATION:** City of Chula Vista

**PROJECT APPLICANT:** HomeFed Village 8, LLC

**DATE:** October 28, 2019

## 1 INTRODUCTION

HomeFed Village 8 LLC proposes revisions to the Otay Ranch Village 8 West plan in order to create a viable mixed-use Town Center with a strong sense of place for the residents of Village 8 West and surrounding communities, and meet the market demand for a wider variety of single-family lot sizes, multiple-family products, and commercial and office uses. Amendments to the Chula Vista General Plan, Otay Ranch General Development Plan (GDP), and Otay Ranch Village 8 West Sectional Planning Area (SPA), and a revised Otay Ranch Village 8 West Tentative Map (TM) are necessary to implement the proposed project. The proposed project also includes minor amendments to the Village 8 East SPA Plan and Tentative Map (CVT No 13-03). A more detailed description is provided below.

The Final Environmental Impact Report (FEIR) for the Otay Ranch Village 8 West Sectional Planning Area Plan and Tentative Map (State Clearinghouse No. 2010062093) (City of Chula Vista 2013), the Otay Ranch Village 8 West project was approved by the City of Chula Vista City Council in December 2013. The FEIR contains a comprehensive disclosure and analysis of potential environmental effects associated with the implementation of Village 8 West in the City of Chula Vista (City) (Chula Vista 2013). The Otay Ranch Village 8 West SPA Plan and Otay Ranch Village 8 West TM were proposed as a part of the approved project.

This Addendum to the FEIR (Addendum) addresses proposed modifications to the applicable land use plan for Otay Ranch Village 8 West and Village 8 East, including the SPA and TM.

## 2 PROJECT LOCATION AND REGIONAL SETTING

Otay Ranch lies within the East Planning Area of the City of Chula Vista. The East Planning Area is bordered by Interstate 805 (I-805) to the west, San Miguel Mountain and State Route (SR-) 54 to the north, the Otay Reservoir and the Jamul foothills to the east, and the Otay River Valley to the south. The Village 8 site is bordered by South Bay Expressway (SR-125) to the east, future

Village 4 and the Otay Valley Quarry to the west, Village 7 to the north and the Otay River Valley to the south (Figure 1).

The Village 8 West site encompasses 300.7 acres in the southeast corner of Otay Ranch (Figure 2), located entirely within the City of Chula Vista, California, near the southeasterly edge of the city limits. Chula Vista is located in San Diego County, approximately 13 miles southeast of the downtown area of the City of San Diego, and approximately 7 miles north of the U.S./Mexico international border. The project site is currently undeveloped, however grading is underway. La Media Parkway currently terminates at the northerly boundary of Village 8 West, and a portion of Magdalena Avenue runs along the northeast boundary of the site. Rock Mountain is located to the west and southwest and the Otay River Valley is south of the site. A reservoir facility owned and operated by the City of San Diego is located in approximately the center of the project site. This facility is not a part of the proposed Village 8 West SPA Plan.

# 3 PROJECT DESCRIPTION

The approved land use plan for Otay Ranch Village 8 West would allow for the construction of 331 low-medium density single-family units, 290 medium density single-family/town home dwelling units (DUs), 530 medium-high density multi-family DUs, and 899 high density/town center multi-family DUs (as part of mixed-use land uses); up to 300,000 square feet of mixed-use commercial (50,000 square feet of office and 250,000 square feet of commercial); 5.8 acres of community purpose facility; 31.6 acres of schools; 27.9 acres of parks; 39.1 acres of open space (Figure 3).

The proposed modifications to the approved project are as follows (see Figures 4 and 5):

- 328 low-medium density single family DUs
- 233 medium density single family/town home DUs
- 563 medium-high density multi-family DUs
- 1,210 high density/town center multi-family DUs
- Reduce community purpose facility acreages to 5.5 acres
- Reduce school site acreage to 11.1 acres and re-configure Parcels C and D
- Re-configure plan to include 23.4 acres of parks
- Re-configure plan to include 28.7 acres of open space
- Relocated the water quality/hydromodification basin from Parcel W to Parcel E

- Create an open space lot to preserve an area containing jurisdictional resources

The proposed changes would include converting the planned middle school site, which has an underlying "town center" designation, to medium-high density residential and transferring 284 DUs from Village 8 East to Village 8 West. There are no proposed changes to the commercial use sites. The proposed project includes the extension of an internal street (Avenida Caprise) to the southern limits of the project site. A storm drain/sewer utility corridor extends off-site per the prior project design, with phase improvements shown on the Village 8 West Tentative Map and full improvements in this corridor as shown on the approved Village 8 East Tentative Map. The proposed project includes an off-site water quality basin within the Village 8 East Community Park site, designed to serve a portion of Village 8 West. These modifications to the approved project are herein referred to as the "proposed project"

The proposed land use plan increases the maximum number of residential units for Village 8 West and correspondingly reduces the maximum number of residential units in Village 8 East, and modifies their location and neighborhood configuration. As described above and shown on Figure 4, the Proposed Project would result in changes to the location and uses for the non-residential areas of the project site. The project applicant proposes an amendment to the Chula Vista General Plan, Otay Ranch GDP, Village 8 West SPA Plan, Village 8 West TM, Village 8 East SPA Plan, and Village 8 East TM to reflect the proposed project, as specified below.

**Chula Vista General Plan Amendments**

- Update the General Plan Land Use Diagram to eliminate the Middle School symbol within Parcel D of Village 8 West and change the land use designation from Town Center to Medium-High Residential.
- Update the Year 2030 acreage amounts in Table 5.6, General Plan Land Use Distribution.

**Otay Ranch GDP Amendments**

- Update the GDP exhibits to eliminate the Middle School symbol on Parcel D and change the land use designation from Town Center to Medium-High Residential.
- Update the GDP Land Use Tables to reflect changes to Village 8 (West and East) to eliminate the middle school, modify the proposed single and multi-family mix, increase authorized units within Village 8 West by 284 DUs for a total of 2,334 DUs and decrease authorized units within Village 8 East by 284 DUs for a total of 3,276 DUs, resulting in no overall change in authorized units within Village 8.

**Village 8 West SPA Amendment**

- Reconfigure Parcels C and D to orient Parcel C east/west fronting on Main Street, with Parcel D located north/east of Parcel C.
- Remove the Middle School symbol from Parcel D and rezone to Transect T-3:NC (Medium-High Density Residential). Parcel C to remain Transect T-4: TC (Town Center).
- Reconfigure Parcel E to reflect preservation of the canyon and the relocation of the north water quality/hydromodification basin; transect to remain T-3 NC and reallocate the 95 residential units.
- Reconfigure Parcel A to reflect preservation of the canyon; transect to remain Special District (SD) Parks.
- Add OS-6 parcel for preserved canyon; designate Transect T-1: OS.
- Add OS-8 parcel adjacent to Parcel A; designate Transect T-1:OS.
- Rezone Parcel W from Transect SD: Basin (B) Zone to Transect T-4 TC (Town Center). Parcels F and W are planned to accommodate an affordable housing project. A total of 175 DUs are proposed between combined Parcels F and W.
- Modify street sections to place sidewalks/pathways within the public ROW. This change decreased development parcel acreage and increases circulation/ROW acreage.
- Increase overall SPA acreage by 0.4 acres to reflect City of San Diego legal parcel boundaries, resulting in no increase in grading impacts, as 0.4 was shown as off-site slope grading on 2013 adopted Tentative Map.
- Modify Table 2.1 – Site Utilization Summary to increase the total number of DUs from 2,050 DUs to 2,334 DUs. Update unit distribution and mix. Redistribute commercial/office square footage, while maintaining the minimum/maximum square footage in the 2014 approved SPA Plan.

**Village 8 West TM**

- Revise the Village 8 West TM to reflect the SPA Amendments described above.
- Reduce the number of single-family lots within Parcel P from 124 to 115, representing an nine-lot reduction.
- Increase the number of single-family lots within Parcel V from 90 to 96, representing a six-lot increase.

- Reduce acreage of Parcel T (neighborhood park) and correspondingly increase acreage of adjacent Parcel U.
- Add off-site grading within Village 8 East, east of Parcels M and O to increase useable pad areas.
- Modify slopes within Parcels I and J to create improved connectivity between the parcels and modify boundary between parcels.
- Add the south Water Quality Basin located within the Village 8 East Community Park as an off-site improvement.
- Update the Village 8 West TM land use table to reflect an increase of 284 units, for a total of 2,334 DUs and redistribution of units by parcel.

**Village 8 East SPA Amendment**

- Update Table 1 – Village 8 East Site Utilization Table to reduce the total number of DUs from 3,560 DUs to 3,276 DUs.

**Village 8 East TM**

- Update Village 8 East TM land use table to reduce the total units from 3,560 DUs to 3,276 DUs.

The proposed project would not require an expansion of the project site from that studied in the FEIR except for a new off-site water quality basin located south of the project site, which is within the development footprint of the approved Village 8 East Tentative Map (refer to Final Environmental Impact Report for the Otay Ranch University Villages Project; EIR 13-01; SCH No. 2013071077; approved November 2014). The proposed project would result in a decrease in daily external trip generation and the travel behavior of the proposed project would be similar to that previously analyzed as part of the FEIR. No additional significant impacts beyond those previously analyzed in the FEIR or substantial increases in any identified significant impacts are anticipated.

The City has prepared this addendum pursuant to Section 15162 of Title 14 of the California Environmental Quality Act (CEQA) Guidelines to disclose minor changes in the approved project and some of the environmental effects as a result of proposed modifications, and to document that no new or substantially increased impacts will occur with implementation of the proposed project.

# 4 CEQA REQUIREMENTS

Sections 15162 through 15164 of the CEQA Guidelines discuss a lead agency's responsibilities once an FEIR has been certified.

Section 15162 of the CEQA Guidelines provides the following:

a. When an EIR has been certified … for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

   1. Substantial changes are proposed in the project which will require major revisions of the EIR …due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

   2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

   3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete, shows any of the following:

      A. The project will have one or more significant effects not discussed in the [Final] EIR;

      B. Significant effects previously examined will be substantially more severe than shown in the [Final] EIR;

      C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

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

In the event that one of these conditions would require preparation of a subsequent EIR, but "only minor additions or changes would be necessary to make the [Final] EIR adequately apply to the

project in the changed situation," a lead agency may instead issue a supplement to the FEIR (14 CCR 15163(a)).

In the alternative, where the changes or new information will result in no new impacts, or no more severe impacts than any that were disclosed in the FEIR, a lead agency "shall prepare an addendum" pursuant to CEQA Guidelines Section 15164. That section states that an addendum should include a "brief explanation of the decision not to prepare a subsequent EIR pursuant to § 15162" supported by substantial evidence (14 CCR 15164(e)). The addendum need not be circulated for public review, but may simply be attached to the FEIR (14 CCR 15164(c), 15164(e)).

As the lead agency for the approved project, the City must determine whether the proposed project creates previously undisclosed significant environmental impacts or a substantial increase in the severity of previously disclosed impacts (14 CCR 15162, 15163, 15164(a), 15088.5(a), and 15088.5(b)). As the following discussion demonstrates, it is appropriate for the City to prepare this Addendum to the FEIR, pursuant to CEQA Guidelines Section 15164.

# 5 IDENTIFICATION OF ENVIRONMENTAL EFFECTS

The environmental analysis provided in Section 6 of this Addendum supports a determination that approval and implementation of the proposed project would not result in any additional, or more substantial, significant environmental effects beyond those previously analyzed under the FEIR for the approved project.

# 6 ANALYSIS

## Land Use and Planning

Land use impacts are addressed in Section 5.1 in the FEIR (City of Chula Vista 2013). The FEIR determined that Village 8 West would not physically divide an established community or be incompatible with any adjacent land uses. The development standards and guidelines proposed in the SPA plan would ensure that a consistent community character be maintained in each village, as well as character consistent with surrounding development in Otay Ranch. In addition, the FEIR determined that the project would be consistent with applicable planning and regulatory documents, including habitat conservation plans or natural communities conservation plans.

However, the FEIR did determine that a significant land use compatibility impact would occur if the on-site City of San Diego waterlines would not be relocated before the development of Village 8 West. A Waterline Agreement (Mitigation Measure [MM] 5.1-1) was included to be proposed to the City of San Diego prior to the development of the project to relocate the City waterlines. Additionally, the applicant had agreed to relocate the City waterlines (MM 5.1-2) to the satisfaction of the City of San Diego and the City of Chula Vista.

The proposed project would not increase the severity of any land use impacts previously identified in the FEIR. Although the modifications propose changes to land uses in the central, northern, and south eastern portion of Village 8 West, the project applicant would still be required to adhere to the City's Waterline Agreement prior to the issuance of the first grading permit of any unit in Village 8 West, include in the FEIR as mitigation measures. No new significant land use impacts would occur beyond those identified in the FEIR and no additional mitigation is required.

## Aesthetics/Landform Alterations

Impacts to aesthetics were addressed in Section 5.2 of the FEIR (City of Chula Vista 2013). As analyzed in the FEIR, implementation of the approved project would not obstruct or screen views of local scenic resources identified by the City, including the Otay Valley Regional Park. Development of the approved project and the transformation of undeveloped and natural rolling

hills to an urban residential environment would significantly alter the visual landscape by increasing density, intensity of use, and human activity in the project area. The approved project required the applicant to prepare a Landscape Master Plan (MM 5.2-1) prior to the issuance of the first final map for Village 8 West. This Landscape Master Plan would be prepared to the satisfaction of the Development Services Director. The Landscape Master Plan will demonstrate compliance with GDP Policies pertaining to softening manufactured slopes, through plant selection, placement, and density, etc. MM 5.2-1 would also reduce impacts related to visual character, quality, and landform alteration.

The FEIR addressed a significant impact associated with lighting and glare from the proposed development of Village 8 West. The applicant had agreed to fund the preparation of a lighting plan and photometric analysis (MM 5.2-2). The plan shall be prepared to the satisfaction of the Development Services Director (or their designee) and evaluate the proposed height, location, and intensity of all exterior lighting for compliance with the City's performance standards for light, and glare (Chula Vista Municipal Code19.66.100). Additionally, the applicant will prepare a lighting plan and photometric analysis (MM 5.2-3), as well as a shadow analysis (MM 5.2-4) in compliance with the City's performance standards for light, and glare (Chula Vista Municipal Code 19 19.66.100) to reduce the lighting and glare impacts to less than significant levels.

The proposed project would have increase the number of DUs from 2,050 DUs to 2,334 DUs, reconfigure several land uses, as well as extend an internal proposed street within the utility corridor designed as part of the approved project. The overall aesthetic nature of the residential development within these areas would not be substantially different than the approved project analyzed in the FEIR, as the proposed project adjusts areas previously recognized to have significant impacts. While, some internal views would change due to the removal of the middle school and addition of residential units, proposed development would be substantially similar to the approved project. The views would also be altered near the northwestern corner of the project site, where additional open space is proposed. Overall, views of the project site would remain substantially the same as those analyzed in the FEIR. Therefore, no new significant aesthetic impacts would occur beyond those identified in the FEIR and no additional mitigation is required.

## Transportation/Traffic

Impacts to traffic were addressed in Section 5.3 of the FEIR (City of Chula Vista 2013). A Traffic Impact Analysis was prepared for the approved project performed by RBF Consulting in March 2013 (RBF 2013). The results of the Traffic Impact Analysis after mitigation, as outlined in the FEIR, is provided in this section.

## Approved Project Findings

### *Approved Project Year 2015 Conditions*

Under the Year 2015 scenario, no direct or cumulative impacts to roadway segments would occur from implementation of the project. However, a potentially significant impact would occur related to compliance with the Growth Management Ordinance (GMO).

### *Approved Future Year Conditions*

Intersections

Table 1 displays level of service (LOS) analysis results for the significantly impacted intersections under Year 2020, 2025, and 2030 conditions. As shown in the table, after implementation of the identified improvements, all of the project-impacted intersections would operate at acceptable LOS D or better during both the AM and PM peak hours. The identified project-specific impact would be reduced to a less than significant impact.

**Table 1**
**Mitigated Intersection LOS – Year 2020, 2025, and 2030 Conditions**

| Intersection | Before Mitigation | | | | After Mitigation | | | |
|---|---|---|---|---|---|---|---|---|
| | *AM Peak Hour* | | *PM Peak Hour* | | *AM Peak Hour* | | *PM Peak Hour* | |
| | *Avg Delay (sec)* | *LOS* | *Avg Delay (sec)* | *LOS* | *Avg Delay (sec)* | *LOS* | *Avg Delay (sec)* | *LOS* |
| 2020 (1,388 Equivalent Dwelling Units) | | | | | | | | |
| Olympic Pkwy/ Brandywine Ave. | 42.9 | D | 80.4 | F | 42.9 | D | 46.4 | D |
| 2025 (2,234 Equivalent Dwelling Units) | | | | | | | | |
| Birch Rd/ La Media Rd | 234.8 | F | 190.5 | F | 37.9 | D | 37.1 | D |
| Birch Rd/ Eastlake Pkwy | 71.7 | F | 70.7 | F | 29.0 | C | 40.3 | D |
| Main St/ Eastlake Pkwy | 10.3 | B | 37.2 | E | 24.6 | C | 24.1 | C |
| 2030 (2,234 Dwelling Units) | | | | | | | | |
| Birch Rd/ La Media Rd | 91.0 | F | 116.2 | F | 37.6 | D | 41.9 | D |
| Birch Rd/SR-125 NB Ramps | 112.4 | F | 31.8 | C | 13.0 | B | 6.2 | A |
| Birch Rd/ Eastlake Pkwy | 117.2 | F | 65.8 | E | 37.2 | D | 38.7 | D |
| Main St/ I-805 SB Ramps | 46.2 | D | 55.9 | E | 34.5 | C | 55.0 | D |
| Main St/I-805 NB Ramps | 39.6 | D | 57.8 | E | 39.2 | D | 54.7 | D |
| Main St./La Media Road Couplet | | | | | | | | |
| WB Main St/ NB La Media | 103.2 | F | 48.0 | D | 43.0 | D | 41.1 | D |
| EB Main St/ SB La Media | 140.3 | F | 95.2 | F | 44.0 | D | 47.5 | D |

**Table 1**
**Mitigated Intersection LOS – Year 2020, 2025, and 2030 Conditions**

| Intersection | Before Mitigation | | | | After Mitigation | | | |
|---|---|---|---|---|---|---|---|---|
| | *AM Peak Hour* | | *PM Peak Hour* | | *AM Peak Hour* | | *PM Peak Hour* | |
| | *Avg Delay (sec)* | *LOS* | *Avg Delay (sec)* | *LOS* | *Avg Delay (sec)* | *LOS* | *Avg Delay (sec)* | *LOS* |
| EB Main St/ NB La Media | 80.9 | F | 42.5 | D | 26.7 | C | 36.1 | D |
| Main St/ Magdalena Ave | 131.3 | F | 143.8 | F | 32.1 | C | 35.7 | D |
| Main St/ Eastlake Pkwy | 141.9 | F | 52.1 | D | 52.5 | D | 27.2 | C |

Source: RBF Consulting (City of Chula Vista 2013, FEIR, Table 5.3-24).
Notes: LOS = level of service; avg = average; sec = seconds; SB = southbound; NB = northbound; WB = westbound; EB = eastbound.
Bold letter indicates unacceptable LOS (E or F).

Roadway Segments

Table 2 displays LOS analysis results for the significantly impacted roadway segments under Year 2020, 2025, and 2030 conditions. As shown in the table, after implementation of the identified improvements, all six directly impacted roadway segments would operate at acceptable LOS D or better in Year 2020, 2025, and 2030. Therefore, impacts would be less than significant after mitigation.

**Table 2**
**Mitigated Roadway Segment LOS – Year 2020, 2025, and 2030 Conditions**

| Roadway Segment | Before Mitigation | | | After Mitigation | |
|---|---|---|---|---|---|
| | *LOS C Capacity* | *ADT* | *LOS* | *ADT* | *LOS* |
| 2020 (1,388 Equivalent Dwelling Units) | | | | | |
| Olympic Pkwy: Heritage Rd to La Media Rd | 50,000 | 60.800 | E | 55,600 | D |
| 2025 (2,234 Equivalent Dwelling Units) | | | | | |
| Birch Rd: La Media to SR-125 | 40,000 | 51,100 | F | 23,200 | A |
| Magdalena Ave: Birch Rd to Main St | 12,000 | 20,100 | F | 11,500 | C |
| Eastlake Pkwy: Birch Rd to Main St | 40,000 | 54,600 | F | 35,400 | C |
| 2030 (2,610 Equivalent Dwelling Units) | | | | | |
| Birch Rd: La Media Rd to SR-125 | 40,000 | 54,200 | F | 26,200 | A |
| Birch Rd: SR-125 to Eastlake Pkwy | 40,000 | 65,200 | F | 37,200 | C |
| Main St: I-805 to Brandywine Ave | 58,000 | 61,300 | D | 59,300 | D |
| Main St: Brandywine Ave to Heritage Rd | 50,000 | 52,200 | D | 50,200 | D |

Source: RBF 2013 (City of Chula Vista 2013, FEIR Table 5.3-25).
Notes: LOS = level of service; ADT = average daily traffic;
Bold letter indicates unacceptable LOS (E, or F).

*Trip Generation Rates*

The Village 8 West Traffic Impact Analysis determined that the approved project would generate 43,084 daily trips, including 3,467 trips in the AM peak hour and 4,283 trips in the PM peak hour. However, given the mixed use nature of the village, as well as its proximity to transit, trip reductions were applied: 16,980 daily trips, with 805 during the AM peak and 1,514 during the PM peak. As a result, the Village 8 West Traffic Impact Analysis studied 26,104 external daily trips, with 2,662 AM peak and 2,769 PM peak trips.

*Cumulative Impacts*

Prior to the issuance of each building permit, the applicant shall pay their fair share into Chula Vista's Transportation Development Impact Fee program for cumulative impacts related to:

1. Olympic Parkway/I-805 northbound ramps intersection
2. Olympic Parkway: I-805 to Brandywine roadway segment
3. Olympic Parkway: Brandywine to Heritage Road roadway segment
4. Olympic Parkway: Heritage Road to La Media Road
5. Heritage Road: Main Street to Entertainment Circle roadway segment
6. Heritage Road: Entertainment Circle to Avenida de Las Vistas roadway segment
7. Eastlake Parkway: Birch Road to Main Street roadway segment

*Congestion Management*

The project would have the potential to exceed the city LOS standards under the Existing Plus Project, Year 2015, Year 2020, Year 2025, and Year 2030 scenarios. Impacts related to congestion management would be significant. Direct and cumulative congestion management impacts would be mitigated with measures 5.3-1 through 5.3-20.

*Air Traffic Patterns*

Mitigation measures 5.13-2 through 5.13-4 in Section 5.13, Hazards and Hazardous Materials, would reduce impacts related to air traffic patterns.

*Road Safety, Emergency Access, Consistency with Policies*

No mitigation measures are required to comply with direct impacts to road safety, or emergency access. Additionally, proposed project is consistent with all applicable GDP Transportation Policies and Objectives, therefore no mitigation measures are required.

**Proposed Project Analysis**

A Trip Generation Analysis and Internal Average Daily Traffic (ADT) Estimation was conducted to evaluate the potential traffic impacts associated with the proposed project (Chen Ryan 2019). Table 3 compares the trip generation rates for the approved project and the proposed project.

**Table 3**
**Trip Generation Rates (Proposed Project)**

| Land Use | Units | Trip Rate | Daily Trips | AM Peak Hour | | PM Peak Hour | |
|---|---|---|---|---|---|---|---|
| | | | | % | Trips | % | Trips |
| Single-Family | 561 DU | 10/DU | 5,610 | 8 | 449 | 10 | 561 |
| Multi-Family (<20 du per AC) | 563 DU | 8/DU | 4,504 | 8 | 361 | 10 | 451 |
| Multi Family (>20 du per AC) | 1,210 DU | 6/DU | 7,260 | 8 | 581 | 9 | 654 |
| Urban & Neighborhood Park | 8.3 Acres | 5/ Acre | 42 | 4 | 2 | 8 | 4 |
| Park (Active Recreation) | 15.1 Acres | 50 / Acre | 750 | 13 | 99 | 9 | 68 |
| Elementary School | 11.1 Acres | 90/ Acre | 999 | 32 | 320 | 9 | 90 |
| Office (<100 KSF) | 50 KSF | 20/KSF | 1,000 | 14 | 140 | 13 | 130 |
| Commercial Retail (Community) | 250 KSF | 80/ KSF | 20,000 | 4 | 800 | 10 | 2,000 |
| Community Purpose Facility | 5.5 Acres | 30 / Acre | 165 | 5 | 9 | 8 | 14 |
| *Subtotal* | - | - | *40,335* | - | *2,761* | - | *3,972* |
| Reduction % | - | - | 41.50% | - | 28.76% | - | 36.58% |
| Total Trip Reduction | - | - | 16,738 | - | 794 | - | 1,453 |
| Total (Proposed Land Use) | - | - | 23,597 | - | 1,967 | - | 2,519 |
| Approved Project Trips (External) | - | - | 26,104 | - | 2,662 | | 2,769 |
| Change in Trip Generation | | | −2,507 (-9.6%) | | -695 (-26.11%) | | -250 (-9.03%) |

DU = dwelling unit; KSF = thousand square feet; ac = acre.

As shown in the table above, the proposed project would slightly reduce the trip generation. With the proposed project, Village 8 land uses would generate approximately 23,597 daily trips including 1,967 AM peak hour trips and 2,519 PM peak hour trips, whereas the approved project would generate approximately 26,104 daily trips including 2,662 AM peak hour trips and 2,769

PM peak hour trips. Therefore, the proposed project would generate 26.11% fewer daily AM peak hour trips and 9.03% less daily PM peak hour trips when compared to the approved project.

Since the nature of the proposed project's land uses would remain largely identical to the approved project's land uses, the external trip distribution patterns to the surrounding roadway network, including roadway segments, intersections, and freeway segments, would remain the same as those studied in the FEIR.

In order to ensure that the project frontage and access can accommodate the proposed project, traffic operational analyses were conducted at all project access points along La Media Parkway, Avenida Caprise and Main Street, as well as at all internal streets serving the Village. Recommendations were provided regarding the proper classification designations for the internal streets, and traffic control and geometrics at key internal intersections and project driveways. All internal roadways would operate at LOS A with the exception of Main St (LOS C).

Because the proposed project would generate fewer trips (both daily and during the peak hours) than the approved project and the trip distribution patterns would remain the same as those studied in the FEIR, it can be concluded that the proposed project would add fewer trips to the surrounding transportation network, including all study area roadways, intersections, and freeways. Fewer project trips to a roadway, an intersection, or a freeway indicate less or equal potential traffic impacts. As a result, the approved project represents a worst-case scenario and no new or more substantial significant traffic impacts would occur beyond those identified in the FEIR. Therefore, no additional traffic analysis would be required. In addition, mitigation measures (MM 5.3-1 through MM 5.3-20) identified in the FEIR remain applicable and no new mitigation measures would be required. Therefore, no new significant transportation impacts would occur beyond those identified in the FEIR and no additional mitigation is required.

## Air Quality

Impacts to air quality were addressed in Section 5.4 of the FEIR (City of Chula Vista 2013). The FEIR concluded that the daily construction emissions for carbon monoxide (CO) and sulfur oxides ($SO_x$) would not exceed the City's significance thresholds. However, the volatile organic compound, oxides of nitrogen ($NO_x$), respirable particulate matter ($PM_{10}$), and fine particulate matter ($PM_{2.5}$) emissions associated with project construction would exceed the City of Chula Vista's emission thresholds and impacts would be significant and unavoidable.

The approved project trip generation rates account for the approximately 40 percent reduction in vehicle trips that would occur as a result of the mixed-use areas, transit use, and availability of

pedestrian and bicycle facilities proposed as part of the SPA Plan. In addition, future vehicular emissions may be lower than estimated due to increasingly stringent California fuel efficiency requirements. Some measures cannot be implemented at the SPA level, such as providing video-conference facilities in work places or requiring flexible work schedules. Additionally, there are no feasible mitigation measures currently available to reduce area sources of emissions without regulating the purchases of individual consumers. Operation emissions of nitrogen oxides, volatile organic compounds, and $PM_{10}$ would be significant and unavoidable. Mitigation measure 5.4-4 ensures that any use within Village 8 West that emits toxic air contaminants would comply with San Diego County Air Pollution Control District criteria, and therefore impacts would be less than significant after mitigation. Implementation of MM 5.4-4 would also reduce any impact related to sensitive receptors to less than significant.

Mitigation measures 5.4-1, 5.4-2, and 5.4-3 would reduce construction emissions of nitrogen oxides, volatile organic compounds, $PM_{10}$, and $PM_{2.5}$. However, even with implementation of all feasible mitigation measures, construction and operational impacts would exceed the significance thresholds and contribute to potential air quality violations. Further, the project is inconsistent with the Regional Air Quality Strategy. Therefore, impacts related to consistency with applicable air quality plans would also be significant and unavoidable, consistent with the conclusion of the FEIR air quality analysis.

An air quality memorandum was prepared to analyze the potential air quality impacts associated with the proposed project (Dudek 2019a). As indicated in the Village 8 West – Trip Generation Analysis and Internal ADT Estimation (Chen Ryan 2019), the proposed project would generate approximately 23,597 daily external trips, while the approved project would generate approximately 26,104 daily external trips, when accounting for estimated trip reductions due to proximity to transit. The proposed project would therefore generate approximately 2,507 fewer trips when compared to the approved project. The travel behavior of the proposed project would be similar to that previously analyzed as part of the FEIR. As a result, operational emissions (specifically those resulting from mobile sources) associated with the proposed project would be reduced as compared to the approved project analyzed in the FEIR. No new operational air quality emissions impacts or mitigation measures would occur or be required.

Construction emissions would remain the same as that analyzed under the FEIR, as no change in the construction phasing or required construction equipment is anticipated. Although full buildout of Village 8 West is not expected until 2030, for the purposes of modeling, the FEIR assumed construction would occur between 2013 and 2015. This was the estimated commencement date for a worst-case scenario when the construction analysis was originally prepared in for the FEIR in 2013. The estimated commencement date would now occur at a date further into the future. However, the

FEIR continues to provide an accurate and conservative assessment of the project's construction-related air pollutant and greenhouse emissions because regulations, restrictions, and increased market penetration of cleaner construction equipment are anticipated to continue to reduce emissions in the future. In other words, because California's construction-related emission sources are regulated and will foreseeably continue to be more strictly regulated in the future, project emissions are reasonably expected to continue to decline. Thus, by utilizing an earlier start date analyzed in the FEIR, the estimated emissions likely overstate actual emission levels. No new significant air quality impacts would occur beyond those identified in the FEIR and no additional mitigation is required.

## Noise

Impacts to noise were addressed in Section 5.5 of the FEIR (City of Chula Vista 2013). As indicated within the approved project FEIR, implementation of Mitigation Measures 5.5-1 through 5.5-8, would reduce excessive noise levels and temporary or permanent increases in ambient noise levels. Additionally, there would be a less than significant impact caused by groundborne vibration, aircraft noise, and consistency with applicable noise policies.

The proposed project would include land use changes in the northeast corner of Village 8 West. These changes include the elimination of the middle school site, and designating that area for medium-high density residential land uses. Additionally, the western portion of site, would re-designate portions of medium density residential and low-medium density residential, to become narrow pockets of open spaces.

A noise technical memorandum was prepared to analyze the potential noise impacts associated with the proposed project (Dudek 2019b). The noise technical memorandum found that the proposed project would not substantially change the land uses or noise-producing activities beyond those previously analyzed in the approved FEIR. However, the proposed project changes would result in the following edits to the following noise mitigation measures:

- 5.5-2 Site-Specific Acoustic Analysis – Single-family Residences. This measure would now include planning area D, as shown in Figure 4, in addition to areas N, Q, and U.
- 5.5-4 Site-Specific Acoustic Analysis – Non-residential Noise Sensitive Land Use. This measure would no longer include planning area D, due to its conversion from the previously planned use for a middle school to medium-density housing.

Project-generated traffic trips would be slightly reduced compared the approved project, which would also reduce noise impacts associated with future traffic. No new significant impacts would

occur beyond what was analyzed in the FEIR, and no new mitigation measures beyond those called out in FEIR would be required.

## Biological Resources

Impacts to biological resources were addressed in Section 5.6 of the FEIR (City of Chula Vista 2013). As indicated in the FEIR, implementation of the approved project would result in significant direct and indirect impacts to "covered" sensitive plant species, sensitive natural communities, jurisdictional waters and wetlands, and conflict with the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan. Implementation of MM 5.6-1 through MM 5.6-19 would reduce all potentially significant impacts to below a level of significance.

A Biological Resources Technical Memo was prepared to analyze the impacts of the expansion of the utility quarter south of the proposed project site (ICF 2019). The memo states that the biological resources within the study areas have not changed since the certification of the FEIR. The proposed project and the proposed areas of expansion near the southern boundary for the new water quality basin would not result in any additional impacts to biological resources. No new significant impacts would occur beyond those identified in the FEIR and no additional mitigation is required.

## Cultural Resources and Paleontological

Cultural and paleontological resources were analyzed in Section 5.7 of the FEIR (City of Chula Vista 2013). Several previously identified archaeological sites and isolates were identified within Village 8 West and off-site improvement areas: CA-SDI-12287, CA-SDI-14176, CA-SDI-14235, CA-SDI-14236, CA-SDI-4789, CA-SDI-12809, P-37-014531, P-37-014532, P-37-014533, P-37-015008, and P-37-015145. The approved project was analyzed by Gallegos and Associates in 2009, in an attempt to re-locate the previously identified sites. Three sites were able to be located. Although no historic, potentially historic or human remains were found during records search and surveys, construction activities associated with the project could inadvertently result in significant impacts to presently unknown cultural or paleontological resources, such as associated archaeology, paleontology, or human remains.

The FEIR required the implementation of mitigation measures (MM 5.7-1 through 5.7-9) to lower the potential impacts to less than significant. These measures include protective fencing (MM 5.7-1), employment of archaeological (MM 5.7-2) and paleontological (5.7-6) monitors prior to the issuance of land development permits, and several different programs and protocols to properly identify, record and preserve potentially significant cultural and paleontological resources found during construction (City of Chula Vista 2013).

A Cultural and Paleontological Memo was prepared by Brian F. Smith in June 2019 (Brian F. Smith 2019) to supplement the 2013 Evaluations. The proposed project's impact areas would be consistent with that of the approved project analyzed in the FEIR; off-site impact areas were assessed as part of EIRs for University Villages and Village 4. As such, the proposed project would not require excavation in areas that were not previously analyzed in the FEIR. The proposed project would be subject to the required cultural and paleontological resources mitigation measures identified in the FEIR. No new significant cultural or paleontological resources impacts would occur beyond those identified in the FEIR and no additional mitigation is required.

## Geology and Soils

Impacts to geology and soils were addressed in Section 5.8 of the FEIR (City of Chula Vista 2013). The analysis and discussion of geology and soils were derived from the information contained in the 1993 Otay Ranch GDP Program EIR. The analysis is also based on the geotechnical investigation for Village 8 West prepared by Advanced Geotechnical Solutions Inc. (AGS), from October 22, 2010. Approved mitigation measures for the FEIR (MM 5.8-1 and MM 5.8-2) address issues to seismic related hazards, slope stability and expansive soils. The approved project had no potentially significant impacts to geotechnical policies and wastewater systems. Additionally, the approved project would have a less than significant impact to topsoil loss and soil erosion post-mitigation measures (MM 5.11-1 through 5.11-5). The FEIR concluded that the approved project would have a less than significant impact with mitigation related to geology and soils.

AGS provided a letter detailing their geotechnical review of the proposed project (AGS 2019). AGS's 2019 letter regarding the proposed project stated that the limits of development shown on the revised TM have not changed, except for a new off-site water quality basin located south of the project site. The area of proposed change was addressed in the original geotechnical investigation prepared by AGS in 2014, and is shown on the geologic maps as shallow topsoil, overlying formational terrace deposits underlain by Otay formation at depth. Based on the review of the proposed project, the conclusions and recommendations provided in the referenced geotechnical report remain applicable for use in design and construction of the proposed project. In addition, the added water quality basin would not adversely impact the development and can be constructed as proposed. No new significant geological impacts would occur beyond those identified in the FEIR and no additional mitigation is required.

## Public Services

Public services, including police services, fire and medical services, libraries and schools are addressed in Section 5.9 and subsections in the FEIR (City of Chula Vista 2013). Prior to mitigation, the approved

project would have potentially significant impacts on fire and emergency medical services, and police services, due to the increase in demand for service and the subsequent increase in average response times. Additionally, library and school facilities and service standards would have a potentially significant impact due to increased demand and school enrollment. As identified in the FEIR, MM 5.9-1 through MM 5.9-3, MM 5.9.2-1 through MM 5.9.2-3, and MM 5.9.3-1 through MM 5.9.3-3 would reduce impacts to below a level of significance. Mitigation measures include payment of the Public Facilities Development Impact Fees, school service fees and protection, monitoring of response times and growth to library facilities, emergency fire, police, and medical calls to report results to the Growth Management Oversight Commission on an annual basis, Crime prevention through Design Features, and Fire Code Compliance.

The proposed project would not increase demand for public services beyond that analyzed in the FEIR, due to the transfer of proposed residential housing from the approved Village 8 East to Village 8 West. The proposed project would also be subject to the mitigation measures for public services identified in the FEIR. Overall, no new significant public services impacts would occur beyond those identified in the FEIR, and no additional mitigation is required.

## Parks, Recreation, Open Space, and Trails

Parks, Recreation, Open Space and Trails, are addressed in Public Services Subsection 5.9.5 of the FEIR (City of Chula Vista 2013). Prior to mitigation, the approved project would increase the use of existing neighborhood and regional parks such that substantial physical deterioration may occur or be accelerated. Additionally, the approved project would fail to meet the City's growth management threshold standard of 3 acres of neighborhood and community parkland per 1,000 residents east of I-805. Mitigation measures MM 5.9.5-1 through MM 5.9.5-6 address these impacts. Mitigation for these impacts would include Public Facility Development Impact Fees, Park Acquisition and Development Fees, Growth Management Monitoring, Dedication of Parkland, a Park Development Agreement, and a Dedicated Town Square Park.

The approved SPA Plan and TM includes the establishment of both parks and open space preserves. The proposed project intends to preserve the parkland established, as well as expand some open space areas. Additionally, the proposed project would still be subject to required mitigation measures included in the FEIR. Therefore, no new significant impacts would occur beyond those identified in the FEIR, and no additional mitigation is required.

## Global Climate Change

Greenhouse gas emissions and global climate change were addressed in Section 5.10 in the FEIR (City of Chula Vista 2013). As described in the FEIR, the approved project would not result in a significant impact related to compliance with Assembly Bill 32. However, the approved project would have significant and unavoidable impacts related to substantially increased exposure to the potential adverse effects of global warming. The FEIR determined the approved project would result in further degradation to regional and local air quality from the formation of ozone precursors. For purposes of mitigating the formation of ozone precursors and minimizing the project's exposure to effects of global warming, Section 1.4 of the FEIR identified project design features that would assist with the reduction of operational emissions contributing to ozone formation. However, no feasible mitigation measures are available to reduce impacts to levels below significant.

An Air Quality and Greenhouse Gas Technical Memo was prepared to analyze the proposed project (Dudek 2019a). The proposed land uses would generate 2,507 fewer vehicle trips (9.03 % less) when compared to the approved land uses. The travel behavior of the remaining land uses previously analyzed as part of the FEIR would be unchanged. As a result, operational emissions (specifically those resulting from mobile sources) associated with the proposed project would be reduced as compared to the prior analysis. Construction emissions would remain similar to that analyzed under the FEIR, as no change in the construction phasing or required construction equipment is anticipated. The impacts identified in the FEIR remain applicable to the proposed project, no new significant greenhouse gas impacts would occur beyond those identified in the FEIR and no additional mitigation is required.

## Hydrology and Water Quality

Impacts to water quality were addressed in Section 5.11 of the FEIR (City of Chula Vista 2013). A TM Drainage Study was prepared (Hunsaker 2011), as well as a Preliminary Water Quality Technical Report, Preliminary Drainage Study, and a Hydromodification Study (Hale Engineering 2011a, 2011b, 2011c). Analysis of hydrologic resources and features resulted in construction and operational related polluted runoff, which would result in surface water and groundwater impacts. The FEIR had established Best Management Practices to address these impacts, including but not limited to site design features that would utilize natural and existing drainage patterns, utilization of efficient irrigation systems and landscape design, and structural Best Management Practices such as, bio-retention areas, and compliance with National Pollutant Discharge Elimination System permits. Approved post-project drainage areas addressed in the FEIR would help to maintain existing drainage

patterns and limit the effects on water quality and substantial runoff, to ensure less than significant effects on hydrology and water quality within project site.

The proposed project would not cause any substantial new construction or alter approved conditions as stated within the FEIR. The proposed project would also continue to comply with all applicable rules and regulations including compliance with National Pollutant Discharge Elimination System permit requirements for urban runoff and stormwater discharge. Approved project Best Management Practices for design, treatment, and monitoring for stormwater quality would be implemented as delineated in the FEIR with respect to municipal and construction permits for the proposed project. Compliance with all applicable rules and regulations governing water quality as well as implementation of all mitigation measures outlined in Section 5.11 of the FEIR would ensure that no additional impacts to water quality would transpire. Therefore, no new significant impacts would occur beyond those identified in the FEIR and no additional mitigation is required.

## Agricultural Resources

Agricultural resources are addressed within Section 5.12 of the FEIR (City of Chula Vista 2013). According to the 1993 Otay Ranch GDP EIR, any conversion of agricultural land to non-agricultural use would be considered a significant direct impact due to an incremental and irreversible regional loss or impairment of agricultural land. The site of Village 8 West is currently constrained by the lack of reliable and affordable sources of water. The site would not be considered prime farmland, unique farmland, or farmland of statewide importance based on California Department of Conservation Farmland Mapping and Monitoring Program. The project would, however, convert approximately 250 acres of locally important farmland to urban land uses resulting in a county-wide loss of agricultural land. The project would allow for the continuation of grazing or dry-farming may continue during while adjacent uses are developed. The approved FEIR did not include mitigation measures to reduce the incremental loss of agricultural lands, and therefore the impact remains significant and unavoidable. The approved FEIR contained mitigation measure MM 5.12-1, an Agricultural Plan to ensure compatibility with adjacent land uses and minimal effects of pesticides on the development of Village 8 West, and the health and safety of residents.

The proposed project would not alter the boundaries of the project site, and would not impede onto farmland more than previously stated in the approved FEIR. Additionally, the proposed project would implement an agricultural management plan, as required by mitigation. Therefore there would be no new or substantially increased impacts beyond those previously analyzed in the FEIR and no new mitigation measures would be required.

## Hazards and Hazardous Materials

The Village 8 West FEIR Section 5.13 (City of Chula Vista 2013) determined that impacts associated with routine and accidental release of hazardous materials would result in potentially significant impacts. There would also be potentially significant impacts related to hazards to schools due to the exposure of construction hazards and pesticide residue occurring on site that is inconsistent with the City's Hazard Plan.

The FEIR determined that no hazardous conditions had been existing on site; however, historic agricultural use of the site has listed an adjacent site (Village 7) in the Envirostor Database due to the presence of pesticide-contaminated soils on site. Otay Ranch land was historically cultivated for agricultural use (primarily dry-farmed grain crops). In some areas, contaminated soils associated with former agricultural use have been identified. Soils in the project area may contain organochlorine pesticides, organophosphorus pesticides, organochlorine herbicides, and metals including arsenic. In the event that the proposed project encounters contaminated soils during grading and excavation, increased health risks to construction workers and future residents could occur, as well as potential impacts on water quality.

The FEIR determined that prior to mitigation the project would have potentially significant impacts associated with exposure of construction workers and future residents to pesticide residues. Therefore, the approved project and the proposed project would be required to implement MM 5.13-1, as identified in the FEIR, which would reduce impacts to below a level of significance. MM 5.13-1 requires a soils assessment to be prepared to determine whether residual pesticides, herbicides, and/or arsenic are present on site.

The nearest airport to the project area is the Brown Field Municipal Airport, which is located approximately 1.5 miles to the southwest of the project site. Village 8 West is located within the approach are for Brown Field subject to overflights from both Brown Field and the Tijuana Airport, a commercial facility just over one mile to the south of Brown Field. Aircraft operations at Brown Field would be required to comply with all applicable Federal Aviation Administration (FAA) regulations that are intended to ensure safe operation of aircraft. Additionally, Mexico is rated Category 1, in FAA's International Aviation Safety Assessment Program (Aviation Safety Network 2011). With continued compliance with safety regulations and standards, it is not reasonably foreseeable that continued operations at Brown Field or the Tijuana Airport would result in a safety hazard to Village 8 West.

Village 8 West is located within the Brown Field Airport FAA height notification boundary, a Part 77 Airspace Surface, and Airport Overflight Notification Area for residential development, and

Review Area 2 of the Brown Field Airport Influence Area. If the project results in development that would obstruct the flight approach paths for Brown Field, a potentially significant safety hazard from flight operations at Brown Field would occur. Due to the limited height allowed in Village 8 West, it is not anticipated that development of the tallest structures would result in an obstruction to air traffic. However, because Village 8 West is located within the FAA Height Notification Boundary and Airport Overflight Notification Area, proper notification in compliance with the Brown Field Airport Land Use Compatibility Plan is required to reduce this impact to a less than significant level.

The FEIR determined that impacts would be potentially significant prior to mitigation. Since the proposed project is in the same location as the approved project, compliance with MM 5.13-1, and MM 5.13-2 through MM 5.13-4 would be required in order to reduce impacts to below a level of significance. Mitigation measures include soil assessments for the site to determine if residual pesticides, herbicides or arsenic are present on site, filing a Notice of Proposed Construction or Alteration with the FAA, providing proof of FAA clearance to the satisfaction of the Development Services Director, and recording the Airport Overflight Agreement with Chula Vista's Development Service Director.

The proposed project would not substantially alter the land uses which could cause an increase in the severity of previously identified impacts. Impacts could still result due to earthmoving activities and the historical agricultural use of the land. Mitigation measures identified in the FEIR, including MM 5.13-1 and MM 5.13-2 through MM 5.13-4, would still be required and all applicable rules and regulations must still be met. Overall, the proposed project would not have substantially new or additional impacts beyond those previously disclosed in the FEIR, and no new mitigation measures would be required.

## Population and Housing

Population and housing impacts associated with the approved project are discussed in Section 5.14 in the FEIR (City of Chula Vista 2013). As stated therein, the approved project would result in an approximate population increase of 5,737 people. The FEIR determined that although the approved project would result in substantial population growth, compliance with the General Plan and Otay Ranch GDP amendments and the Growth Management Oversite Commission and related thresholds, preparation of a Public Facilities Financing Plan, payment of Development Impact Fees and Transportation Development Impact Fees, and adherence to the updated San Diego Association of Governments (SANDAG) 2050 Regional Growth Forecast would ensure that the approved project would have less than significant impacts associated with population growth. Therefore, no mitigation measures would be required. SANDAG's 2050 Regional Growth Forecast merged the planning efforts behind the

development of the Regional Comprehensive Plan and the Regional Transportation Plan, to be known as San Diego Forward. The City of Chula Vista provided SANDAG with the number of expected DUs; therefore, the growth forecasts for San Diego Forward are expected to accommodate population growth and trip generation resulting from the approved project.

Because the proposed changes would include converting the planned middle school site, to medium density residential in order to accommodate the transferal of 284 DUs from Village 8 East to Village 8 West, substantial or new effects to population and housing past the impacts assumed in SANDAG's 2050 Regional Growth Forecast would not occur. The proposed project would slightly increase the number of DUs on site, but would not result in a cumulative effect on population, housing, or vehicle trips.

The proposed project would result in the same cumulative increase in population as the approved project and SANDAG's 2050 Regional Growth Forecast. Therefore, the proposed project would have the similar impacts on housing and population. No new impacts beyond those previously disclosed in the FEIR would occur and no mitigation measures would be required.

## Utilities

Impacts to utilities were addressed in Section 5.15 of the FEIR (City of Chula Vista 2013). Water and Sewer System Evaluations were prepared for the approved project in 2010 by Dexter Wilson (Dexter Wilson 2010a and 201b). The FEIR concluded that the all impacts to water, sewer, solid waste, and energy would be reduced to below a level of significance with mitigation measures, with the exception of wastewater treatment facilities, which may extend past the City's treatment capacity, and would have significant and unavoidable impacts. See below for additional information regarding each topic.

To supplement the prior analysis, a Water System Evaluation memorandum was prepared by Dexter Wilson to analyze impacts of the proposed project (Dexter Wilson 2019a). Additionally, a Sewer System Evaluation was also prepared to analyze impacts of the proposed project (Dexter Wilson 2019b).

### Water Demand and Water System

The FEIR determined that the approved project would not be in compliance with the City's water supply threshold standards, until service availability letters were provided and until the Subarea Master Plans were approved by Otay Water District. MM 5.15.1-2 through MM 5.15.1-4 were provided to reduce potentially significant impacts. These mitigation measures include service availability letters, Subarea Master Plans, and approval in accordance with the City's Density Transfer Provision.

In order to supplement the Water Supply Analysis prepared for the FEIR (Dexter Wilson 2010a), a Water Supply Technical Memo was prepared (Dexter Wilson 2019a). Table 4 compares the water demand for the approved project with that of the proposed project, and Table 5 shows the 2018 Site Area Master Plan water demand

**Table 4**
**Proposed Project Water Demand Summary**

| Land Use | Quantity | Demand Factor | Total Demand (gpd) |
|---|---|---|---|
| *Approved Project* | | | |
| Single-Family Residential | 621 Units | 500 gpd/unit | 310,500 |
| Multiple-Family Residential | 1,429 Units | 255 gpd/unit | 364,395 |
| Commercial | 300,000 SF | .14 gpd/SF | 42,000 |
| School | 32.4 ac | 1,428 gpd/ac | 46,270 |
| Parks | 28.0 ac | 0 gpd/ac[1] | 19,270 |
| Community-Purpose Facilities | 5.8 ac | 714 gpd/ac | 4,141 |
| Total | — | — | 786,575 |
| *Proposed Project* | | | |
| Single-Family Residential | 561 Units | 435 gpd/unit | 244,035 |
| Multiple-Family Residential | 1,773 Units | 170 gpd/ unit | 301,410 |
| Commercial[2] | 37.8 ac | 1,607 gpd/ac | 60,745 |
| School- Elementary | 11.1 ac | 1,428 gpd/ac | 15,851 |
| Parks | 23.4 ac | 0 pgd/ac | 17,270 |
| Community Purpose Facilities | 5.5 ac | 714 gpd/ac | 3,927 |
| Total | — | — | 643,238 |

gpd = gallons per day; DU = dwelling units; ac = acre.
[1] Parks will be irrigated with recycled water, but a nominal amount of potable water has been estimated.
[2] Commercial acreage is based on 90% of gross acreage for MU sites.

**Table 5**
**2018 Site Area Master Plan Proposed Water Demand**

| Land Use | Quantity | Demand Factor | Total Demand (gpd) |
|---|---|---|---|
| *Approved Project* | | | |
| Single-Family Residential | 364 Units | 435 gpd/unit | 158,340 |
| Multiple-Family Residential | 1,686 Units | 170 gpd/unit | 286,620 |
| Commercial | 40 ac | 1,607 gpd/ac | 64,320 |
| School | 31.6 ac | 1,428 gpd/ac | 45,125 |
| Parks | 27.9 ac | 0 gpd/ac[1] | 17,270 |
| Community-Purpose Facilities | 5.8 ac | 714 gpd/ac | 4,141 |
| Total | — | — | 575,815 |

[1] Parks to be irrigated with recycled water, but nominal potable water use was estimated in the Site Area Master Plan.

As shown, projected water demand from the approved project would be 786,575 gallons per day (gpd). With the proposed project, Village 8 West demand would decrease to 643,238 gpd. The proposed project would decrease previous water demand projections by 104,286 gpd, or approximately 18%, but increase demands by approximately 12% compared to the 2018 October Site Area Master Plan. This increase in local demands is not expected to change backbone waterline sizing for the project, since backbone facilities have been sized to meet regional needs and local pipe sizing is based on fire flow requirements which have already been evaluated at the Otay Water District maximum of 5,000 gallons per minute in the Site Area Master Plan. If the proposed project is approved, a Site Area Master Plan Amendment will need to be prepared and approved by Otay Water District prior to final engineering plan approvals (Dexter Wilson 2019a).

From a water supply planning standpoint, the proposed project results in a water supply projection of 721 acre-feet per year for Village 8 West. In comparison to the 2010 Water Supply Assessment and Verification report that was approved by the Otay Water District Board of Directors for Village 8 West, which estimated a total water demand of 881 acre-feet per year, this represents a reduction of 18%. Thus, current water demand projections for the project are well below the water supply planning numbers that were estimated during previous project approvals.

The FEIR (City of Chula Vista 2013) determined that service availability letters shall be submitted to the City prior to issuance of each building permit. This requirement is incorporated into the project's Mitigation Monitoring and Reporting Program. Therefore, MM 5.15.1-2 through MM 5.15.1-4, which require the preparation of service availability letters, were included to reduce impacts to below a level of significance. These mitigation measures would still be required with implementation of the proposed project.

Potable water service to the Village 8 West development would provide water service to the site by extending the 711 Zone 12-inch waterlines in La Media Road, and extending 711 and 624 Zone lines to the development area. An additional extension line within the 711 Zone would be provided at the intersection of Main Street and Magdalena Avenue. Temporary pressure reduction stations would be required throughout the project to supply the proposed development. These infrastructure improvements would still be required for the proposed project and would adequately accommodate the development.

Overall, the proposed project would not have substantially new or additional impacts beyond those previously disclosed in the FEIR. Water demand projections would decrease by 18% compared to the approved project. Therefore, impacts would be less than significant and no new mitigation measures would be required.

**Wastewater Demand and Wastewater System**

The FEIR determined that with implementation of MM 5.15.2-1 through MM 5.15.2-3, no significant impacts with respect to wastewater conveyance facilities would occur and adequate treatment capacity to serve new development within the project would be ensured through review of available capacity by the City Engineer prior to approval of building permits. MM 5.15.2-1 through MM 5.15.2-3 include sewer system improvements through installation or financing in accordance with the approved Public Facilities Finance Plan, payment of Salt Creek Development Impact Fees, and approval of the City's Density Transfer Provision. However, the FEIR determined that the project would have a significant and unavoidable impact related to the construction or expansion of wastewater treatment facilities.

In order to supplement the Sewer Evaluation prepared for the FEIR (City of Chula Vista 2013) (Dexter Wilson 2010b), a Sewer Evaluation Technical Memo was prepared (Dexter Wilson 2019b). Table 6 compares the wastewater generation for the approved project with that of the proposed project. As shown, projected wastewater generation from the approved project would be 549,700 gpd. With the proposed project, generation would decrease to 535,083 gpd.

**Table 6**
**Proposed Project Wastewater Generation Summary**

| Land Use | Quantity | Demand Factor | Total Demand (gpd) |
|---|---|---|---|
| *Approved Project* | | | |
| Single-Family Residential | 621 Units | 265 gpd/unit | 164,570 |
| Multiple-Family Residential | 1,429 Units | 199 gpd/unit | 284,370 |
| Commercial | 14.5 Ac | 2,500 gpd/ac | 36,250 |
| School- Elementary | 860 Students | 15 gpd/ac | 12,000 |
| School- Middle | 1,200 Students | 20 gpd/ac | 24,000 |
| Parks | 28.0 Ac | 500 gpd/ac | 14,000 |
| Community-Purpose Facilities | 5.8 Ac | 2,500 gpd/ac | 14,500 |
| Total | — | — | 549,700 |
| *Proposed Project* | | | |
| Single-Family Residential | 561 units | 230 gpd/unit | 129,030 |
| Multiple-Family Residential | 1,773 units | 182 gpd/unit | 322,686 |
| MU-Commercial[1] | 37.8 ac | 1,401 gpd/ac | 52,958 |
| Schools- Elementary | 11.1 ac | 1,181 gpd/ac | 13,109 |
| Parks | 23.4 ac | 410 gpd/ac | 9,594 |
| Community-Purpose Facilities | 5.5 ac | 1,410 gpd/ac | 7,706 |
| Total | — | — | 535,083 |

gpd = gallons per day; ac = acre.
[1] Commercial acreage is based on 90% of gross acreage for MU sites

The proposed project would reduce previous wastewater generation projections by up to 3%. This decrease in sewer flow projections would not impact the proposed backbone sewer line sizing, but sizing of local sewer lines would be confirmed during final engineering when pipe slopes are known. The sewer system memorandum had suggested that a section of onsite gravity sewer line in La Media Parkway should be upsized from a 12-inch pipeline to 15-inch to accommodate the increase of additional flows from the SPA Amendment. From a regional planning standpoint, all flows from the proposed project would continue to go to the Salt Creek Interceptor. Based on the results of the 2016 Dexter Wilson analysis, the proposed project would not create any new impacts.

The FEIR determined that the approved project, in conjunction with other cumulative development within the City, could require sewer treatment capacity beyond the City's existing wastewater treatment capacity rights and allocated additional treatment capacity. Because the location and scope of construction of any newly development treatment facility is unknown, the development of treatment capacity beyond the City's existing and allocated capacity may result in a potentially significant environmental impact, even though the development would likely be subject to its own environmental review in compliance with CEQA. Therefore, mitigation measures would reduce impacts to less than significant. These mitigation measures would still be applicable to the proposed project.

Overall, the proposed project would reduce sewer flows from the land uses and projections from the November 2010 Sewer Study by approximately 3%. From a regional planning standpoint, all flows from the project would go to the Salt Creek Interceptor and, based on the results of the analysis, the proposed project would not create any new impacts.

**Solid Waste**

The Otay Landfill, which has a permitted capacity of 62.4 million cubic yards and has a remaining capacity of 33.1 million cubic yards (53% capacity) would be the associated landfill for the approved project. The City of Chula Vista's generation rate is 4.0 pounds per person per day. The approved project would result in an additional disposal quantity of 22,433 tons. Since there is sufficient existing and future landfill capacity to accommodate projected development of the approved project, impacts associated with insufficient permitted capacity to accommodate solid waste disposal from Village 8 West would be less than significant.

Since the proposed project includes transferal of housing from Village 8 East to Village 8 West, a substantial increase of population within Otay Ranch would not occur. Therefore, no new significant impacts would occur beyond those identified in the FEIR and no additional mitigation is required.

### Recycled Water

As stated in Subsection 5.15.4, if recycled water facilities are not provided concurrently with demand, a potential significant impact may occur. MM 5.15.4-1, the preparation of a Subarea Master Plan would include measures regarding the installment or financing of water facilities improvements consistent with demand and general policies. These improvements would include information related to existing recycled water pipelines, proposed points of connection, estimated recycled water demand calculations, and the size of system and number of lots to be served.

The proposed project would not still be required to prepare a Subarea Master Plan, and MM 5.15.4-1 would still apply to the proposed project site. Therefore, no new substantial impacts would occur and no new mitigation measures would not be required.

### Energy

As stated in Subsection 5.15.5 of the FEIR (City of Chula Vista 2013), while energy consumed by Village 8 West would not be excessive, implementation of the approved SPA Plan and TM has the potential to result in impacts due to increased consumption of electricity and natural gas, which identified a significant and unavoidable impact related to energy demand. The FEIR included MM 5.3.5-1, as identified to be incorporated into future SPA plans to reduce impacts related to energy use. This plan required continued focus on the Energy Strategy and Action Plan and continued implementation of the Adaptation Strategies to lessen the impacts from energy. The approved project is consistent with this mitigation measure because it includes a non-renewable energy conservation plan to reduce energy use. Implementation of this plan would reduce average energy consumption, but would not guarantee that future energy supplies would be available.

The proposed SPA Amendment would be consistent with the FEIR mitigation measures and would not include a substantial change of energy usage. Therefore, no new substantial impacts would occur and no new mitigation measures would not be required.

## Mineral Resources

Mineral resources are addressed in Section 5.16 in the FEIR (City of Chula Vista 2013). As stated in the FEIR, the Village 8 West site is partially located in Mineral Resource Zone 2 (MRZ-2). The MRZ-2 classification which is identified as a regionally significant aggregate resource area designated open space in the City's MSCP Preserve.

As determined in the FEIR, although a portion of Village 8 West (90 acres) would be located on MRZ-2 land, approximately 15.6 acres of this area would remain in open space as is included in

the MSCP Preserve. The approved SPA Plan proposes to develop the remaining MRZ-2 area (74.4 acres) with single-family development. The MSCP Subarea Plan does not preclude mining in the Preserve; therefore, if the requirements of the MSCP Subarea Plan, CEQA and other applicable regulations are met, the potential remains to extract significant MRZ-2 resources from this area. Similarly, development of the remainder of the resource area does not preclude the owner from extracting the aggregate prior to development. Therefore, the majority of the significant mineral resource has been identified and protected for extraction by inclusion in the Otay Valley Quarry ownership. While not proposed as part of the SPA Plan, the approximately 90 acres of this on-site resource could still be made available. As such, there would be no loss of availability of this regionally valuable aggregate resource. No significant impacts would occur.

As previously discussed, with the exception of the new off-site water quality/hydromodification basin, the proposed project would not exceed previously established boundaries in the SPA plan. Implementation of the proposed project would not require additional analysis beyond that presented in either of the previously stated FEIRs, no new impacts would occur, and no new mitigation measures would be required.

INTENTIONALLY LEFT BLANK

# 7 CONCLUSION

This document identifies all changed circumstances and provides on the proposed modifications that were not previously disclosed in the FEIR. The City has determined that none of the changes associated with the proposed project require the preparation of a Subsequent or Supplemental EIR pursuant to CEQA Guidelines Sections 15162 and 15163.

Pursuant to Section 15164 of the CEQA Guidelines and based on the above discussion, I hereby find that approval and implementation of the proposed project will result in only minor technical changes or additions, which are necessary to make the FEIR adequate under CEQA.

_____ _____

Name/Title Date

*Attachments: Figure 1, Regional, Vicinity Map*
*Figure 2, Project Site and Surroundings*
*Figure 3, Approved Project Site Utilization Plan*
*Figure 4, Proposed Project Site Utilization Plan*
*Figure 5, Proposed Site Utilization Table*

INTENTIONALLY LEFT BLANK

# 8 REFERENCES

AGS (Advanced Geotechnical Solutions, Inc.). 2010. *Revised Geotechnical Investigation, Village 8 West, Otay Ranch, Chula Vista, CA*. October 22.

AGS. 2019. Geotehcnial Review of Revised Tentative Tract Map for Village 8 West, Chula Vista, California. July 15.

Aviation Safety Network. 2011. *Mexico Air Safety Profile*. Accessed March 31, 2011. http://aviation-safety.net/database/country/country.php?id=XA.

Brian F. Smith and Associates. 2019. *Cultural and Paleontological Resources Review for the Revised Village 8 West Tentative Map, City of Chula Vista (Memorandum).* June 7, 2019.

Chen Ryan Associates 2019. *Village 8 West – Trip Generation Analysis and Internal ADT Estimation.* October 21, 2019.

City of Chula Vista. 2013. *Otay Ranch Village 8 West Sectional Planning Area Plan and Tentative Map Final Environmental Impact Report.* November 2013.

Dexter Wilson Engineering, Inc. 2010a. *Final Overview of Water Service for Otay Ranch Village 8 West.* November 2010.

Dexter Wilson Engineering, Inc. 2010b. *Final Overview of Sewer Service for Otay Ranch Village 8 West.* November 2010.

Dexter Wilson Engineering, Inc. 2019a. *Otay Ranch Village 8 West TM/SPA Amendment Water Evaluation (Memorandum).* October 18, 2019.

Dexter Wilson Engineering, Inc. 2019b. *Otay Ranch Village 8 West TM/SPA Amendment Sewer Evaluation (Memorandum).* October 18, 2019.

Dudek. 2019a. Otay Ranch Village 8 West – Air Quality and Greenhouse Gas Update. October 2019.

Dudek. 2019b. *Otay Ranch Village 8 West EIR -Noise Update Analysis.* October 2019.

Hale Engineering. 2011a. *Preliminary Water Quality Technical Report, Otay Ranch Village 8 West.* December 8, 2011.

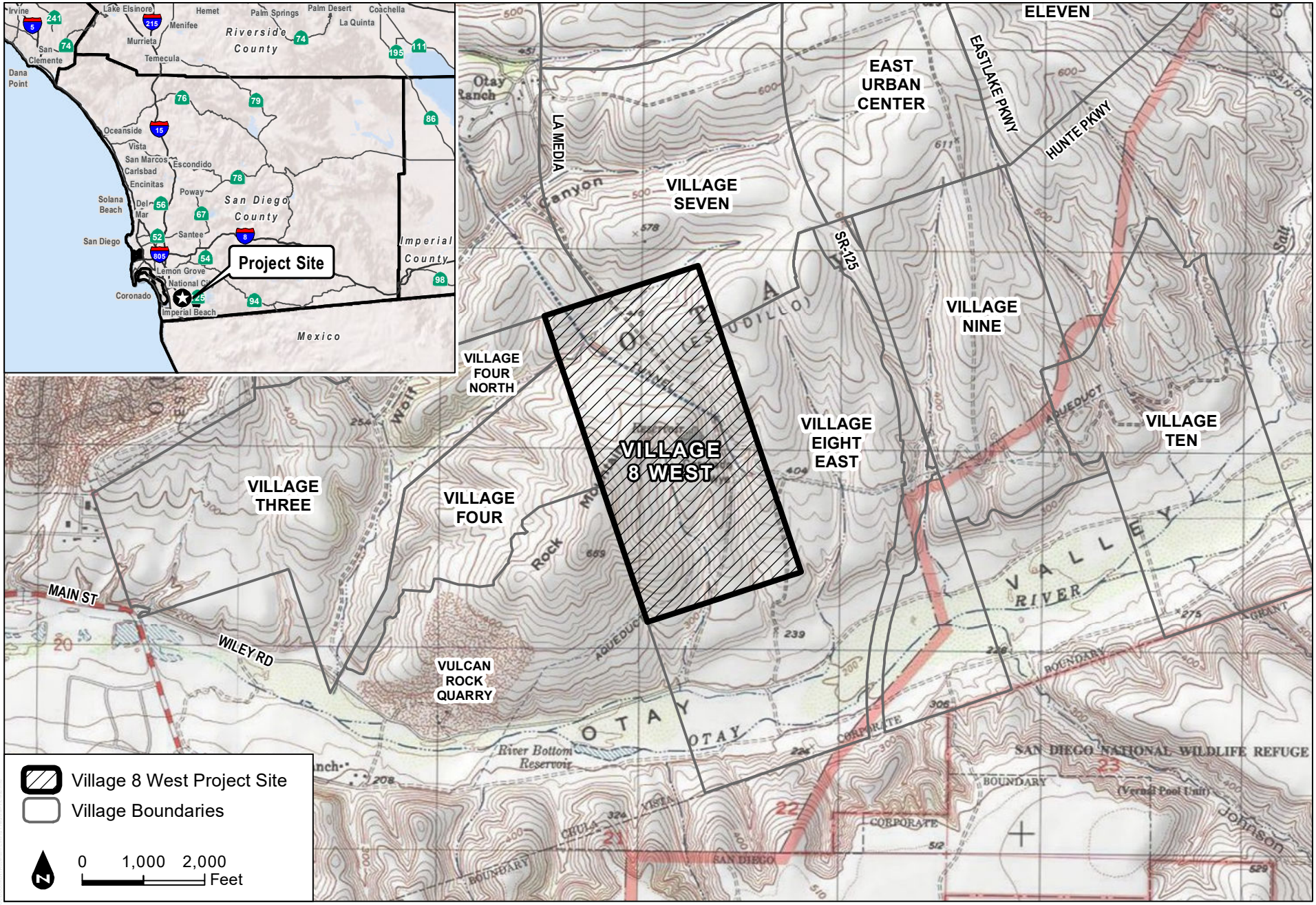
Hale Engineering. 2011b. *Preliminary Drainage Study, Otay Ranch Village 8 West.* December 8, 2011.

Hale Engineering. 2011c. *Hydromodification Study for Otay Ranch Village 8 West.* August 26, 2011.

Hunsaker & Associates. 2011. *TM Drainage Study for Otay Ranch Village 9.* August 22, 2011.

ICF. 2019. *Otay Ranch Village 8 West Project – Coverage of Biological Resources within Village 8 West Tentative Map Revisions.* June 12, 2019.

RBF Consulting. 2013. *Otay Ranch Village 8 West Traffic Impact Analysis Report.* March 8, 2013.




Document Path: Z:\Projects\j1194300\MAPDOC\DOCUMENT\Addendum EIR\Fig 1 Regional+Vic Map.mxd

SOURCE: USGS 7.5 MINUTE SERIES, OTAY MESA QUADRANGLE

**FIGURE 1**

Regional and Vicinity Map

DUDEK


Document Path: Z:\Projects\j1194300\MAPDOC\DOCUMENT\Addendum EIR\Fig 2 ProjSite + Surroundings.mxd

SOURCE: BING MAPPING SERVICE 2018

**FIGURE 2**

Project Site and Surroundings

DUDEK


Source: William Hezmalhalch Architects, Inc. 2012

0 400 800 N

Feet

**Land Use**

- Town Center (TC)
- Medium High Density Residential (MH)
- Medium Density Residential (M)
- Low Medium Density Residential Village (LMV)
- Open Space (OS)
- Open Space (Preserve)
- Park (P)
- School

* Lotting and grading to be determined at Tentative Map

### Commercial and Residential

**Town Center – 18-45 du/ac**

| Planning Area | Gross Acres | Transect[1] | Target Res. Units[2] | Target C'ml Sq.Ft. (K)[2] |
|---|---|---|---|---|
| B | 1.4 | T-4: TC | 35 | 0 |
| C | 6.9 | T-4: TC | 156 | 36 |
| F | 3.0 | T-4: TC | 54 | 25 |
| H-1 | 7.8 | T-4: TC | 33 | 144 |
| H-2 | 1.3 | T-4: TC | 0 | 12 |
| J | 5.4 | T-4: TC | 161 | 18 |
| L | 14.2 | T-4: TC | 460 | 65 |
| X | 0.7 | T-4: TC | 0 | 0 |
| **Subtotal** | **40.7** | | **899** | **300** |

**Medium High Density Residential – 11-18 du/ac**

| Planning Area | Gross Acres | Transect[1] | Target Res. Units[2] |
|---|---|---|---|
| E | 5.3 | T-3: NC | 95 |
| I | 6.8 | T-3: NC | 122 |
| M | 8.5 | T-3: NC | 153 |
| O | 8.9 | T-3: NC | 160 |
| **Subtotal** | **29.5** | | **530** |

**Medium Density Residential Attached/Detached – 6-11 du/ac**

| Planning Area | Gross Acres | Transect[1] | Target Res. Units[2] |
|---|---|---|---|
| Q | 14.7 | T-2: NG | 160 |
| U | 11.5 | T-2: NG | 130 |
| **Subtotal** | **26.2** | | **290** |

**Low Medium Density Residential Village – 3-6 du/ac**

| Planning Area | Gross Acres | Transect[1] | Target Res. Units[2] | |
|---|---|---|---|---|
| N | 19.6 | T-2: NE | 117 | |
| P | 26.9 | T-2: NE | 124 | |
| V | 20.5 | T-2: NE | 90 | |
| **Subtotal** | **67.0** | | **331** | |
| **TOTAL** | **163.4** | | **2,050** | **300K[3]** |

### Public, Quasi Public, and Other

**Community Purpose Facility (CPF)[4]**

| Planning Area | GDP Land Use | Gross Acres | Transect[1] | Description |
|---|---|---|---|---|
| R | MH | 5.8 | SD: CPF | CPF[4] |
| **Subtotal** | | **5.8** | | |

**Potential School (S) Sites[5]**

| Planning Area | GDP Land Use | Gross Acres | Transect[1] | Description |
|---|---|---|---|---|
| D | TC | 20.2 | T-4: TC | Middle |
| S | MH | 11.4 | T-3: NC | Elementary |
| **Subtotal** | | **31.6** | | |

**Parks (P)**

| Planning Area | GDP Land Use | Gross Acres | Transect[1] | Classification |
|---|---|---|---|---|
| A | P | 17.4 | SD: P | Community |
| G | TC | 3.0 | SD: P | Town Square |
| T | P | 7.5 | SD: P | Neighborhood |
| **Subtotal** | | **27.9** | | |

**Open Space (OS)**

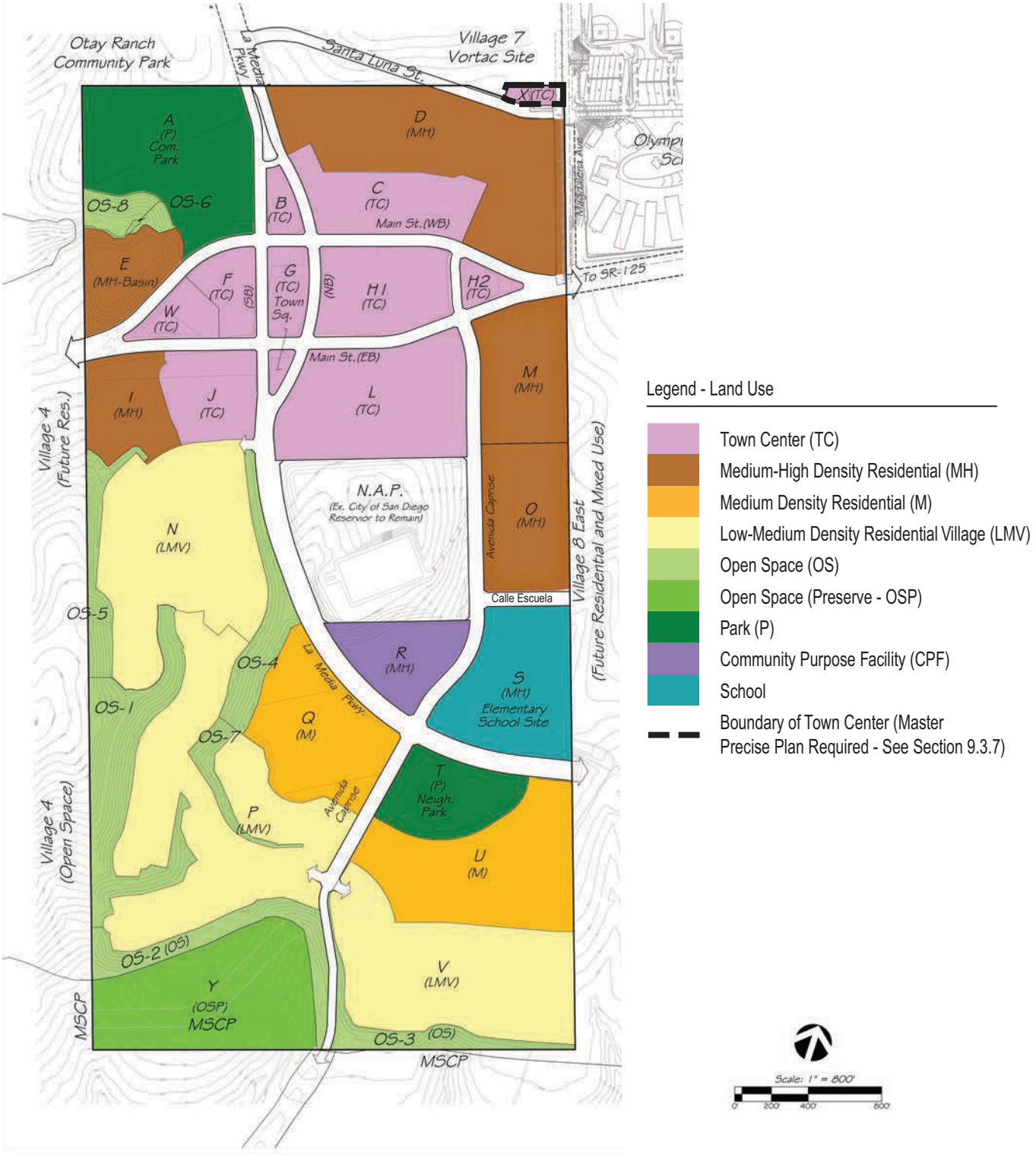
| Planning Area | GDP Land Use | Gross Acres | Transect[1] | Classification |
|---|---|---|---|---|
| Y | CVOSP[6] | 15.6 | T-1: OP | Preserve (MSCP) |
| OS-1 | OS | 23.5 | T-1: OS | Open Space |
| **Subtotal** | | **39.1** | | |

**Other**

| Planning Area | GDP Land Use | Gross Acres | Transect[1] | Description |
|---|---|---|---|---|
| W | TC | 2.4 | SD: R | Basin |
| Right-of-Way | NA | 30.1 | NA | Arterials |
| **Subtotal** | | **32.5** | | |
| **TOTAL** | | **136.9** | | |

**SPA Total Area: 300.3 Gross Acres [7]**

[1] Transects are defined in Chapter 3 of the SPA Plan.
[2] See Chapter 9 of the SPA Plan regarding Intensity Transfer
[3] 50,000 square feet of office retail; 250,000 square feet of retail commercial (excludes Live/Work)
[4] As defined by CVMC 19.48
[5] School sites will revert to the underlying use if sites are not accepted by the school district. Parcel D shall revert to Town Center and Parcel S shall revert to Medium High Density Residential.
[6] Chula Vista Open Space Preserve
[7] Acreage does not include 19.6-acre San Diego Reservoir




SOURCE: HomeFed Village 8 LLC

**FIGURE 4**

Otay Ranch Village 8 West Proposed Land Use Plan

Addendum to EIR - Otay Ranch Village 8 West Sectional Planning Area Plan and Tentative Map

DUDEK

## Commercial and Residential

### Town Center - 18-45 du/ac

| Planning Area | Gross Acres | Transect[1] | Target Res. Units[2] | Com'l Min.[2][3] | Com'l Max[2][3] |
|---|---|---|---|---|---|
| B | 1.2 | T-4:TC | - | 0 | 4 |
| C | 7.5 | T-4:TC | 180 | 0 | 36 |
| F | 2.8 | T-4:TC | 175 [7] | 10 | 10 |
| W | 2.3 | T-4:TC | See [7] | 0 | 0 |
| H-1A –1D | 7.5 | T-4:TC | 225 | 20 | 75 |
| H-2 | 1.2 | T-4:TC | 0 | 0 | 12 |
| J | 5.5 | T-4:TC | 199 | 0 | 18 |
| L-A – L-D | 14.0 | T-4:TC | 431 | 87 | 145 |
| X | 0.7 | T-4:TC | 0 | 0 | 0 |
| **Subtotal** | **42.7** | | **1,210** | **117** | **300** |

### Medium-High Density Residential - 9-18 du/ac

| Planning Area | Gross Acres | Transect[1] | Target Res. Units[2] | Com'l Min.[2][3] | Com'l Max[2][3] |
|---|---|---|---|---|---|
| D | 19.4 | T-3:NC | 234 | | |
| E | 5.1 | T-3:NC | 0 | Basin | |
| I | 6.1 | T-3:NC | 84 | | |
| M | 8.3 | T-3:NC | 125 | | |
| O | 8.7 | T-3:NC | 120 | | |
| **Subtotal** | **47.6** | | **563** | | |

### Medium Density Residential Attached/Detached - 4-11 du/ac

| Planning Area | Gross Acres | Transect[1] | Target Res. Units[2] | Com'l Min.[2][3] | Com'l Max[2][3] |
|---|---|---|---|---|---|
| Q | 11.1 | T-2:NG | 106 | | |
| U | 15.6 | T-2:NG | 127 | | |
| **Subtotal** | **26.7** | | **233** | | |

### Low-Medium Density Residential Village - 3-6 du/ac

| Planning Area | Gross Acres | Transect[1] | Target Res. Units[2] | Com'l Min.[2][3] | Com'l Max[2][3] |
|---|---|---|---|---|---|
| N | 20.1 | T-2:NE | 117 | | |
| P | 25.4 | T-2:NE | 115 | | |
| V | 19.1 | T-2:NE | 96 | | |
| **Subtotal** | **64.6** | | **328** | | |
| **TOTAL** | **181.6** | | **2,334** | **300K [3]** | |

## Public, Quasi Public, and Other

### Community Purpose Facility (CPF)[4]

| Planning Area | GDP Land Use | Gross Acres | Transect[1] | Description |
|---|---|---|---|---|
| R-A – R-C | MH | 5.5 | SD: CPF | CPF |
| **Subtotal** | | **5.5** | | |

### Potential School (S) Sites[5]

| Planning Area | GDP Land Use | Gross Acres (Ac.) | Transect[1] | Description |
|---|---|---|---|---|
| S | MH | 11.1 | T-3: NC | Elementary |
| **Subtotal** | | **11.1** | | |

### Parks (P)

| Planning Area | GDP Land Use | Gross Acres (Ac.) | Transect[1] | Classification |
|---|---|---|---|---|
| A | P | 15.1 | SD: P | Community |
| G-1–2 | TC | 2.8 | SD: P | Town Square |
| T | P | 5.5 | SD: P | Neighborhood |
| **Subtotal** | | **23.4** | | |

### Open Space (OS)

| Planning Area | GDP Land Use | Gross Acres (Ac.) | Transect[1] | Classification |
|---|---|---|---|---|
| Y | OSP | 15.6 | T-1: OSP | Preserve (MSCP) |
| OS-1–8 | OS | 28.7 | T-1: OS | Open Space |
| **Subtotal** | | **44.3** | | |

### Other

| Planning Area | GDP Land Use | Gross Acres (Ac.) | Transect[1] | Description |
|---|---|---|---|---|
| Right-of-Way | NA | 34.8 | N/A | Arterials |
| **Subtotal** | | **34.8** | | |
| **TOTAL** | | **119.1** | | |

**SPA Total Area: 300.7 Gross Acres[6]**

Notes:

1. Transects are defined in Chapter 3.
2. See Chapter 9 regarding Intensity Transfers and minimum commercial square footage requirements.
3. 17,000 sf of office and 100,000 sf of retail for the low range; 50,000 sf of office and 250,000 sf of retail for the high range (excludes Live/Work)
4. As Defined by CVMC 19.48.
5. The Elementary School site will revert to the underlying Medium-High Residential land use if site is not accepted by the school district.
6. Acreage does not include 19.2-acre San Diego Reservoir.
7. 185 DUs are authorized on Parcels F and W combined. Final unit allocation to be determined at Design Review.
8. Parcels I and J are being planned together. The final unit allocation shall be determined at Design Review.
9. The unit allocation and boundaries between Parcels C and D may be adjusted and will be finalized during Design Review so long as the total number of combined units does not exceed a total of 414 units between C and D.

SOURCE: HomeFed Village 8 LLC

**FIGURE 5**

Otay Ranch Village 8 West Proposed Site Utilization Table