Addendum to EIR
University Villages – Village Three North and a Portion of Village Four

PROJECT NAME: University Villages EIR 13-01; SCH No. 2013071077 – Village Three North and a Portion of Village Four

PROJECT LOCATION: City of Chula Vista

PROJECT APPLICANT: HomeFed Village III LLC

DATE: September 19, 2016

1 INTRODUCTION

HomeFed Village III LLC proposes revisions to the Village Three North land plan in order to create a viable mixed-use village core that will create a strong sense of place for the residents of Village Three North 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 Village Three North and a Portion of Village Four Sectional Planning Area (SPA) and a revised Village Three North and a Portion of Village Four Tentative Map (TM) are necessary to implement the proposed changes. A more detailed description is provided below.

The Final Environmental Impact Report for the Otay Ranch University Villages Project (FEIR) (EIR 13-01; SCH No. 2013071077; approved November 2014) contains a comprehensive disclosure and analysis of potential environmental effects associated with the implementation of Village Three North and a Portion of Village Four, Village Eight East, and Village Ten in the City of Chula Vista (City) (City of Chula Vista 2014). Three SPA plans were proposed as part of the approved project: (a) Otay Ranch Village Three North and a Portion of Village Four SPA Plan, (b) Otay Ranch Village Eight East SPA Plan, and (c) Otay Ranch Village Ten SPA Plan. Three TMs are also proposed: (a) Village Three North and a Portion of Village Four, (b) Village Eight East, and (c) Village Ten.

This Addendum to the FEIR (Addendum) addresses proposed modifications to the applicable land use plan for Village Three North and a Portion of Village Four, including the SPA and TM.

2 PROJECT LOCATION AND REGIONAL SETTING

Otay Ranch lies within the East Planning Area of the City (Figure 1). The East Planning Area is bordered by Interstate 805 (I-805) to the west, San Miguel Mountain and State Route 54 (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 Three North and a Portion of Village Four site encompasses 436.0 acres in the southwest corner of Otay Ranch (Figure 2).

The Village Three North and a Portion of Village Four site includes large, flat mesas, with slopes adjacent to Wolf Canyon and the Otay Valley Regional Park. Village Three North is situated between Wolf Canyon to the east, the Otay Valley Regional Park to the south, the Otay Landfill to the north, and existing industrial uses to the west. The Portion of Village Four included in the proposed project is located on the northeastern edge of Wolf Canyon, north of the Otay River Valley and the Otay Valley rock quarry, south of Otay Ranch Village Two, and west of La Media Road and the future Village Eight West development area (see Figure 2).

3 PROJECT DESCRIPTION

The approved land use plan for Village Three North and a Portion of Village Four would allow for the construction of 1,002 single-family units, 515 multiple-family units, and 80 mixed-use units; 8.3 acres for a school; 29.3 acres of industrial land use; 4.3 acres of Community-Purpose Facilities (CPF); 8.3 acres of office; 25.9 acres of parkland; and 34.8 acres of open space (Figure 3). There would be no proposed changes to the Portion of Village Four. The proposed modifications to the approved project are as follows (see Figure 4):

Chula Vista General Plan/GDP Amendments

- Update the Chula Vista General Plan and GDP land use maps and tables to reflect changes to the Village Three Land Use Plan.

SPA Amendment

- Maintain 1,002 single-family and 595 multiple-family, 1,597 dwelling units in total, as previously approved within Village Three North.
- Update the SPA Site Utilization Plan and Table to reflect the revised land use plan, internal streets, neighborhood boundaries, and unit allocation by neighborhood.
- Revise the single-family lotting pattern to include the following new lot sizes/products:
  - 50 × 90 feet
  - 55 × 90 feet
  - Detached courtyard
- Establish a multiple-family neighborhood (R-16) adjacent to the Mixed Use (MU)-1 parcel.

- Provide a north–south meandering paseo, designated Private Open Space (POS) 4-8, through the single-family neighborhoods, providing a strong pedestrian connection to the elementary school, public neighborhood park, and village core.
- Assign 198 multiple-family units to the MU-2 parcel for a total of 278 multiple-family units within the MU-1 and MU-2 parcels.
- Reconfigure the P-1 Neighborhood Park.
- Relocate the Community Purpose Facility (CPF)-3 site adjacent to the P-1 Park.
- Modify the central entry street (Avenida Escaya) through the MU area to create a strong sense of arrival and activity within the corridor, while providing a grand landscaped median ("Village Green") and enhancing the viability of the retail and commercial spaces fronting the street.
- Realign the residential street at the southeastern corner of Village Three North and designate a Private Open Space (POS) at the project perimeter.
- Provide an additional 3.2-acre Office (O) parcel (O-2) east of the O-1 site.
- Reconfigure the Village Three North Water Quality/Hydromodification basins to include three basins: one on-site 0.6-acre basin at the southwest corner of Village Three North and two off-site basins, including a 3.9-acre basin north of Main Street and west of Heritage Road (former Takashima property) and a 1.75-acre Water Quality/ Hydromodification basin within Village Three South to the south of Main Street (Flat Rock property).
- Eliminate two Industrial Street cul-de-sacs within the Industrial area north of Heritage Road, provide driveway entries to the Industrial area and update the Industrial acreage.
- Revise the following street sections within Village Three North:
    - Modified Two-Lane Secondary Village Entry Street (Avenida Escaya and Calle Cultura)
    - Modified Two-Lane Secondary Village Entry Street (Santa Maya)
    - Residential Street – Promenade (Corte Nueva)
    - Private Alley
    - Private Residential Street
    - Private Courtyard

Rezone

- Rezone residential multiple-family parcel R-21c from RM-2 to O.
- Rezone MU-2(a–e) from MU-2 Commercial/Mixed Use to MU-1 Mixed Use/Residential.
- Rezone S-1 School Site from RM-2 to RM-1/RM-2.
- Modify the zoning district boundaries to address plan and lotting changes within single-family neighborhoods.

Revised Tentative Map

Revise the TM to reflect the land use plan described above.

Proposed Land Use Plan

The proposed land use plan does not change the maximum number of single-family, multiple-family, or total residential units for Village Three North, but does modify their location and neighborhood configuration. There are also proposed changes to the location and uses for the non-residential areas of the project. The project does not propose changes to the backbone street alignments, but does include realigning and modifying internal streets. The project applicant proposes an amendment to the Chula Vista General Plan and GDP land use maps to reflect changes to the Village Three North and a Portion of Village Four land use plan, an amendment to the SPA plan to reflect the modifications listed above, and a rezone.

The proposed modifications would not require an expansion of the project site from that studied in the FEIR. The proposed modifications would result in a decrease in trip generation and traffic impacts and would not substantially change trip distribution patterns. 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 2014). The FEIR determined that Village Three North and a Portion of Village Four would not physically divide an established community or be incompatible with any adjacent or surrounding land uses. The development standards and guidelines proposed in the SPA plan would ensure that a consistent community character is maintained within each village, as well as character consistent with surrounding development in Otay Ranch. In addition, the FEIR determined that the approved project would be consistent with applicable planning and regulatory documents.

However, the FEIR did determine that a potentially significant land use compatibility impact may occur as to General Plan Policy E 6.4 (as corrected) and as to Section 2.5 of the Amended and Restated Otay Landfill Expansion Agreement if any residential units in Village Three North and a Portion of Village Four were constructed within 1,000 feet from the then-active solid waste disposal areas of the Otay Landfill. Mitigation Measure (MM) LU-4 was included to reduce impacts to below a level of significance. MM LU-4 requires the project applicant to provide satisfactory evidence to the Development Services Director (or their designee) that each proposed residential unit is located at least 1,000 feet away from the then-active solid waste disposal areas of the Otay Landfill.

The proposed project would not increase the severity of any land use impacts previously identified in the FEIR. Although the modifications propose to change land uses in the northern portion of Village Three (the boundary closest to the Otay Landfill), the project applicant would still be required to adhere to MM LU-4 prior to the construction of any unit in Village Three North or a Portion of Village Four. Land use impacts would be the same as 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 2014). 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 environmental would substantially alter the existing visual landscape by increasing density, intensity of use, and human activity in the project area. The approved project would retain open space and preserve areas and locate lower-density residential uses and open space buffers adjacent to the preserve and the Otay River Valley to maintain the scenic value of these areas. In addition, there are no historic buildings or designated or eligible state scenic highways located within the viewshed of the approved project. Furthermore, the approved project would not result in substantial adverse effects to views from a locally designated scenic roadway. As such, implementation of the approved project would not substantially damage scenic resources.

Development of the approved project would create a substantial change in the topography of the Otay Ranch area. The FEIR found that placing three new residential communities on currently undeveloped land would impact the aesthetic character of the area. Although all appropriate measures would be taken to reduce potential impacts associated with alterations to existing landforms and visibility from future development and roadways, impacts from the approved project were considered to be potentially significant. The FEIR included MM AES-1 to address visual impacts. MM AES-1 requires the preparation of a Landscape Master Plan to demonstrate compliance with Otay Ranch GDP policies pertaining to blending development harmoniously with natural features of the land, including the Otay Valley Regional Park and its major canyons. Implementation of MM AES-1 would reduce impacts to visual character or quality to the extent feasible. However, because the approved project would result in urban development on the primarily natural, open space site, development would permanently alter the character of the project site. Additional mitigation that would maintain the existing character of the site and its surroundings is not available; therefore, impacts were found to remain significant and unavoidable.

The proposed project would have the same number of dwelling units (DUs; 1,597 DUs), reconfigure several land uses, move additional units to the MU area, realign a residential street, add project driveways to serve the industrial parcels, add an on-site water quality/ hydromodification basin within Village Three North, resize one off-site water quality/ hydromodification basin west of Heritage Road, and add an additional off-site water quality/ hydromodification basin south of Main Street. The overall aesthetic nature of the residential development within these areas would not be substantially different than the original project analyzed in the FEIR. Some internal views would change due to the rearranging of multiple-family and single-family homes. Where single-family would replace multiple-family, development would have a lower profile and would be less visually disruptive than multistory buildings. The opposite would be true in locations where multiple-family would replace single-family. Overall, views of the project site would remain substantially the same as those analyzed in the FEIR. Aesthetic impacts associated with the proposed project would be the same as those previously disclosed in the FEIR and no new, previously undisclosed impacts would occur.

Agriculture

Impacts to agriculture are addressed in Section 5.9 of the FEIR (City of Chula Vista 2014). The approved project would convert approximately 476 acres designated as Farmland of Local Importance to residential and village land uses. Although the project area is no longer used for crops because of the lack of reliable and affordable water, the loss would contribute to an incremental loss of Farmland of Local Importance. Once fully developed, the approved project would eliminate all agricultural activity on site; however, there is potential for interim agricultural activity to occur within the project area, which could potentially result in land use conflicts with adjacent ownership areas.

The Otay Ranch GDP Program EIR identified the potential for land use incompatibility as a short-term impact due to noise, odor, rodents, and chemical applications associated with agricultural activities adjacent to developed areas in the vicinity of the project area. The preparation of an Agricultural Plan was identified as mitigation to reduce the potential short-term impacts to below a level of significance. An Agricultural Plan was prepared as part of the SPA plan for Village Three North and a Portion of Village Four. The plan allows for interim agricultural activity within the project area and adjacent ownership area, and prevents potential land use impacts between developed land and ongoing agricultural activities by providing separation between urban uses and adjacent agricultural uses. However, the FEIR determined that the incremental loss of Farmland of Local Importance as a result of the approved project would be a potentially significant and unavoidable impact. No feasible mitigation measures exist.

With the exception of the new off-site water quality/hydromodification basin south of Main Street, the proposed project would not result in development outside of previously established boundaries in the approved SPA plan. Potential impacts associated with the new 1.75-acre off-site water quality/hydromodification basin were analyzed in the Village Two, Three, and Portion of Four EIR that was approved in May 2006 (City of Chula Vista 2006). The project would not result in any new or increased levels of impacts beyond those previously identified in FEIRs.

Air Quality

Impacts to air quality were addressed in Section 5.4 of the FEIR (City of Chula Vista 2014). 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 (VOC), oxides of nitrogen (NO_x), coarse 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. In addition, criteria pollutant emissions for VOC, NO_x, CO, PM_{10}, and $PM_{2.5}$ are anticipated to be above the thresholds. Therefore, this impact is also considered significant and unavoidable. Furthermore, the FEIR concluded that as to the development of on-site land uses, impacts arising from the emission of toxic air contaminants (TACs) would be potentially significant if the site is developed to accommodate any light industrial uses, gas stations, or dry-cleaning facilities in proximity to sensitive receptors.

An Air Quality and Greenhouse Gas (GHG) Update was prepared to analyze impacts associated with the proposed project (Dudek 2016a). Information provided in the Air Quality Update was compared against the analysis in the FEIR for a determination of overall net impacts resulting from the proposed project. Construction emissions as estimated in the Air Quality Update would be below all significance thresholds for criteria air pollutants, and would not exceed the levels identified in the FEIR. All construction equipment will be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board, per MM AQ-1. The site will be watered at least three times daily to control fugitive dust emissions, and vehicle speeds would not exceed 20 miles per hour, per MM AQ-2. In addition, prior to approval of a building permit for any uses regulated for TACs by the San Diego Air Pollution Control District, the project applicant will be required to demonstrate that the use complies with established federal, state, and local criteria, per MM AQ-3. The proposed project would still be required to comply with all mitigation measures identified in the FEIR.

The proposed project would result in 6.9% less traffic compared to the approved project (Chen Ryan 2016). As a result, operational emissions (specifically those resulting from mobile sources) associated with the Village Three and Portion of Village Four project would be reduced.

Construction emissions would remain unchanged, as no change in the construction schedule or required construction equipment is anticipated. The impacts and associated mitigation measures identified in the FEIR remain applicable to the proposed project, and no additional mitigation measures would be required.

Therefore, no new significant sources of construction or operational air emissions impacts beyond those identified in the FEIR would occur with implementation of the proposed project.

Biological Resources

Impacts to biological resources were addressed in Section 5.8 of the FEIR (City of Chula Vista 2014). As indicated in the FEIR, implementation of the approved project would result in significant direct and indirect impacts to "covered" sensitive plant species, sensitive vegetation communities, jurisdictional waters and wetlands, native upland vegetation communities, and wildlife corridors. Implementation of MM BIO-1 through MM BIO-18 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 new 1.75-acre off-site water quality/hydromodification basin (Dudek 2016b). The memo states that the off-site water quality/hydromodification basin would impact 1.75 acres of non-native grassland and no other habitat type. The 1.75 acres of non-native grassland was analyzed in the Village Two, Three, and Portion of Four FEIR (City of Chula Vista 2006). This location was previously proposed for industrial land uses under that FEIR. Impacts were determined to be significant and mitigation measures were provided; however, impacts to non-native grassland were considered to be significant and unavoidable in the Village Two, Three, and Portion of Four FEIR.

The additional off-site 1.75-acre water quality/hydromodification basin would not result in new or substantially increased impacts beyond those previously analyzed in either FEIR. No new mitigation is required and impacts would not be significant.

Geology and Soils

Impacts to geology and soils were addressed in Section 5.11 of the FEIR (City of Chula Vista 2014). The geotechnical analysis presented in Section 5.11 of the FEIR was derived from the Geocon Inc. (Geocon) Geotechnical Investigation for Otay Ranch Village 3 North and Village 4 Park Site (Geotechnical Evaluation) prepared in March of 2013. Geocon also provided a letter detailing their geotechnical review of the revised TM based on the proposed project (Geocon 2016). The FEIR concluded that the approved project would have potentially significant impacts associated with expansive soils. All other impacts would be mitigated to below a level of significance.

Geocon's 2016 letter regarding the proposed project stated that the conclusions and recommendations provided in their 2013 Geotechnical Investigation remain applicable for use in design and construction of the proposed project. Furthermore, Geocon's 2016 letter states that the new off-site water quality basin will not have an adverse impact on development and can be constructed as proposed from a geotechnical standpoint (Geocon 2016). Implementation of the proposed project would not require additional analysis beyond what was presented in the previous FEIRs, and no new impacts would occur. No new mitigation measures are required.

Global Climate Change

GHG emissions and global climate change were addressed in Section 5.14 in the FEIR (City of Chula Vista 2014). 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 the effects of global warming, Section 1.3 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 GHG Technical Memo was prepared to analyze the proposed project (Dudek 2016a). The proposed land uses would generate 1,730 fewer vehicle trips (6.9% less) when compared to the approved land uses. The travel behavior of the remaining land uses previously analyzed as part of the University Villages project would be unchanged. As a result, operational emissions (specifically those resulting from mobile sources) associated with the Village Three project would be reduced as compared to the prior analysis. Construction emissions would remain unchanged, because no change in the construction schedule or required construction equipment is anticipated. The impacts identified in the FEIR remain applicable to the proposed project, and no additional mitigation measures would be required. Impacts would remain significant and unavoidable.

Hydrology and Water Quality

Impacts to water quality were addressed in Section 5.10 of the FEIR (City of Chula Vista 2014). A Drainage Study and a Storm Water Quality Management Plan (SWQMP) were completed for the approved project as analyzed in the FEIR (Hunsaker 2014a, 2014b). To supplement those analyses, Hunsaker prepared an Amended TM Drainage Study (Hunsaker 2016a) and an

Amended SWQMP (Hunsaker 2016b). The FEIR concluded that the project would be in compliance with all applicable federal, state, and local rules and regulations regarding water quality and hydrology. However, the project would substantially alter the existing drainage pattern of the project area in a manner that would result in substantial erosion or siltation on or off site. Additionally, the project has the potential to substantially degrade water quality. Prior to mitigation, impacts would be significant. However, all impacts would be reduced to below a level of significance with mitigation. Table 1 identifies pre-developed flows as determined in the FEIR (approved project) compared to pre-developed flows with the proposed project.

Table 1
Village Three North and a Portion of Village Four
Summary of Pre-Developed Flows to the Otay River

Discharge Location	Approved Project Drainage Area (ac)	Approved Project 100-Year Peak Flow (cfs)	Proposed Project Drainage Area (ac)	Proposed Project 100-Year Peak Flow (cfs)	△ in Drainage Area (ac)	△ in 100-Year Peak Flow (ac)
Watershed 1	51.6	94.8	53.3	97.9	1.9	3.1
Watershed 2	96.7	191.7	96.7	191.7	0	0
Watershed 3	25.8	42.8	25.8	42.8	0	0
Watershed 4	110.0	205.6	110.0	205.6	0	0
Watershed 5	19.0	46.9	19.0	46.9	0	0
Total	303.1	581.8	304.3	584.9	1.9	3.1

ac = acres; cfs = cubic feet per second; Δ = delta (difference).

Table 2 identifies developed flows as determined in the FEIR (approved project) compared to developed flows with the proposed project.

Table 2
Village Three North and a Portion of Village Four
Summary of Developed Flows to the Otay River

Discharge Location	Approved Project Drainage Area (ac)	Approved Project 100-Year Peak Flow (cfs)	Proposed Project Drainage Area (ac)	Proposed Project 100-Year Peak Flow (cfs)	△ in Drainage Area (ac)	△ in 100-Year Peak Flow (ac)
Watershed 1	277.3	726.5	273.3	647.2	−3.6	−79.3
Watershed 2	1.2	4.0	1.2	4.0	0	0
Watershed 3	18.0	37.1	16.9	33.5	−1.1	−3.6
Watershed 4	26.8	47.5	26.8	47.5	0	0
Watershed 5	8.9	22.3	8.9	22.3	0	0
Total	332.3	837.5	327.6	754.6	−4.7	−82.9

ac = acres; cfs = cubic feet per second; Δ = delta (difference).

Table 3 summarizes and compares the change in pre-developed and developed conditions for both the approved project and the proposed project.

Table 3
Summary of Change between Pre-Developed vs. Post-Developed Conditions

Discharge Location	Approved Project Drainage Area (ac)	Approved Project 100-Year Peak Flow (cfs)	Proposed Project Drainage Area (ac)	Proposed Project 100-Year Peak Flow (cfs)	△ in Drainage Area (ac)	△ in 100-Year Peak Flow (ac)
Watershed 1	225.8	631.7	220.4	549.3	−5.4	−82.4
Watershed 2	−95.5	−187.6	−95.5	−187.6	0	0
Watershed 3	−7.8	−5.7	−8.9	−9.2	−1.1	−3.5
Watershed 4	−83.2	−158.1	−83.2	−158.1	0	0
Watershed 5	−10.1	−24.6	−10.1	−24.6	0	0
Total	29.2	255.7	22.8	169.8	−6.4	−85.9

ac = acres; cfs = cubic feet per second.
Rough Grading Drainage and SWQMP Reports were completed during preparation of this Addendum (Hunsaker 2016c and 2016d). Rough Grading Reports analyze impacts from projected 50-year peak flows, not 100-year peak flows; therefore, these reports have been included for informational purposes only.

As identified in Table 3, the proposed project would reduce the flow generated by a 100-year storm by 85.9 cubic feet per second compared to the approved project. Flow reduction can be attributed to the revised routing of on-site drainage areas, which lengthened the time of concentration.

The FEIR stated that the combination of the proposed construction and permanent low impact development best management practices (LID BMPs) (City of Chula Vista 2014, Section 5.10.4), which have been incorporated in the design of the approved project, are in place to ensure water quality treatment is maximized throughout the development. However, even with implementation of the BMPs, the project would still have the potential to violate water quality standards or waste discharge requirements. Mitigation measures identified in the FEIR (MM HYD-1 through MM HYD-7) are required to reduce impacts to below a level of significance. Mitigation measures include erosion control, a stormwater pollution prevention plan, supplemental water quality reporting, post-construction/permanent BMPs, limitation of grading, hydromodification criteria, and a scour analysis. Relative to the FEIR, water quality conditions would be improved with the proposed project. The new City of Chula Vista BMP Design Manual added stipulations for basin design that were not in effect when the original project was approved. Primarily, this included minimum basin sizing factors and maximum water quality ponding depths that will make the basins more effective in pollutant removal.

In addition, relative to hydromodification, the proposed project would have improved conditions. At the time the FEIR was approved, the section of the Otay River adjacent to the project site was an exempted river reach. With the new municipal separate storm sewer system (MS4) permit and subsequent City of Chula Vista BMP Design Manual, this exemption was removed. The water quality basins on the amended plan also function to address flow control hydromodification.

The proposed project would 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. BMPs for design, treatment, and monitoring for stormwater quality would be implemented as delineated in the FEIR with respect to municipal and construction permits. Compliance with all applicable rules and regulations governing water quality as well as implementation of all mitigation measures outlined in Section 5.10 of the FEIR would ensure that no additional impacts to water quality beyond those previously analyzed would occur as a result of the proposed modifications.

Noise

A Noise Technical Memorandum was prepared to analyze the potential noise impacts associated with the proposed project (Dudek 2016c). 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 FEIR. Project-generated traffic trips would be slightly reduced compared the approved project, which would minimize 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.

Traffic, Circulation, and Access

Impacts to traffic were addressed in Section 5.3 of the FEIR (City of Chula Vista 2014). A Traffic Impact Analysis was prepared for the approved project by Chen Ryan in 2014. 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

No significant impacts to study area intersections, roadway segments, freeways/state highways, or freeway ramps would occur under the Year 2015 conditions; therefore, impacts would remain less than significant.

Approved Project Year 2020 Conditions

Intersections

Table 4 displays level of service (LOS) analysis results for the significantly impacted intersections under Year 2020 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, with the exception of the intersection of I-805 southbound (SB) ramps/Olympic Parkway. The identified project-specific impact would be reduced to a cumulative impact; however, the cumulative impact would remain significant and unavoidable.

Table 4
Mitigated Intersection LOS – Year 2020 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*
11. I-805 SB ramps/Olympic Parkway	70.9	E	155.2	F	No feasible mitigation			
12. I-805 NB ramps/Olympic Parkway	60.0	E	97.8	F	50.8	D	36.9	D
14. Brandywine Avenue/Olympic Parkway	116.4	F	87.1F	F	51.8	D	48.5	D
39. Heritage Road/Main Street	71.7	F	70.7	F	27.0	C	47.9	D
40. La Media Road (SB)/Main Street (WB)	10.3	B	37.2	E	4.8	A	4.6	A
41. La Media Road (NB)/Main Street (WB)	41.4	E	23.8	C	3.3	A	3.8	A
42. La Media Road (SB)/Main Street (EB)	13.9	B	48.4	E	0.9	A	0.4	A
43. La Media Road (NB)/Main Street (EB)	13.4	B	38.8	E	2.3	A	1.7	A
44. Magdalena Avenue/Main Street	15.5	C	35.9	E	7.9	A	9.3	A

Source: Chen Ryan 2014 (City of Chula Vista 2014, FEIR Appendix M).
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

Direct Impacts

Table 5 displays LOS analysis results for the significantly impacted roadway segments under Year 2020 conditions. As shown in the table, after implementation of the identified

improvements, all four directly impacted roadway segments would operate at acceptable LOS C or better in Year 2020. Therefore, impacts would be less than significant after mitigation.

Table 5
Mitigated Roadway Segment LOS – Year 2020 Conditions

Roadway Segment	Before Mitigation			After Mitigation		
	ADT	*Cross Section*	*LOS*	*ADT*	*Cross Section*	*LOS*
Olympic Parkway, between I-805 SB ramps and I-805 NB ramps	64,000	6-lane	F	41,500	No change	B
Olympic Parkway, between I-805 NB Ramps and Oleander Avenue	71,000	6-lane w/RM	F	45,100	No change	C
Olympic Parkway, between Oleander Avenue and Brandywine Avenue	65,400	6-lane w/RM	F	38,400	No change	B
Olympic Parkway, between Brandywine Avenue and Heritage Road	59,500	6-lane w/RM	E	31,500	No change	A

Source: Chen Ryan 2014 (City of Chula Vista 2014, FEIR Appendix M).
Notes: LOS = level of service; ADT = average daily traffic; SB = southbound; NB = northbound; RM = raised median.
Bold letter indicates unacceptable LOS (D, E, or F).

Cumulative Impacts

With respect to Orange Avenue between Melrose Avenue and the I-805 SB ramps, the recommended improvements would require widening Orange Avenue/Olympic Parkway; however, there are right-of-way constraints that would make such improvements infeasible (an engineering right-of-way assessment was conducted and is included in Appendix M to the FEIR). In addition, there is no plan or program in place into which the project applicant could pay its fair share toward the cost of such improvement. Therefore, the impact will remain cumulatively significant and unavoidable at this location.

Freeways/State Highways

As previously noted, mitigation to reduce the identified significant cumulative impacts to the following freeway/state highway segments is infeasible:

- I-805 from Market Street to Imperial Avenue
- I-805 from Imperial Avenue to E Division Street

Therefore, the impacts would remain significant and unavoidable.

Ramp Metering

The Year 2020 project traffic would have a significant impact at the I-805 northbound (NB) on-ramp at Main Street. As previously noted, the construction of Heritage Road, between Olympic Parkway and Main Street, previously identified as a required mitigation measure, would provide traffic from Village Three North with a more direct route to the north and east of the project site, thereby reducing traffic using the NB on-ramp at Main Street. Table 6 displays the mitigated ramp-metering analysis conducted at the I-805 NB on-ramps at Main Street under the Year 2020 conditions with the Heritage Road connection between Olympic Parkway and Main Street.

As shown in Table 6, the peak hour capacity expected to be processed through the ramp meter (Meter Rate) would be greater than the peak hour demand (Demand) at the I-805 NB on-ramp at Main Street with the construction of Heritage Road, between Olympic Parkway and Main Street. Hence, the project impact to this on-ramp would be mitigated by the Heritage Road connection. Therefore, impacts would be less than significant.

Table 6
Mitigated Ramp Metering Analysis – 2020 Conditions With Heritage Road

Location	Peak Hour	Demand[a] (veh/hr)	Meter Rate[b] (veh/hr)	Excess Demand[c] (veh/hr)	Delay[d] (min)	Queue[e] (ft)
I-805 NB On-Ramp @ Main Street	AM	404	413	0	0	0

Source: Chen Ryan 2014 (City of Chula Vista 2014, FEIR Appendix M).
Notes: veh/hr = vehicles per hour; min = minutes; ft = feet; NB = northbound.
[a] Demand is the peak hour demand expected to use the on-ramp.
[b] Meter rate is the peak hour capacity expected to be processed through the ramp meter.
[c] Excess demand = (demand) – (meter rate) or zero, whichever is greater.
[d] Delay = (excess demand / meter rate) × 60 min/hr.
[e] Queue = (excess demand) × 29 ft/veh.

Approved Project Year 2025 Conditions

Intersections

Direct Impacts

Table 7 displays LOS analysis results for the significantly impacted intersections under Year 2025 conditions. As shown in the table, after implementation of the identified improvements, both impacted intersections would operate at acceptable LOS D or better during both the AM and PM peak hours. Therefore, these impacts would be less than significant after mitigation.

Table 7
Mitigated Intersection LOS – Year 2025 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*
15. Heritage Road/Olympic Parkway	61.8	E	58.6	E	46.9	D	52.3	D
17. La Media Road/Olympic Parkway	62.4	E	51.2	D	51.5	D	50.6	D

Source: Chen Ryan 2014 (City of Chula Vista 2014, FEIR Appendix M).
Note: LOS = level of service; avg = average; sec = seconds.
Bold letter indicates unacceptable LOS (E or F).

Cumulative Impacts

As previously noted, there are right-of-way constraints that would make widening the I-805 SB ramps/Olympic Parkway intersection infeasible (an engineering right-of-way assessment was conducted and is included in Appendix M of the FEIR). In addition, there is no plan or program in place into which the project applicant could pay its fair share toward such improvement. Therefore, mitigation is infeasible and the impact will remain cumulatively significant and unavoidable at this location.

Roadway Segments

Direct Impacts

Table 8 displays LOS analysis results for the significantly impacted roadway segments under Year 2025 conditions. As shown in the table, with the construction of Main Street between Heritage Road and La Media Road, Olympic Parkway between Heritage Road and Santa Venetia would operate at an acceptable LOS B, while Heritage Road between East Palomar Street and Olympic Parkway would continue to operate at a substandard LOS D. However, the construction of Main Street between Heritage Road and La Media Road would improve the intersection operations at Heritage Road/Olympic Parkway to an acceptable LOS D during the peak hours and indirectly improve operations along the connecting roadway segment of Heritage Road between East Palomar Street and Olympic Parkway. As a result, the project impact to Heritage Road between East Palomar Street and Olympic Parkway would be less than significant after mitigation.

Table 8
Mitigated Roadway Segment LOS – Year 2025 Conditions

Roadway Segment	Before Mitigation			After Mitigation		
	ADT	*Cross Section*	*LOS*	*ADT*	*Cross Section*	*LOS*
Olympic Parkway between Heritage Road and Santa Venetia Street	54,600	6-lane w/RM	D	40,300	No change	B
Heritage Road between East Palomar Street and Olympic Parkway	51,500	6-lane w/RM	D	51,500	No change	D

Source: Chen Ryan 2014 (City of Chula Vista 2014, FEIR Appendix M).
Note: LOS = level of service; ADT = average daily traffic; RM = raised median
Bold letter indicates unacceptable LOS (D, E, or F).

Cumulative Impact

The recommended improvements to Orange Avenue between Melrose Avenue and I-805 SB Ramps would require widening Orange Avenue/Olympic Parkway between Melrose Avenue and the I-805 SB ramps; however, as previously noted, there are right-of-way constraints that would make such improvements infeasible (an engineering right-of-way assessment was conducted and is included in Appendix M to the FEIR). In addition, there is no plan or program in place into which the project applicant could pay its fair share toward such improvement. Therefore, mitigation is infeasible and the impact will remain cumulatively significant and unavoidable at this location.

Freeways/State Highways

As previously noted, mitigation to reduce the identified significant cumulative impacts to the following freeway/state highway segments is infeasible:

- I-805 from SR-94 to Market Street
- I-805 from Market Street to Imperial Avenue
- I-805 from Imperial Avenue to E Division Street
- I-805 from Plaza Boulevard to SR-54
- I-805 from SR-54 to Bonita Road

Therefore, impacts are determined to be significant and unavoidable.

Ramp Metering

None of the I-805 NB on-ramps at Olympic Parkway or at Main Street would be significantly impacted; therefore, no mitigation measures would be required under Year 2025 conditions and impacts would be less than significant.

Approved Project Year 2030 Conditions

Intersections

Direct Impacts

Table 9 displays LOS analysis results for the significantly impacted intersection under Year 2030 conditions. As shown in the table, after implementation of the identified improvement, the project-impacted intersection of Discovery Falls Drive/Hunte Parkway would operate at an acceptable LOS D during both the AM and PM peak hours.

Table 9
Mitigated Intersection LOS – Year 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*
Discovery Falls Drive/Hunte Parkway	60.8	E	61.4	E	52.5	D	50.5	D

Source: Chen Ryan 2014 (City of Chula Vista 2014, FEIR Appendix M).
Notes: LOS = level of service; avg = average; sec = seconds.
Bold letter indicates unacceptable LOS (E or F).

Cumulative Impacts

As previously noted, there are right-of-way constraints that would make widening the intersection of I-805 SB ramps/Olympic Parkway infeasible (an engineering right-of-way assessment was conducted and is included in Appendix M to the FEIR). In addition, there is no plan or program in place into which the project applicant could pay its fair share toward such improvement. Therefore, mitigation is infeasible and the impact will remain cumulatively significant and unavoidable at this location.

Roadway Segments

The recommended improvements to Orange Avenue between Melrose Avenue and I-805 SB ramps would require widening Orange Avenue/Olympic Parkway; however, as previously noted,

there are right-of-way constraints that would make such widening infeasible (an engineering right-of-way assessment was conducted and is included in Appendix M to the FEIR). In addition, there is no plan or program in place into which the project applicant could pay its fair share toward such improvement. Therefore, mitigation is infeasible and the impact will remain cumulatively significant and unavoidable at this location.

Freeways/State Highways

As previously noted, mitigation to reduce the identified significant cumulative impacts to the following freeway/state highway segments is infeasible:

- I-805 from SR-94 to Market Street
- I-805 from Market Street to Imperial Avenue
- I-805 from Imperial Avenue to E Division Street
- I-805 from Plaza Boulevard to SR-54
- I-805 from SR-54 to Bonita Road
- I-805 from Bonita Road to East H Street
- I-805 from East H Street to Telegraph Canyon Road
- SR-905 from I-805 to Caliente Avenue
- SR-905 from Caliente Avenue to Heritage Road
- SR-905 from Heritage Road to Britannia Boulevard
- SR-905 from Britannia Boulevard to La Media Road

Therefore, impacts are determined to be significant and unavoidable.

Ramp Metering

Implementation of MM TCA-14 would reduce previously identified significant impacts to the I-805 NB on-ramp at Main Street to less than significant.

Construction Phasing

Implementation of MM TCA-17 would reduce previously identified significant impacts associated with construction phasing to less than significant.

Proposed Project Analysis

To supplement the analysis, a traffic analysis was conducted to evaluate the potential traffic impacts associated with the proposed project (Chen Ryan 2016). Table 10 compares the trip generation rates for the approved project and the proposed project.

Table 10
Trip Generation Rates (Approved Project vs. Proposed Project)

Land Use	Units	Trip Rate	Daily Trips	AM Peak Hour		PM Peak Hour	
				%	Trips	%	Trips
Village Three North – Approved Project							
Single-Family	1,002 DU	10/DU	10,020	8	802 (240 in/561 out)	10	1,002 (701 in/301 out)
Multiple-Family	595 DU	8/DU	4,760	8	381 (76 in/305 out)	10	476 (333 in/143 out)
Mixed-Use Commercial	31.4/KSF	110/KSF	3,454	3	104 (62 in/41 out)	9	311 (155 in/155 out)
Office	10.1/ac	300/ac	3,030	14	424 (382 in/42 out)	13	394 (79 in/315 out)
Light Industrial	28.6/ac	90/ac	2,574	11	283 (255 in/28 out)	12	309 (62 in/247 out)
Community-Purpose Facilities	4.2/ac	30/ac	126	5	6 (4 in/3 out)	8	10 (5 in/5 out)
Elementary School	8.3/ac	90/ac	747	32	239 (143 in/96 out)	9	67 (27 in/40 out)
Neighborhood Park	7.9/ac	5/ac	40	4	2 (1 in/1 out)	8	3 (2-in / 2-out)
Approved Project			24,751		2,240 (1,163 in/1,077 out)		2,572 (1,364 in/1,208 out)
Village Three North – Proposed Project							
Single-Family	1,002/DU	10/DU	10,020	8	802 (240 in/561 out)	10	1,002 (701 in/301 out)
Multiple-Family	595/DU	8/DU	4,760	8	381 (76 in/305 out)	10	476 (333 in/143 out)
Mixed-Use Commercial	20/KSF	110/KSF	2,200	3	66 (40 in/26 out)	9	198 (99 in/99 out)
Office	8.3/ac	300/ac	2,490	14	349	13	324

Table 10
Trip Generation Rates (Approved Project vs. Proposed Project)

Land Use	Units	Trip Rate	Daily Trips	AM Peak Hour		PM Peak Hour	
				%	Trips	%	Trips
					(321 in/36 out)		(66 in/265 out)
Light Industrial	29.3/ac	90/ac	2,637	11	290	12	316
					(255 in/28 out)		(62 in/247 out)
Community-Purpose Facilities	4.3/ac	30/ac	129	5	6	8	10
					(4 in/3 out)		(5 in/5 out)
Elementary School	8.3/ac	90/ac	747	32	239	9	67
					(143 in/96 out)		(27 in/40 out)
Neighborhood Park	8.1/ac	5/ac	41	4	2	8	3
					(1 in/1 out)		(2 in/2 out)
Proposed Project			23,024		2,134		2,397
					(1,080 in/1,055 out)		(1,295 in/1,102 out)
Change in Trip Generation			−1,727 (−6.9%)		−106 (−4.7%)		−175 (−6.9%)
					(−84 in/−22 out)		(−69 in/−106 out)

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 Three land uses would generate approximately 23,024 daily trips including 2,134 AM peak hour trips and 2,397 PM peak hour trips, whereas the approved project would generate approximately 24,751 daily trips including 2,240 AM peak hour trips and 2,572 PM peak hour trips. Therefore, the proposed project would generate 4.7% fewer daily AM peak hour trips and 6.9% 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 Heritage Road 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 streets would operate at LOS A, and all internal intersections would operate at acceptable LOS D or better. In addition, the four signalized intersections, which provide access to the project, would operate at acceptable LOS C or better.

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 TCA-1 through MM TCA-17) identified in the FEIR remain applicable and no new mitigation measures would be required. Therefore, no new significant, or more substantial, impacts would occur beyond those analyzed in the FEIR.

Utilities

Impacts to utilities were addressed in Section 5.13 of the FEIR (City of Chula Vista 2014). Water and Sewer System Evaluations were prepared for the approved project in 2014 by Dexter Wilson (Dexter Wilson 2014a and 2014b). 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. 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 2016a). Additionally, a Sewer System Evaluation was also prepared to analyze impacts of the proposed project (Dexter Wilson 2016b).

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 OWD. MM UTL-1 through MM UTL-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 2014a), a Water Supply Technical Memo was prepared (Dexter Wilson 2016a). Table 11 compares the water demand for the approved project with that of the proposed project.

Table 11
Proposed Project Water Demand Summary

Land Use	Quantity	Demand Factor	Total Demand (gpd)
Approved Project			
Single-Family Residential (3–8 DU/ac)	290	500 gpd/unit	145,000
Single-Family Residential (>8 DU/ac)	712	300 gpd/unit	213,600
Multiple-Family Residential	595	255 gpd/unit	151,725
Schools	8.3	1,428 gpd/ac	11,852
Office	5.2	1,607 gpd/ac	8,356
Commercial	7.4[a]	1,607 gpd/ac	11,892
Industrial	15.6[b]	848 gpd/ac	13,229
Community-Purpose Facilities	2.6[c]	714 gpd/ac	1,856
Parks	25.7	0 gpd/ac[d]	2,160
Total	—	—	559,670
Proposed Project			
Single-Family Residential (3–8 DU/ac)	621	500 gpd/unit	310,500
Single-Family Residential (>8 DU/ac)	381	300 gpd/unit	114,300
Multiple-Family Residential	595	255 gpd/unit	151,725
Schools	8.3	1,428 gpd/ac	11,852
Office	8.3	1,607 gpd/ac	13,338
Commercial	8.1[a]	1,607 gpd/ac	13,017
Industrial	16.6[b]	848 gpd/ac	14,076
Community-Purpose Facilities	1.0[c]	714 gpd/ac	714
Parks	25.9	0 gpd/ac[d]	2,160
Total	—	—	631,682

gpd = gallons per day; DU = dwelling units; ac = acre.
[a] Mixed Use Commercial is based on 90% of gross acreage.
[b] Net acreage was used for industrial sites.
[c] Only includes CPF-1 since small CPF site will have no potable water use.
[d] Parks will be irrigated with recycled water, but a nominal amount of potable use has been estimated.

As shown, projected water demand from the approved project would be 559,670 gallons per day (gpd). With the proposed project, Village Three North and a Portion of Village Four demand would increase to 631,682 gpd. The proposed project will increase previous water demand projections by 72,012 gpd, or approximately 13%. The increase in projected demands is primarily attributable to an increase in the number of units in the single-family residential (3–5 DU/ac) category, which has a higher water duty factor. This increase in demand will not impact the proposed water line sizing for the project since the backbone water line sizing has been established based on regional needs in the area and internal water line pipe sizing will be based primarily on fire flow requirements.

From a water supply planning standpoint, the worst-case increase in demand represents 81 acre-feet per year above the approved project. This increase can be met within the accelerated forecast growth allowance used by the San Diego County Water Authority in their 2015 Urban Water Management Plan to account for minor increases in anticipated demand (Dexter Wilson 2016a).

The FEIR (City of Chula Vista 2014) 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 UTL-1 through MM UTL-3, 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 Three North development would be provided by extending the 624 Zone 12-inch water lines in Heritage Road and Village Two to the north. On-site development would be served by constructing 8-inch and 12-inch lines from this backbone 624 Zone loop. The Portion of Village Four that was processed with the Village Three North project is within the 711 Zone for water service. Water service to this site would be provided by constructing an off-site 12-inch line in La Media Road and extending water service to the P-2 park site. 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 increase by 13% compared to the approved project. However, this increase can be met within the accelerated forecasted growth allowance used by the San Diego County Water Authority in their 2015 Urban Water Management Plan to account for minor increases in anticipated demand. 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 UTL-5 through MM UTL-7, 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 UTL-5 through MM UTL-7 include payment of fees 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 2014) (Dexter Wilson 2014b), a Sewer Evaluation Technical Memo was prepared (Dexter Wilson 2016b). Table 12 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 415,456 gpd. With the proposed project, generation would decrease to 412,610 gpd.

Table 12
Proposed Project Wastewater Generation Summary

Land Use	Quantity	Demand Factor	Total Demand (gpd)
Approved Village Three Project			
Single-Family Residential	1,002 units	230 gpd/unit	230,460
Multiple-Family Residential	595 units	182 gpd/unit	108,290
Schools	948 students	15 gpd/student	14,220
Office	5.2	1,401 gpd/ac	7,285
Commercial	8.2	1,401 gpd/ac	11,488
Industrial	28.6	712 gpd/ac	20,363
Community-Purpose Facilities	4.2	2,500 gpd/ac	10,500
Parks	25.7	500 gpd/ac	12,850
Total	—	—	415,456
Village Three with Proposed Modifications			
Single-Family Residential	1,002 units	230 gpd/unit	230,460
Multiple-Family Residential	595 units	182 gpd/unit	108,290
Schools	948 students	15 gpd/student	14,220
Office	8.3	1,401 gpd/ac	11,628
Commercial	9.0	1,401 gpd/ac	12,609
Industrial	29.3	712 gpd/ac	20,861
Community-Purpose Facilities	2.8	1,401 gpd/ac	3,923
Parks	25.9	410 gpd/ac	10,619
Total	—	—	412,610

gpd = gallons per day; ac = acre.

The proposed project would reduce previous wastewater generation projections by up to 0.7%. 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. 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 result in a decrease of wastewater generated by Village Three North and Portion of Village Four. There would be no new or substantially increased impacts beyond those previously analyzed in the FEIR and no new mitigation measures would be required.

Cultural Resources

Cultural resources were analyzed in Section 5.6 in the FEIR (City of Chula Vista 2014). Analysis was based on the Archaeological Evaluation of Cultural Resources at the Otay Ranch Villages Project (Archaeological Evaluation) prepared for the approved project by Brian F. Smith in March 2014 (City of Chula Vista 2014). A total of four sites (SDI-11,378, SDI-14,204, SDI-12,291b, and SDI-14,211) were identified outside the development area. These sites would not be directly impacted by the approved project since they are within open space areas. Of the four sites within Village Three North and a Portion of Village Four that would not be directly impacted, only SDI-12,291b is identified as a significant resource (Brian F. Smith 2014). Although no direct impacts to this site are anticipated as a result of development of Village Three North and a Portion of Village Four, potential indirect impacts associated with intrusion into this site during or after construction of the project, may occur. Therefore, since development of Village Three North and a Portion of Village Four could cause a substantial change in the significance of this identified archaeological resource as defined in CEQA Guidelines Section 15064.5, impacts to this site were determined to be potentially significant in the FEIR and mitigation is required (MM CUL-1 through MM CUL-5). Mitigation measures included archaeological and Native American monitoring during grading and procedures to follow if significant artifacts are uncovered.

In addition, no human remains were identified within the project area during the cultural testing program. However, the possibility exists that human remains may be discovered during project grading and construction. Any disturbance of human remains that may occur during project grading or construction would be significant. Therefore, impacts would be potentially significant

and mitigation would be required to reduce potential impacts (MM CUL-6). MM CUL-6 detailed procedures to follow if human remains are uncovered on site. All impacts would be reduced to below a level of significance after implementation of MM CUL-1 through MM CUL-6.

An Archaeological and Paleontological Memo was prepared by Brian F. Smith in February 2016 (Brian F. Smith 2016) to supplement the 2014 Archaeological Evaluation (Brian F. Smith 2014). The supplemental memo concluded that the additional 1.75-acre area proposed for the water quality/hydromodification basin was included in the FEIR and no new impacts are anticipated in association with the proposed project. Furthermore, the proposed project would still be required to implement the mitigation measures identified in the FEIRs.

As previously discussed, with the exception of the new 1.75-acre off-site water quality/ hydromodification basin, the proposed project would not exceed previously established boundaries in the SPA plan. Similar to the approved project, the Village Two, Three, and Portion of Four EIR, which analyzed impacts associated with industrial development where the new off-site water quality/hydromodification is proposed, determined that impacts would be less than significant with mitigation. Thus, no new significant impacts beyond those previously identified in the FEIR for the approved project or the Village Two, Three, and Portion of Four EIR (City of Chula Vista 2006, 2014) would occur.

Therefore, implementation of the proposed project would not require additional analysis beyond that presented in either of the previously mentioned FEIRs, and no new impacts would occur.

Paleontological Resources

Paleontological resources are analyzed in Section 5.7 of the FEIR (City of Chula Vista 2014). No fossil sites were found within the bounds of the approved project site (Brian F. Smith 2014). However, development of the area within the approved project site would encounter sedimentary rocks with a "high paleontological resource sensitivity" that are assigned to the Sweetwater Formation, the upper sandstone–mudstone member of the Otay Formation and the San Diego Formation; sedimentary rocks with a "moderate paleontological resource sensitivity" are assigned to the Lindavista Formation and Quaternary terrace deposits. Therefore, the FEIR determined that grading and construction activities could impact fossils potentially buried in the underlying formations. Based on the recognized potential to encounter fossils in these formations, impacts were considered potentially significant**,** and mitigation, as identified in the FEIR, was required (MM PAL-1 through MM PAL-4). Mitigation measures include retaining a qualified paleontologist, paleontological monitoring, and fossil recovery procedures. Impacts would be reduced to below a level of significance with implementation of the mitigation measures identified in the FEIR.

As previously discussed, with the exception of the new 1.75-acre off-site water quality/ hydromodification basin, the proposed project would not exceed previously established boundaries in the SPA plan. Similar to the approved project, the Village Two, Three, and Portion of Four EIR, which analyzed impacts associated with industrial development where the new off-site water quality/hydromodification is proposed, determined that impacts would be less than significant with mitigation. Thus, no new significant impacts beyond those previously identified in the FEIR for the approved project or the Village Two, Three, and Portion of Four EIR would occur.

The 2016 Archaeological and Paleontological Memo that was prepared by Brian F. Smith concluded that the additional 1.75-acre area proposed for the water quality/hydromodification basin was included in the FEIR and no new impacts are anticipated in association with the proposed project. Furthermore, the proposed project would still be required to implement the mitigation measures identified in the FEIRs. Therefore, implementation of the proposed project would not require additional analysis beyond that which is presented in either of the previously stated FEIRs, no new impacts would occur, and no new mitigation measures would be required.

Hazards and Hazardous Materials

The FEIR determined that impacts associated with historic agricultural use of the property and the proximity to Brown Field Municipal Airport would result in potentially significant impacts. The FEIR also determined that Munitions of Explosive Concern exist on the Village Ten site. However, since the proposed project does not involve modifications to the Village Ten site, this impact and associated mitigation are not included in the analysis below. For details on this impact see FEIR Chapter 5.15, Hazards and Hazardous Materials, and MM HAZ-2A and MM HAZ-2B.

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 HAZ-1, as identified in the FEIR, which would reduce impacts to below a level of significance. MM HAZ-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 3 miles south of the project area. Although portions of the project area are within the Airport Influence Area, the Village Three and a Portion of Village Four site does not lie within the Flight Activity Areas on either the runway approach or departure paths. However, the approved and proposed project sites are located within the Brown Field Airport Federal Aviation Administration (FAA) height notification boundary (Federal Aviation Regulations at 14 CFR, Part 77 (FAR Part 77)). FAR Part 77 is issued by the FAA and establishes the standards which govern the height of objects on and around an airport. 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 HAZ-3 through MM HAZ-5 would be required in order to reduce impacts to below a level of significance. Mitigation measures include 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 the County Recorder's office.

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 HAZ-1 and MM HAZ-3 through MM HAZ-5, 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.

Mineral Resources

Mineral resources are addressed in Section 5.17 in the FEIR (City of Chula Vista 2014). As stated in the FEIR, the Village Three North and Portion of Village Four site is located in Mineral Resource Zone 3 (MRZ-3). The MRZ-3 classification for mineral resources represents an area that has the potential for mineral deposits but where no resources have been identified. As determined in the FEIR, although Village Three and a Portion of Village Four would be located on MRZ-3 land, implementation of the approved project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. As such, impacts would be less than significant.

As previously discussed, with the exception of the new 1.75-acre off-site water quality/ hydromodification basin, the proposed project would not exceed previously established boundaries in the SPA plan. Similar to the approved project, the Village Two, Three, and Portion of Four EIR (City of Chula Vista 2006), which analyzed impacts associated with industrial development where the new off-site water quality/hydromodification is proposed, determined

that impacts would be less than significant. Because impacts were determined to be less than significant with the development of an industrial land use under the Village Two, Three, and Portion of Four EIR, impacts associated with the proposed 1.75-acre water quality/ hydromodification basin in the same location would also be less than significant. Thus, no new significant impacts beyond those previously identified in the FEIR for the approved project or the Village Two, Three, and Portion of Four EIR would occur. 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.

Population and Housing

Population and housing impacts associated with the approved project are discussed in Section 5.16 in the FEIR (City of Chula Vista 2014). As stated therein, the approved project would result in an approximate population increase of 5,174 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 RCP and the Regional Transportation Plan, to be known as San Diego Forward. The City of Chula Vista provided SANDAG with the number of expected dwelling units; 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 project would not increase the number of dwelling units or vehicle trips, impacts assumed in SANDAG's 2050 Regional Growth Forecast are still applicable to the proposed project.

The proposed project would result in the same increase in population as the approved project (5,174 people). Therefore, the proposed project would have the same impacts on housing and population. No new impacts beyond those previously disclosed in the FEIR would occur and no mitigation measures would be required.

Public Services

Public services are addressed in Section 5.12 in the FEIR (City of Chula Vista 2014). Prior to mitigation, the approved project would have potentially significant impacts on fire and emergency medical services and on police services, due to the increase in demand for service and

the subsequent increase in average response times. The approved project would also have significant impacts prior to mitigation on school facilities, parks, and libraries, due to the increases in demand for these facilities. As identified in the FEIR, MM PUB-1 through MM PUB-15 would reduce impacts to below a level of significance. Mitigation measures include payment of the Public Facilities Development Impact Fees, incorporation of Crime Prevention through Environmental Design Features, school mitigation agreements or school facility mitigation fees, and park dedication.

The proposed project would not increase demand for public services beyond that analyzed in the FEIR. Overall, there would not be new or substantially increased impacts associated with the proposed project and no new mitigation measures would be required.

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 Map
Figure 2, Project Area
Figure 3, Approved Project Site Utilization Plan
Figure 4, Proposed Project Site Utilization Plan

8 REFERENCES

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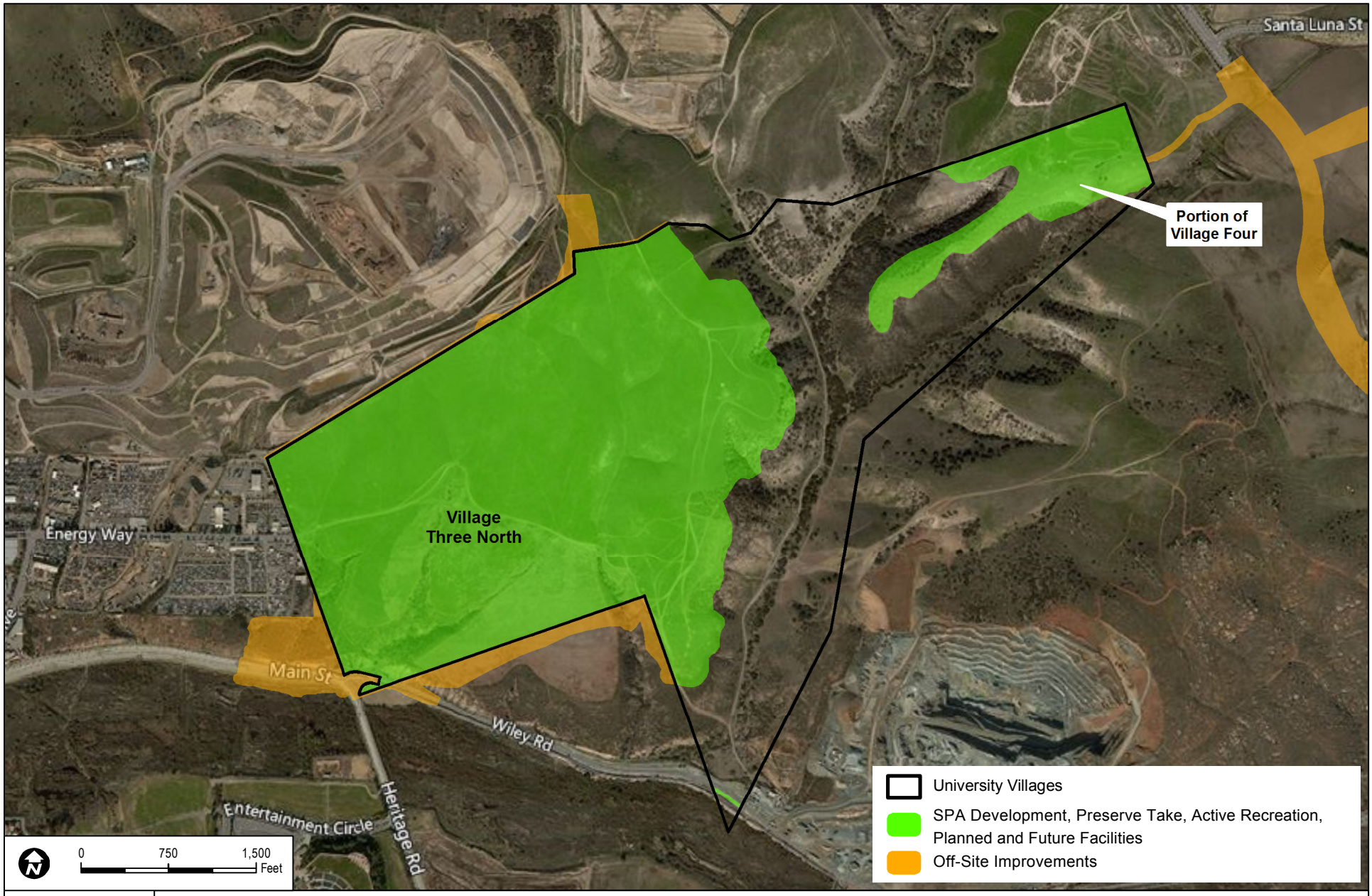
FIGURE 1
Regional Map

University Villages – Village Three North and a Portion of Village Four Addendum



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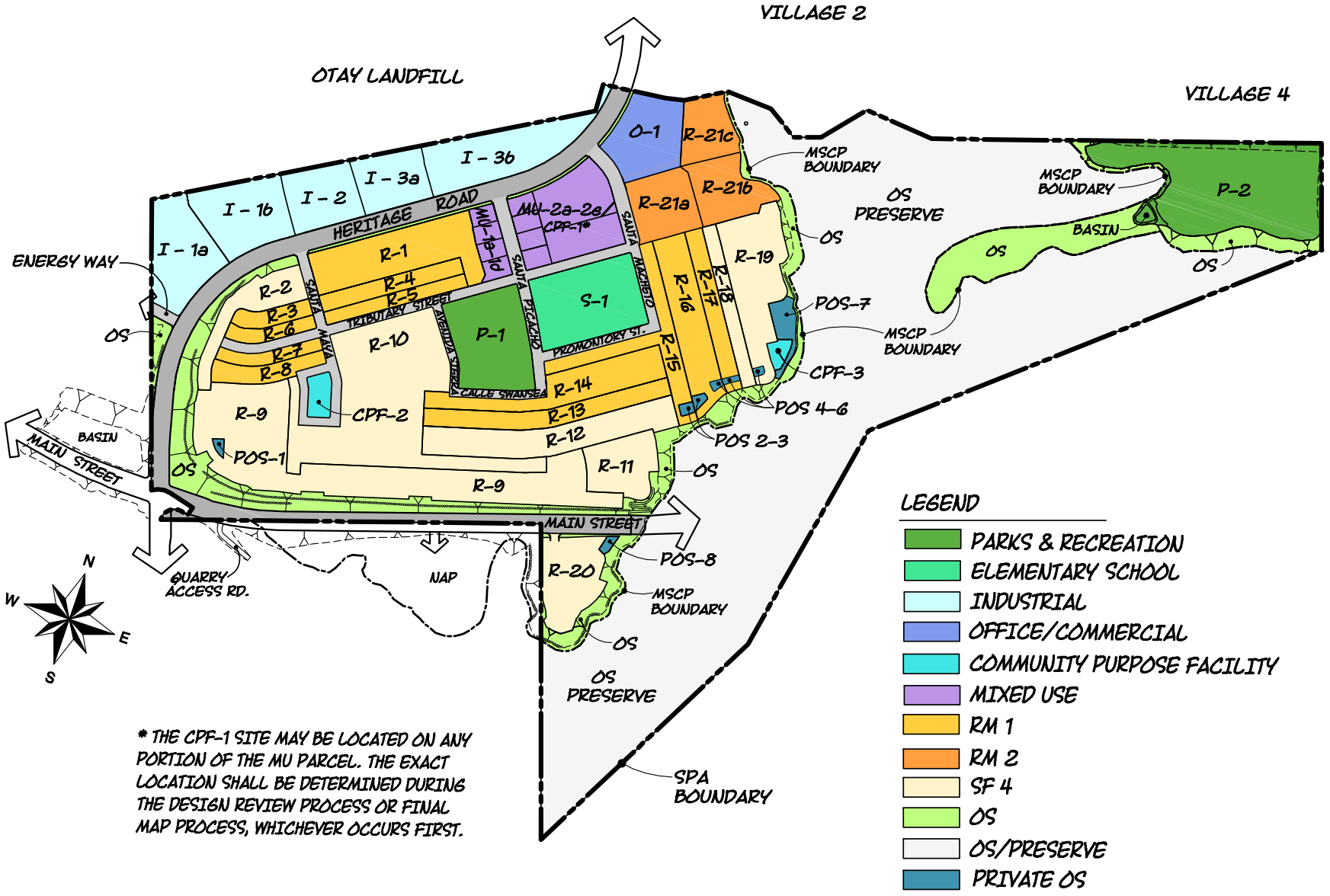
AERIAL SOURCE: BING MAPPING SERVICE

FIGURE 2

Project Area

University Villages – Village Three North and a Portion of Village Four Addendum



SOURCE: OTAY RANCH NEW HOMES 2014

FIGURE 3

Approved Project Site Utilization Plan

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University Villages - Village Three North and a Prortion of Village Four Addendum

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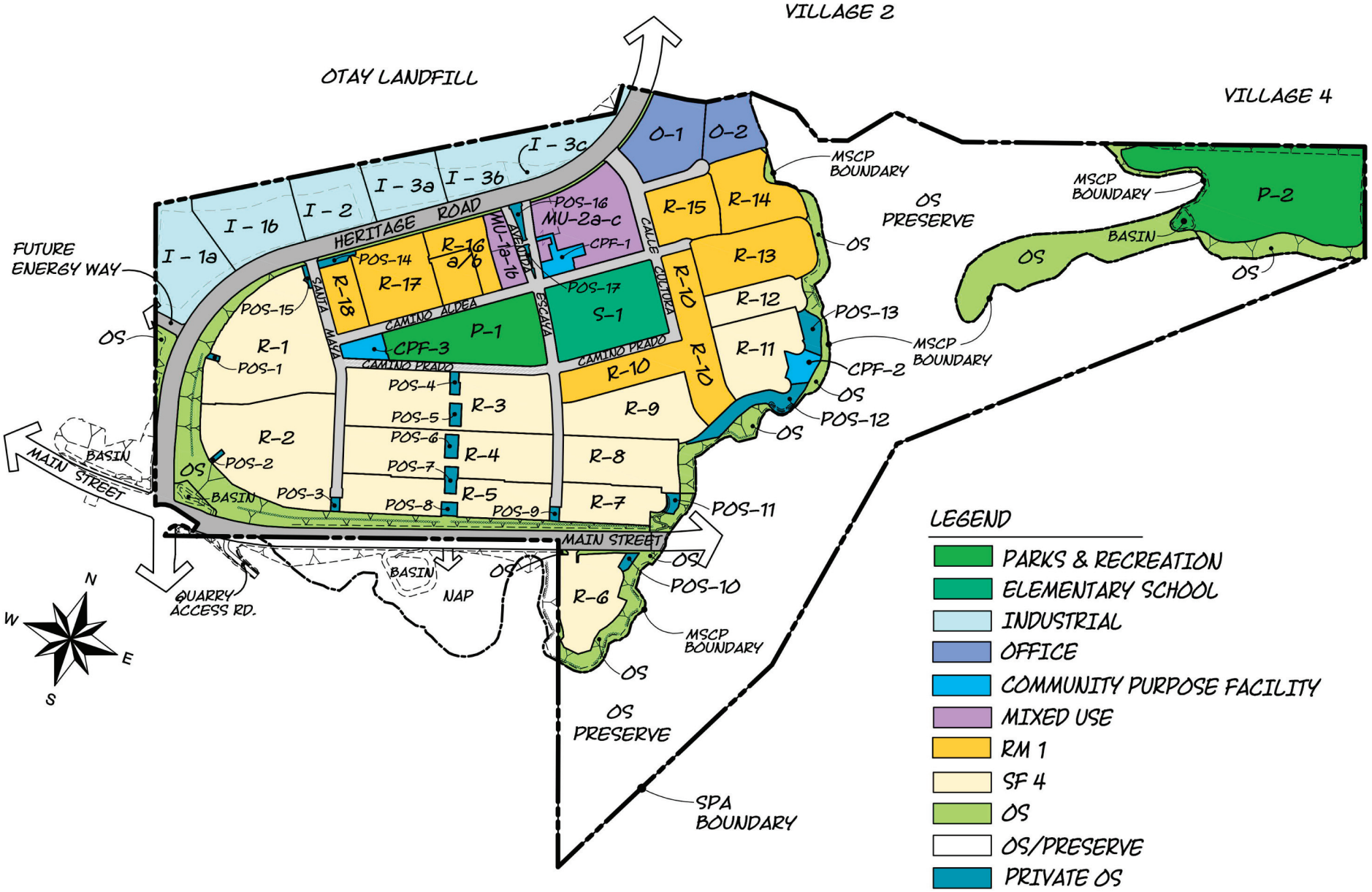

SOURCE: OTAY RANCH NEW HOMES 2016

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FIGURE 4

Proposed Project Site Utilization Plan

University Villages - Village Three North and a Prortion of Village Four Addendum

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