

Addendum to EIR

Village Seven Sectional Planning Area Plan and Tentative Maps

PROJECT NAME: Village Seven Sectional Planning Area (SPA) Plan and Tentative Maps
EIR 04-06; SCH No. 2003111050 – Village Seven Sectional Planning Area

PROJECT LOCATION: City of Chula Vista

PROJECT APPLICANT: Baldwin & Sons

DATE: September 5, 2024

1 INTRODUCTION

The SPA Plan for Village Seven allows for a mix of single-family and multi-family residential development, an elementary school and high school, trail connections, and a village core area containing mixed-use development, community purpose facilities, a town-square, and a neighborhood park. The Village Seven Sectional Planning Area (SPA) Plan (approved project) was adopted by the City of Chula Vista (City) in 2004, and was previously analyzed in the Village Seven SPA Plan and Tentative Maps Final Environmental Impact Report (Village Seven FEIR) (EIR 04-06, SCH #2003111050; City of Chula Vista 2004). The Village Seven FEIR tiered from the Otay Ranch General Development Plan (GDP) Program EIR (EIR 90-01, SCH #89010154), which was approved by the City of Chula Vista in 1993).

The project applicant proposes revisions to the Village Seven land use plan in order to increase multi-family residential by changing land use designations for low-density residential to multi-family. As explained herein, this would not result in an increase to the overall approved number of residential units within Village Seven. However, amendments to the Chula Vista General Plan, Otay Ranch GDP, and Village Seven SPA Plan are necessary to implement the proposed changes. A more detailed description is provided below.

This Addendum to the Village Seven FEIR (Addendum) addresses proposed modifications to the applicable land use plan for Village Seven. The Village Seven FEIR and Otay Ranch GDP Program EIR are incorporated by reference.

2 PROJECT LOCATION AND REGIONAL SETTING

Otay Ranch lies within the East Planning Area of the City (City). 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

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the south. Village Seven is comprised of approximately 288.5 acres located east of Wolf Canyon and north of Rock Mountain Road. Village Seven is bound by SR-125 to the east, Birch Road to the north, and La Media Road to the west. The southern boundary of Village Seven currently abuts vacant land in Village Eight West that is undergoing grading for future construction.

The majority of Village Seven has already undergone construction. Single-family homes have been constructed in the northern half of the SPA area, the All Seasons and Wolf Canyon Parks have been constructed within the middle of Village Seven, multi-family homes have been constructed along the eastern boundary of Village Seven, and both the Wolf Canyon Elementary School and the Olympian High School have been constructed within the southeastern portion of Village Seven. Primary internal roadways have been constructed and paved. These roadways include Birch Road, Magdalena Avenue, Santa Luna Street, and Wolf Canyon loop.

The remaining land in Village Seven that is currently unimproved is under two different ownerships: Baldwin & Sons and the Federal Aviation Administration (FAA). The FAA's property is approximately 52 acres and is currently used to operate an aviation navigation facility (known as VORTAC). The facility is planned for eventual relocation outside of Village Seven, whereafter the property would be sold to private ownership for its ultimate buildout. The VORTAC site is planned to serve as the heart of the village with a future Town Square, a 3.4-acre neighborhood-serving mixed-use commercial anchor, a transit stop, community purpose facilities, residential uses, and open space. Notably, development approvals granted by the adopted SPA Plan do not apply to the FAA property, per Sections II.2.1.4 and II.2.2.4 of the SPA Plan. The FAA was not an applicant for Village Seven SPA, was not a party to any development agreements, the property was not included in the Village Seven Tentative Map and is labeled as "undesignated" throughout the SPA Plan. Consequently, the total number of residential units entitled for development in Village Seven GDP does not include and is not allocatable to the FAA parcel.

Baldwin & Sons owns three triangular-shaped parcels on three sides of the VORTAC site:

- an approximately 12.6-acre portion of neighborhood R-8 to the west the VORTAC site, along La Media Road (APN 644-241-07-00),
- an approximately 3-acre portion of neighborhood R-3 on the east of the VORTAC site, along Magdalena Avenue (APN 644-241-10-00), and
- an approximately 3-acre neighborhood R-4 south of Santa Luna Road (APN 644-241-08-00).

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3 PROJECT DESCRIPTION

The 2004 approved project allows for the maximum construction of 1,456 residential units¹, including 1,008 single-family and 448 multifamily units (to date, 1,120 units have been constructed); a high school; a trail connection connecting Wolf Canyon to the west and the Eastern Urban Center in Planning Area 12 to the east; and a village core area that contains commercial uses in a mixed use setting, public and community purpose facilities, a transit stop, an elementary school, multi-family residences, a Town Square/Village Green/Main Street area, affordable housing, and a Neighborhood Park.

The proposed project reallocates 287 previously approved and analyzed single-family residential dwelling units to multi-family residential land uses within the Village Seven SPA. The total number of 1,456 residential units for Village Seven, as approved in the 2004 Village Seven SPA Plan and analyzed in the FEIR remains unchanged. The reallocation allows for housing types more appropriate for the specific locations based on existing development and changes in adjacent land uses since Village Seven's initial approval in 2004. No expansion of the development footprint beyond what was studied in the Village Seven FEIR is required.

To accomplish this reallocation from single-family to multi-family units, the following steps are proposed:

Chula Vista General Plan Land Use Diagram Amendment (Rezone)

- Change the land use category in Neighborhood R-3 (APN 644-241-10-00) from Mixed-Use Residential (MU) and Low-Medium Residential (LM) to Medium-High (MH) Residential;
- Change the land use category in Neighborhood R-4 (644-241-08-00) from Low-Medium Residential (LM) to Town Center (TC);
- Change the land use category in Neighborhood R-8 (APN 644-241-07-00) from Low-Medium Residential (LM) to Medium-Heigh (MH) Residential;

Otay Ranch GDP Amendment

¹ Note that the original Otay Ranch GDP adopted in 1993, and subsequently amended in 1996, permitted 1,501 units in Village Seven (1,053 single-family and 448 multi-family units) and a middle school (in addition to the currently existing elementary school and high school), which is no longer part of Village Seven. The technical reports for the adopted FEIR (2004), including the Traffic Impact Assessment, studied the impacts from a higher number of units than are currently proposed. The overall residential count was eventually reduced to the current 1,456 units, but the environmental impacts and public facilities development assumptions were based on a higher-intensity development scenario.

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- Change the land use category in Neighborhood R-3 (APN 644-241-10-00) from Mixed-Use (MU) and Low-Medium Village (LMV) to Medium-High (MH) Residential;
- Change the land use category in Neighborhood R-4 (644-241-08-00) from Low-Medium Village (LMV) to Town Center (TC);
- Change the land use category in Neighborhood R-8 (APN 644-241-07-00) from Low-Medium Village (LM) to Medium-High (MH) Residential;
- Update the land use map, applicable tables and exhibits to reflect the revised land use categories and associated acreages;
- Update the boundary of Village Seven on the relevant exhibits to exclude the property which had been previously transferred to Village Eight West by another applicant via a separate application, and has not been corrected in the GDP.

Village Seven SPA Plan Amendment

- Change the land use designation in Neighborhood R-3 (APN 644-241-10-00) from Single Family Three (SF3) to Residential Multi-Family One (RM1);
- Change the land use designation in Neighborhood R-4 (APN 644-241-08-00) from Single Family Four (SF4) to Residential Multi-Family Two (RM2);
- Change the land use designation in Neighborhood R-8 (APN 644-241-07-00) from Single Family Four (SF4) to Residential Multi-Family One (RM1);
- Rename the western portion of Neighborhood R-3 (APN 644-241-10-00) into a separate Neighborhood R-8;
- Assign 287 dwelling units (out of the total of 1,465 dwelling units currently entitled for Village Seven in the GDP) to the neighborhoods as follows:
 - Neighborhood R-3: 43 units;
 - Neighborhood R-4: 123 units;
 - Neighborhood R-8: 121 units.
- Update SPA Plan text, tables, and exhibits to reflect the proposed land use changes;
- Update SPA Appendices – Planned Community District Regulations, Village Seven Design Plan, Air Quality Improvement Plan, Water Conservation Plan, Non-Renewable Energy Conservation Plan, and technical studies to reflect the SPA Amendment.
- Update the boundary of Village Seven on the relevant exhibits to exclude the property which had been previously transferred to Village Eight West by another applicant via a separate application, and has not been corrected in the Village Seven SPA Plan.

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The proposed project does not result in an overall increase in the total number of residential units in Village Seven beyond the 1,456 units that are currently approved in the Village Seven SPA Plan and were studied in the Village Seven FEIR.

Rather, the proposed project assigns the available, previously entitled single-family residential dwelling units to multi-family neighborhoods R-3, R-4, and R-8. The change in residential density will allow for housing types that are more appropriate for their specific location based on the existing development that has been completed and the changes in adjacent land uses that have occurred since Village Seven was initially conceived and approved in 2004. The proposed project does not require an expansion of the development footprint from that studied in the Village Seven FEIR.

Table 1 shows a comparison of the development of Village Seven as approved under the current SPA Plan, which was analyzed in the Village Seven FEIR, and the proposed project.

Table 1
Comparison of Proposed Village Seven Development

Land Use	Current SPA Plan	Proposed Project	Net Change
Single-Family	1,008 du's	721 du's	-287 du's
Multi-Family	448 du's	735 du's	+287 du's
Total Residential:	1,456 du's	1,456 du's	0
Park	7.6 ac.	7.6 ac.	0
CPF	2.8	2.8	0
School	65.4	65.4	0
Open Space	45.5	45.5	0
Undesignated/Future Dev.	51.7	51.7	0

As shown herein, no additional significant impacts beyond those previously analyzed in the Village Seven FEIR or substantial increases in any identified significant impacts are anticipated with the proposed project. In fact, the proposed project would result in a decrease in trip generation and traffic impacts and would not substantially change trip distribution patterns (refer to Section 6, Analysis, for additional discussion). 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; the potential environmental impacts associated with the proposed project, and to document that no new or substantially increased impacts will occur with implementation of the proposed project.

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4 CEQA REQUIREMENTS

Sections 15162 through 15164 of the California Environmental Quality Act (CEQA) Guidelines discuss a lead agency's responsibilities once an EIR 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 EIR;
 - B. Significant effects previously examined will be substantially more severe than shown in the 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 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 EIR adequately apply to the project in the changed situation,” a lead agency may instead issue a supplement to the EIR (14 CCR 15163(a)).

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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 EIR, 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 EIR (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 Village Seven FEIR, pursuant to CEQA Guidelines Section 15164, because there are no new impacts or substantial increase in the severity of previously disclosed impacts.

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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 in the FEIR for the approved project.

6 ANALYSIS

The following environmental issue areas are discussed in the order in which they appear in the Village Seven FEIR.

Land Use and Planning

Village Seven FEIR Analysis

Village Seven land use impacts are addressed in Section 4.1 in the Village Seven FEIR. The Village Seven FEIR determined that Village Seven 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 Village Seven FEIR determined that the approved project would be consistent with the applicable goals and objectives of the Otay Ranch GDP, the goals of the Eastern Territories Area Plan, the requirements of the Planned Community (PC) Zone, the Chula Vista Multiple Species Conservation Plan (MSCP), and the Otay Ranch Resource Management Plan (RMP).

However, the Village Seven FEIR did determine that implementation of the Village Seven SPA Plan would result in the conversion of the site from undeveloped to intensive urban uses, as identified in the Otay Ranch GDP Program EIR (EIR 90-01). No feasible mitigation has been identified to reduce this impact to less than significant levels. The Village Seven SPA Plan would result in a potentially significant land use compatibility impact associated with visual impacts of the FAA VORTAC facility from residential uses, noise impacts from traffic along La Media Road, park lighting spill over into residential neighborhoods, and on-going agricultural operations adjacent to proposed urban uses. As stated above, the VORTAC will eventually be developed with compatible uses, and there are no existing agricultural operations either within or surrounding the proposed project site. The land use impact analysis in the Village Seven FEIR stated that mitigation measures included throughout the various impact analysis sections for aesthetics, agriculture, noise, and lighting would ensure development within Village Seven would be compatible with surrounding land uses and development. Implementation of mitigation measures, 4.2-1, 4.4-1, 4.4-

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2, 4.6-1, and 4.6-2 would reduce land use compatibility impacts to a less than significant level. These measures are discussed within relevant sections of the Village Seven FEIR and are reiterated in Section 7 of this Addendum. No new or increased impacts would occur, and no new mitigation would be required.

Proposed Project Analysis

The proposed project would not increase the severity of any land use impacts previously identified in the Village Seven FEIR. The project proposes to change land uses in neighborhoods R-3, R-4, and R-8, and the change would result in substantially similar land uses compared to what has been approved for the site, albeit at a greater density. As discussed further below, the increase in density would result in similar environmental impacts as disclosed in the Village Seven FEIR. The concurrently proposed amendments to the General Plan, Otay Ranch GDP, and Village Seven SPA Plan would ensure continuity through relevant planning documents. Approval of the amendments would also ensure that the proposed project is consistent with the relevant planning documents. Lastly, the proposed project would not affect any property or resources identified for permanent preservation within the Otay Ranch GDP.

In accordance with the Resource Management Plan (RMP), all proposed projects are required to convey open space, at a ratio of 1.188 acres for each acre of project area that is developed, to the Otay Ranch preserve (Village Seven FEIR mitigation measure 4.11-1); however, no conveyance is necessary because all of the required preserve land has already been conveyed for the entirety of Village Seven. No new significant land use impacts would occur beyond those identified in the Village Seven FEIR; no additional mitigation is required.

Agricultural Resources

Village Seven FEIR Analysis

Impacts to agriculture are addressed in Section 4.2 of the Village Seven FEIR. The approved project resulted in the permanent conversion of approximately 288.5 acres designated as Farmland of Local Importance to urban uses, and implemented mitigation measure 4.2-1 to reduce short-term impacts between urban uses and agricultural operations to below a level of significance. However, impacts were determined to remain significant and unavoidable due to the permanent loss of 288.5 acres of farmland.

Proposed Project Analysis

Implementation of the proposed project would not result in additional losses of Farmland of Local Importance or Grazing Land, as the development footprint would occur within the 288.5 acres

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previously analyzed and impacted in the Village Seven FEIR. There are no existing agricultural operations surrounding the proposed project site; therefore, implementation of mitigation measure 4.2-1 would not be required, and no impact would occur. The proposed project site is not zoned for agricultural uses or under a Williamson Act contract.

The proposed project would not require an expansion of the development footprint from that studied in the Village Seven FEIR. No new areas that may contain agricultural resources outside the previously evaluated development area would be encountered. Impacts would be reduced compared to those determined in the Village Seven FEIR. Therefore, no new or increased agricultural resource impacts would occur, and no new mitigation would be required.

Traffic, Circulation, and Access

Village Seven FEIR Analysis

Impacts to traffic were addressed in Section 4.3 of the Village Seven FEIR. The Village Seven FEIR analyzed potential traffic impacts utilizing Level of Service (LOS) methodology at various intersections, roadway segments, and freeways under several future year study scenarios. The Village Seven FEIR determined that the project would generate 25,079 average daily trips (ADT) (Village Seven FEIR, Appendix B – Traffic Impact Analysis Village 7 City of Chula Vista – Table 10, California, June 7, 2004, by Linscott Law & Greenspan Engineers) and result in direct impacts to the intersection of Rock Mountain Road/La Media Road, and to the street segment of Rock Mountain Road from La Media Road to SR-125. It was also determined that the approved project would contribute to cumulative traffic impacts at the intersections of Telegraph Canyon Road/I805 southbound ramps, and at Rock Mountain Road/La Media. Additionally, the approved project would contribute incrementally to cumulative roadway segment impacts along Telegraph Canyon Road from I-805 to Oleander Avenue, and along Rock Mountain Road from Main Street to SR-125 and from SR-125 to Eastlake Parkway. Mitigation measures 4.3-1 through 4.3-7 were included to reduce impacts to below a level of significance.

Since the approval of the 2004 FEIR, the property that was originally intended for a Middle School site (neighborhood S-2) was sold and incorporated into the boundary of Village 8 West in 2013. The Village 8 West SPA, rezone, and new Tentative Map were approved in 2020. Thus, the trip generation associated with the middle school was subtracted from the overall Village Seven approved project trip generation, resulting in 23,764 ADT including 2,738 AM peak hour trips and 2,364 PM peak hour trips (CR Associates 2023).

In September 2013, the Governor's Office signed Senate Bill (SB) 743 into law, which fundamentally changes the way transportation impact analysis is conducted under CEQA. These

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changes include the elimination of auto delay, LOS, and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant transportation impacts. Vehicle miles traveled (VMT) are now the appropriate CEQA transportation metric. In June 2020, the City adopted Transportation Study Guidelines to comply with SB 743. VMT, similar to greenhouse gas (GHG), is not considered “new information” under Section 15162 of CEQA Guidelines, as VMT was both understood and used in certain analyses (notably air quality emissions) prior to its statewide adoption as part of SB 743. Therefore, no VMT analysis is required as part of this addendum for the proposed project.

Proposed Project Analysis

An updated analysis was conducted to compare the trip generation of the proposed project to the approved project (CR Associates 2023; Appendix B). The proposed project would generate approximately 22,701 average daily trips including 2,658 AM peak hour trips and 2,257 PM peak hour trips; while the approved project (with the subtraction of trips from neighborhood S-2 as explained above) was estimated to generate approximately 23,764 average daily trips including 2,738 AM peak hour trips and 2,364 PM peak hour trips (CR Associates 2023). The proposed project would generate 1,063 fewer average daily trips including 80 fewer AM peak hour trips and 107 fewer PM peak hour trips (CR Associates 2023; Appendix B).

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 Village Seven FEIR, it can be concluded that the proposed project would add fewer trips to the surrounding transportation network, including all study area roadways, intersections, freeways, and ramp meters. As a result, the approved project analysis represents a worst-case scenario. In addition, mitigation measures 4.3-1 through 4.3-7 in the Village Seven FEIR remain applicable. These measures are discussed within Section 4.3 of the Village Seven FEIR and are reiterated in Section 7 of this Addendum. Therefore, no additional traffic analysis would be required. No new significant traffic, circulation, and access impacts would occur beyond those identified in the Village Seven FEIR; no additional mitigation is required.

Noise

Village Seven FEIR Analysis

Impacts to noise were addressed in Section 4.4 of the Village Seven FEIR. Vehicular traffic is the primary source of noise in the project area. Traffic noise from Birch Road, La Media Road, and SR 125 would result in a potentially significant noise impact on proposed residential uses. Noise impacts would be greatest to residential units proposed along SR-125. All identified noise impacts

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in the Village Seven FEIR would be reduced to a level below significance with incorporation of mitigation measures 4.4-1 and 4.4-2.

Proposed Project Analysis

Proposed project-generated traffic trips would be reduced when compared to the approved project (CR Associates 2023), which would further reduce noise impacts associated with future traffic. Therefore, with the overall reduction in trip generation, the change in land uses would result in the same or reduced traffic noise exposure compared to the Village Seven FEIR. The proposed project would comply with mitigation measure 4.4-1 requiring the development of noise walls, and Title 24 of the California Code of Regulations for interior noise levels. This measure is discussed within Section 4.4 of the Village Seven FEIR and is reiterated in Section 7 of this Addendum. As mitigation measure 4.4-2 pertains to uses near SR-125, it does not apply to the proposed project because SR-125 is not adjacent to the project site. No new significant noise impacts would occur beyond those identified in the Village Seven FEIR; no additional mitigation is required.

Air Quality

Village Seven FEIR Analysis

Impacts to air quality were addressed in Section 4.5 of the Village Seven FEIR. The Village Seven FEIR concluded that the daily construction emissions for carbon monoxide (CO), oxides of nitrogen (NO_x), sulfur oxides (SO_x) and fine particulate matter (PM_{2.5}) emissions would not exceed the City's significance thresholds. However, coarse particulate matter (PM₁₀) and volatile organic compounds (VOC) associated with approved project construction would exceed the City's emission thresholds and impacts would be significant. With implementation of mitigation measure 4.5-1, impacts would be reduced to less than significant. Operation of the approved project would result in vehicular trips and area sources that would contribute emissions to a non-attainment basin. The Village Seven FEIR determined that the approved project would result in a significant and unavoidable cumulative impact to air quality during operation, primarily associated with vehicular emissions.

Proposed Project Analysis

Anticipated phasing and equipment for construction of the proposed project would not be substantially different than that of the approved project. Additionally, since the time of the construction emissions analysis performed in the Village Seven FEIR, construction equipment vehicle emissions have substantially improved through regulatory requirements, which would result in an incremental reduction in individual emissions. Therefore, with implementation of mitigation measure 4.5-1 from the Village Seven FEIR, which aims to minimize construction

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emissions, the proposed project is anticipated to result in less than significant air quality impacts during construction.

The most recent Regional Housing Needs Assessment (RHNA) from the San Diego Association of Governments (SANDAG) stated that Chula Vista needs to build 11,105 units from 2021 through 2029 (SANDAG 2020). In total, 1,120 housing units approved in the 2004 FEIR have already been built; 336 units have been approved, but not yet constructed. The proposed project is expected to bring 287 out of the 336 remaining units to market, which would be within SANDAG's growth projection for housing during the 6th Cycle planning horizon. Therefore, the proposed project would not conflict with SANDAG's regional growth forecast for the City.

The increase in the housing units and associated vehicle source emissions are not anticipated to result in air quality impacts that were not envisioned in the growth projections and Regional Air Quality Strategy (RAQS), and the increase in residential density in the region would not obstruct or impede implementation of local air quality plans. Based on the information above, implementation of the proposed project would not result in development in excess of that anticipated in local plans or increases in population/housing growth beyond those contemplated by SANDAG. Moreover, the traffic report prepared by CR Associates found that the proposed project would result in a decrease in Average Daily Trips (ADT) from the Village Seven FEIR (CR Associates 2023). As such, vehicle trip generation and planned development for the proposed project are considered to be anticipated in the State Implementation Plan (SIP) and RAQS. Because the proposed land uses and associated vehicle trips are anticipated in local air quality plans, the proposed project would be consistent at a regional level with the underlying growth forecasts in the RAQS.

Construction Emissions

As indicated in Appendix A – Otay Village 7 Air Quality and Greenhouse Gas Emissions Technical Memorandum –Table 3, the proposed project construction emissions would not result in greater emissions than single-family housing, except for VOC. The Village Seven FEIR estimated that the construction of the approved project would generate VOC emissions of 4,829 pounds per day, which exceed the 2004 operational VOC threshold of 55 pounds per day². VOC emissions from the proposed project would be less than what was evaluated in the Village Seven FEIR. Furthermore, the California Emissions Estimator Model (CalEEMod) construction architectural coating assumptions associated with multi-family housing may not present a reasonable comparison between land uses based on the default assumptions for the amount of square footage to be coated per

² The 2004 EIR identified the numeric thresholds as operational thresholds; however, also compared project-generated construction emissions to the daily thresholds in text. The construction and operational numeric thresholds of significance and thus the same and not differentiated herein.

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day. CalEEMod defaults assume that the construction of the single-family housing will result in the coating of 1,511,055 square feet over a 110-day period, or an average of 13,737 square feet coated per day, while defaults assume that multi-family housing construction will result in the coating of 821,394 square feet over a 20-day period, or an average of 41,070 square feet coated per day (CAPCOA 2022). CalEEMod defaults assume that construction of multi-family housing will require the coating of approximately three times the amount of square footage per day required for single-family housing; thus, the VOC emissions caused by multi-family housing construction are anticipated to be overestimated in relationship to single-family housing construction.

Additionally, the Village Seven FEIR estimated that construction of the entire approved project would result in maximum daily VOC emissions of approximately 4,829 pounds per day. As 1,120 of the 1,456 units allowed for in the Village Seven FEIR have already been constructed, the likelihood that construction of the proposed project will overlap with other development accounted for in the Village Seven FEIR is low, due to the buildout of the majority of the plan area. Under the reasonably foreseeable assumption that proposed project construction would not overlap with other Village Seven development, a maximum daily emission of 95.48 pounds per day of VOC is well accounted for by the Village Seven FEIR (e.g., within the 4,829 pounds per day of VOC estimated). Even if the proposed project's net increase in VOC emissions between single-family and multi-family housing of 63.45 pounds per day is considered in addition to the VOC emissions estimated in the Village Seven FEIR, it would represent approximately 1.3% of the maximum daily VOC emissions accounted for in the Village Seven FEIR. Accordingly, while construction of the proposed project may result in greater VOC emissions compared to the equivalent number of single-family residential units, the potential relative increase in VOC emissions does not constitute a new or substantially more severe impact. Furthermore, the Village Seven FEIR previously found that VOC impacts would exceed construction-related thresholds but would be reduced to less-than-significant levels by mitigation measure 4.5-1. The proposed project would also be subject to mitigation measure 4.5-1. Therefore, construction impacts associated with criteria air pollutant emissions would not be new or substantially more severe than the Village Seven FEIR.

Operational Emissions

The San Diego Air Basin (SDAB) has been designated as a federal nonattainment area for O₃ and a state nonattainment area for O₃, PM₁₀, and PM_{2.5}. The nonattainment status is the result of cumulative emissions from all sources of these air pollutants and their precursors within the SDAB. As indicated in Appendix A – Otay Village 7 Air Quality and Greenhouse Gas Emissions Technical Memorandum –Table 4, the operational emissions generated by the proposed project would not exceed the emissions generated by the same number of units of single-family housing (accounted for in the Village Seven FEIR).

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The proposed project operational emissions would not result in greater emissions than single-family housing. Therefore, operational impacts associated with criteria air pollutant emissions would not be new or substantially more severe than the Village Seven FEIR.

Cumulatively Considerable

Implementation of the proposed project would generate emissions of VOCs, NO_x, CO, SO_x, PM₁₀, and PM_{2.5} associated with construction and increased vehicle traffic to and from the site as well as energy use during operation. As indicated in Appendix A – Otay Village 7 Air Quality and Greenhouse Gas Emissions Technical Memorandum – Tables 3 and 4, the construction and operational emissions generated by the proposed project would not exceed the emissions generated by the same number of units of single-family housing (accounted for in the Village Seven FEIR), apart from construction VOC emissions. The Village Seven FEIR estimated that the construction of the proposed project would generate VOC emissions of 4,829 pounds per day³. VOC emissions from the proposed project would be less than what was evaluated in the Village Seven FEIR.

Proposed project impacts associated with a cumulatively considerable net increase of a criteria air pollutant that the SDAB is designated as a non-attainment area for would be insignificant. The SDAB is in nonattainment for O₃ emissions, for which VOCs are a precursor. VOC emissions would be significant, but not more severe than the previous Village Seven FEIR. As such, the proposed project would result in a potentially significant impact with respect to O₃ emissions through its VOC precursor, but not a new or substantially more significant impact to air quality.

Carbon Monoxide Hotspots

At the time that the 1993 SCAQMD Handbook was published, the South Coast Air Basin (SCAB) was designated nonattainment under the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS) for CO. In 2007, the SCAQMD was designated in attainment for CO under both the CAAQS and NAAQS as a result of the steady decline in CO concentrations in the SCAB due to turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities. The SCAQMD conducted CO modeling for the 2003 AQMP (Air Quality Management Plan)⁴ (SCAQMD 2003) for the four worst-case intersections in the SCAB: (1) Wilshire Boulevard and Veteran Avenue, (2) Sunset Boulevard and Highland Avenue, (3) La Cienega Boulevard and Century Boulevard, and (4) Long

³ The 2004 EIR identified the numeric thresholds as operational thresholds; however, also compared project-generated construction emissions to the daily thresholds in text. The construction and operational numeric thresholds of significance and thus the same and not differentiated herein.

⁴ SCAQMD's CO hotspot modeling guidance has not changed since 2003.

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Beach Boulevard and Imperial Highway. At the time the 2003 AQMP was prepared, the intersection of Wilshire Boulevard and Veteran Avenue was the most congested intersection in Los Angeles County, with an average daily traffic volume of about 100,000 vehicles per day. Using CO emission factors for 2002, the peak modeled CO 1-hour concentration was estimated to be 4.6 ppm at the intersection of Wilshire Boulevard and Veteran Avenue, while the CAAQS is 20 ppm.

The 2003 AQMP also projected 8-hour CO concentrations at these four intersections for 1997 and from 2002 through 2005. From years 2002 through 2005, the maximum 8-hour CO concentration was 3.8 ppm at the Sunset Boulevard and Highland Avenue intersection in 2002; the maximum 8-hour CO concentration was 3.4 ppm at the Wilshire Boulevard and Veteran Avenue in 2002, while the California Ambient Air Quality Standards (CAAQS) is 9.0 ppm.

Accordingly, CO concentrations at congested intersections would not exceed the 1-hour or 8-hour CO CAAQS unless projected daily traffic would exceed 100,000 vehicles per day. The proposed project would not increase daily traffic volumes at any study intersection to more than 100,000 vehicles per day; therefore, a CO hotspot is not anticipated to occur, and associated impacts would be less than significant. As such, proposed project-generated impacts associated with CO hotspots would be less than significant, the same determination as the 2004 FEIR.

Toxic Air Contaminants

Proposed project construction would result in emissions of diesel particulate from heavy construction equipment and trucks accessing the site. Diesel particulate is characterized as a Toxic Air Contaminant (TAC) by the State of California. The Office of Environmental Health Hazard Assessment (OEHHA) has identified carcinogenic and chronic noncarcinogenic effects from long-term exposure, but has not identified health effects due to short-term exposure to diesel exhaust. According to the OEHHA, health risk assessments, which determine the exposure of sensitive receptors to toxic emissions, should be based on a 30-year exposure period for the maximally exposed individual resident; however, such assessments should be limited to the period/duration of activities associated with the project. Thus, the duration of the proposed construction activities would only constitute a percentage of the total 30-year exposure period. Furthermore, the proposed project's modeled NO_x, PM₁₀, and PM_{2.5} emissions due to construction are less than the approved project construction NO_x, PM₁₀, and PM_{2.5} emissions disclosed in the Village Seven FEIR. Lastly, mitigation measure 4.5-1 from the Village Seven FEIR includes a mandate to "Use low pollutant-emitting construction equipment" that would reduce project TAC emissions. Furthermore, operation of the proposed project would not include onsite generators or other land uses that could create health risk. Overall, the TAC exposure to sensitive receptors in the vicinity of the project would not be substantially more severe than the impacts identified in the Village

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Seven FEIR and would remain less than significant with the inclusion of mitigation measure 4.5-1.

Odor

The 2004 EIR did not discuss odors during construction or operation. Odors would be potentially generated from vehicles and equipment exhaust emissions during construction of the proposed project. Potential odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment and asphalt pavement application. Such odors would disperse rapidly from the project site and generally occur at magnitudes that would not affect substantial numbers of people. Therefore, impacts associated with odors during construction would be less than significant.

Examples of land uses and industrial operations that are commonly associated with odor complaints include agricultural uses, wastewater treatment plants, food processing facilities, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding facilities. The proposed project would not create any new sources of odor during operation. Therefore, proposed project operations would result in an odor impact that is less than significant.

No new significant air quality impacts would occur beyond those identified in the Village Seven FEIR; no additional mitigation is required.

Greenhouse Gas Emissions

Village Seven FEIR Analysis

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The Village Seven FEIR did not include an evaluation of Greenhouse Gas (GHG) emissions. At the time the Village Seven FEIR was adopted, an evaluation of GHG emissions was not required under the CEQA Guidelines; however, since then, California laws have expanded to regulate GHG emissions with the passage of the California's Global Warming Solutions Act of 2006 (AB 32) and Senate Bill (SB) 32. While CEQA now requires evaluation of potential GHG emission impacts of a project, based on the findings of *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (No. D057113, Cal. Ct. App. Feb. 16, 2011), GHG impacts are not a topic that constitutes “new information” triggering preparation of an EIR or negative declaration as opposed to relying on analysis from a prior EIR or negative declaration that did not analyze GHG impacts. Accordingly, a GHG emissions analysis is not required for the proposed project. Nonetheless, for informational purposes, the GHG emissions are presented herein to understand the potential magnitude of project-generated emissions. In addition, the proposed project's potential to conflict with the City's Climate Action Plan (CAP), SANDAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and the California Air Resources Board (CARB)'s Scoping Plan for Achieving Carbon Neutrality is also presented herein for informational purposes.

Proposed Project Analysis

Construction Emissions

Construction of the proposed project would result in GHG emissions, which are primarily associated with use of off-road construction equipment, on-road vendor (material delivery) trucks, and worker vehicles. GHG emissions associated with temporary construction activity were quantified using CalEEMod. Total construction-related GHG emissions for the proposed project are anticipated to be approximately 813 metric tons (MT) of carbon dioxide equivalent (CO₂e). As indicated in Appendix A – Otay Village 7 Air Quality and Greenhouse Gas Emissions Technical Memorandum –Table 5, estimated 30-year amortized project-generated construction emissions would be approximately 27 MT CO₂e per year.

Operational Emissions

Operation of the proposed project would generate GHG emissions from motor vehicle trips to and from the proposed project site; landscape maintenance equipment operation; energy use (natural gas and generation of electricity consumed by the project); solid waste disposal; and generation of electricity associated with water supply, treatment, and distribution and wastewater treatment.

As indicated in Appendix A – Otay Village 7 Air Quality and Greenhouse Gas Emissions Technical Memorandum –Table 6, estimated annual proposed project-generated GHG emissions

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would be approximately 3,432 MT CO₂e per year as a result of proposed project operations and amortized construction emissions. As above, GHG emissions were not analyzed in the original Village Seven FEIR for the approved project, and GHG emissions impacts do not constitute “new information” that would trigger preparation of an EIR or negative declaration rather than an analysis relying on a prior EIR or negative declaration that did not analyze GHG emission impacts. Therefore, a GHG emissions analysis is not required for the proposed project, but is provided here for disclosure.

City of Chula Vista Climate Action Plan (CAP)

The City’s CAP was adopted in 2017, and includes ambitious goals and policies to strengthen the City’s climate action and GHG emission reduction efforts (Chula Vista 2017). The City’s CAP is not qualified to be used to determine the significance of impacts in CEQA documents; nevertheless, a consistency analysis is included for disclosure purposes. Table 7 in Appendix A outlines the proposed project’s potential to conflict with the applicable policies and strategies of the City’s CAP. As shown, the proposed project is consistent with the applicable strategies from the City’s CAP.

CARB Scoping Plan

The CARB Scoping Plan, approved in 2008 and updated in 2014, 2017, and 2022, provides a framework for actions to reduce California’s GHG emissions and requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs (CARB 2014, 2017, 2022). The Scoping Plan is not directly applicable to specific projects, and it is not intended to be used for project-level evaluations. Under the Scoping Plan, however, several state regulatory measures aim to identify and reduce GHG emissions. CARB and other state agencies have adopted many of the measures identified in the Scoping Plan. Many of the measures and programs included in the Scoping Plan would result in the reduction of project-related GHG emissions with no action required at the project-level, including GHG emission reductions through increased energy efficiency and renewable energy production (SB 350), reduction in carbon intensity of transportation fuels (LCFS), and the accelerated efficiency and electrification of the statewide vehicle fleet (Mobile Source Strategy). Given that the proposed project is also not anticipated to result in substantial increase in mobile trips, the project would also not conflict with the Second Update’s goal of reducing GHG emissions through reductions in VMT statewide.

The 2045 carbon neutrality goal required CARB to expand proposed actions in the Third Update to include those that capture and store carbon in addition to those that reduce only anthropogenic sources of GHG emissions. The proposed project would support the state’s carbon neutrality goals, as implementation includes addition of green space throughout the project site, which represent

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opportunities for potential carbon removal and sequestration over the project lifetime. However, the Third Update emphasizes that reliance on carbon sequestration in the state's natural and working lands will not be sufficient to address residual GHG emissions, and achieving carbon neutrality will require research, development, and deployment of additional methods to capture atmospheric GHG emissions (e.g., mechanical direct air capture). Given that the specific path to neutrality will require development of technologies and programs that are not currently known or available, the project's role in supporting the statewide goal would be speculative and cannot be wholly identified at this time.

Overall, the proposed project would comply with all regulations adopted in furtherance of the Scoping Plan to the extent applicable and required by law. As mentioned above, several Scoping Plan measures would result in reductions of project-related GHG emissions with no action required at the project-level, including those related to energy efficiency, reduced fossil fuel use, and renewable energy production. As demonstrated above, the proposed project would not conflict with CARB's 2017 or 2022 Scoping Plan updates and with the state's ability to achieve the 2030 and 2045 GHG reduction and carbon neutrality goals.

San Diego Forward Regional Plan

The primary objective of the RTP/SCS is to provide guidance for future regional growth (i.e., the location of new residential and non-residential land uses) and transportation patterns throughout the region, as stipulated under SB 375. As discussed in the Air Quality-Proposed Project Analysis Section (page 11), the proposed project would result in fewer mobile trips above what was proposed in the original Village Seven FEIR (CR Associates 2023). As such, the proposed project would not conflict with the goals and policies of the RTP/SCS.

No new impacts would occur beyond those Identified in the Village Seven FEIR; no additional mitigation is required.

Landform Alteration/Aesthetics

Village Seven FEIR Analysis

Impacts to aesthetics were addressed in Section 4.6 of the Village Seven FEIR. As analyzed in the Village Seven FEIR, implementation of the approved project would not obstruct, or screen views of local scenic resources identified by the City. Development of the approved project and the transformation of undeveloped and sloped terrain to an urban residential environment would substantially alter the existing visual landscape by increasing density, intensity of use, and human activity in the project area. There are no historic buildings or designated or eligible state scenic highways located within the viewshed of the approved project. Furthermore, the approved

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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.

The Village Seven FEIR did identify a significant impact related to views of the VORTAC facility and site. The Village Seven FEIR included mitigation measure 4.6-1, requiring perimeter landscaping, to reduce associated impacts with views of the VORTAC facility to a less than significant level.

Development of the approved project would create a substantial change in the topography of the Otay Ranch area. The Village Seven FEIR determined that development of the Village Seven SPA Plan would change the visual quality of the site from undeveloped to urban uses, resulting in a significant and unmitigable impact. Regarding visual character (specific to neighborhood compatibility) the Village Seven FEIR determined the proposed development of the Village Seven SPA Plan would appear as an extension of the surrounding developments, and no significant impacts on neighborhood compatibility would occur. In regard to lighting impacts, the Village Seven FEIR determined that impacts would be less than significant, as compliance with City lighting requirements would ensure no significant impacts would occur. The Village Seven FEIR did determine, however, that lighting associated with community facilities, parks, and school uses would result in a potentially significant impact, because the exact location of these developments was not known at the time. The analysis included mitigation measure 4.6-2, which contains lighting design requirements and performance standards, to reduce this potential impact to a less than significant level.

Proposed Project Analysis

The proposed project would result in an overall aesthetic change to the Village Seven area. The overall aesthetic nature of the residential development within these areas would not be substantially different than the approved project analyzed in the Village Seven FEIR, because similar types of land uses would still be developed. The proposed project would be adjacent to the VORTAC facility, resulting in potential view impacts to the proposed residences. As such, the proposed projects would still be required to implement mitigation measure 4.6-1 from the Village Seven FEIR. Some internal views would change due to the replacement of locations designated for single family residential uses with multi-family, which would result in taller buildings at these locations. Where multi-family would replace approved land uses, development would appear at a greater intensity; however, such views and visual character would be similar to other areas of Village Seven where multi-family is approved as the proposed projects must adhere to the development standards and design guidelines established in the Village Seven Design Plan. The proposed project would not result in changes to any public vantage points or distant scenic vistas.

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In the context of Village Seven, and the larger Otay Ranch region, the proposed changes would result in substantially similar changes to the visual environment as the approved project. Additionally, all nighttime lighting and sound walls would be similar to that analyzed for the approved project, and mitigation measure 4.6-2 would still be required. Overall, views of the project site would remain substantially the same as those analyzed in the Village Seven FEIR. No new significant landform alteration/aesthetic impacts would occur beyond those identified in the Village Seven FEIR; no additional mitigation is required.

Hydrology/Drainage/Water Quality (Surface and Groundwater)

Village Seven FEIR Analysis

Impacts to hydrology and water quality were addressed in Section 4.7 of the Village Seven FEIR. A Drainage Study and a Water Quality Technical Report were completed for the approved project as analyzed in the Village Seven FEIR. The Village Seven FEIR concluded that the approved project would be in compliance with all applicable federal, state, and local rules and regulations regarding water quality and hydrology. However, the approved 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 approved project would have 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.

Mitigation measures identified in the Village Seven FEIR (4.7-1 through 4.7-5) were required to reduce impacts to below a level of significance. Mitigation measures include a detailed drainage system design study, a stormwater pollution prevention plan, post-construction/permanent best management practices (BMPs), a maintenance plan for temporary erosion control facilities, and implementation of energy dissipating structures.

Proposed Project Analysis

The proposed project would not require an expansion of the development footprint from that studied in the Village Seven FEIR. Therefore, the proposed project would not result in the alteration of drainage or hydrology in areas beyond what was previously analyzed. While specific portions within Village Seven would result in a change in land use, the overall potential for changes to hydrology and water quality would remain the same as analyzed in the Village Seven FEIR because the same land would be developed.

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

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quality would be implemented as delineated in the Village Seven FEIR with respect to municipal and construction permits. The proposed project would comply with the most recent City BMP Design Manual, which would result in improved water quality discharge. Compliance with all applicable rules and regulations governing water quality, as well as implementation of all mitigation measures (4.7-1 through 4.7-5) would ensure that no additional impacts to hydrology and water quality beyond those previously analyzed would occur as a result of the proposed project. No new significant hydrology and water quality impacts would occur beyond those identified in the Village Seven FEIR; no additional mitigation is required.

Geology and Soils

Village Seven FEIR Analysis

Impacts to geology and soils were addressed in Section 4.8 of the Village Seven FEIR. The Village Seven FEIR concluded that the approved project would have potentially significant impacts associated with expansive soils and the potential for settlement and landslides to occur. All impacts would be mitigated to below a level of significance through implementation of recommendations contained within the approved project's geotechnical investigations and with implementation of mitigation measures 4.8-1 and 4.8-2 from the Village Seven FEIR.

Proposed Project Analysis

The proposed project would not require an expansion of the development footprint from that studied in the Village Seven FEIR. Therefore, no new soils or geologic hazards outside the previously evaluated development area would be encountered. As stated in Appendix D1 and D2, Updated Geotechnical Reports for R-4 and R-8, respectively, Geocon did not encounter soil or geologic conditions during previous geotechnical investigations or grading operations that would preclude the continued development of the property as presently planned provided that the recommendations of the Geotechnical Reports are followed. The proposed project would result in similar development within Village Seven than was assumed within the Village Seven FEIR. Previous mitigation measures (4.8-1 and 4.8-2) would still apply to the proposed project. Similarly, the proposed project would comply with the requirements of applicable building codes and other standards with respect to minimization of geologic hazards. No new significant geology and soils impacts would occur beyond those identified in the Village Seven FEIR; no additional mitigation is required.

Cultural Resources

Village Seven FEIR Analysis

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Cultural resources were analyzed in Section 4.9 in the Village Seven FEIR. The Village Seven FEIR determined that implementation of the Village Seven SPA Plan would result in potentially significant impacts to unknown, subsurface cultural resources as a result of grading activity. The Village Seven FEIR determined that no impacts to historic resources would occur, as none of the prehistoric or historic sites (four total) that were assessed were found to be significant. The Village Seven FEIR included mitigation measure 4.9-1, which required archeological monitoring during the initial on-site grading occurring within Village Seven. Implementation of this mitigation measure reduced potentially significant impacts to cultural resources to a less than significant level.

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 grading and construction. Should any human remains be encountered during ground-disturbing activities, the approved project would be required to comply with California Health and Safety Code, Section 7050.5. Compliance with existing regulations for proper protocol of inadvertent discovery of human remains would ensure that impacts would be less than significant.

Proposed Project Analysis

The proposed project would not require an expansion of the development footprint from that studied in the Village Seven FEIR. The proposed project is within the boundaries of Village Seven, and all areas in question were adequately addressed in the Village Seven FEIR, and its respective cultural technical reports. Furthermore, the proposed project would still be required to implement mitigation measure 4.9-1 identified in the Village Seven FEIR. Should any human remains be encountered during ground-disturbing activities, the approved project would be required to comply with California Health and Safety Code, Section 7050.5. Compliance with existing regulations for proper protocol of inadvertent discovery of human remains would ensure that impacts would be less than significant. No new significant cultural resources impacts would occur beyond those identified in the Village Seven FEIR; no additional mitigation is required.

Paleontological Resources

Village Seven FEIR Analysis

Paleontological resources are analyzed in Section 4.10 of the Village Seven FEIR. No fossil sites were found within the bounds of the approved project site. 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 Otay Formation. Therefore, the Village Seven FEIR determined that grading and construction activities could impact fossils potentially buried in the

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underlying formations. Based on the recognized potential to encounter fossils in these formations, impacts were considered potentially significant, and mitigation was required. Mitigation measures 4.10-1 through 4.10-4 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 Village Seven FEIR.

Proposed Project Analysis

The proposed project would not require an expansion of the development footprint from that studied in the Village Seven FEIR. The proposed project is within the boundaries of Village Seven, and all areas in question were adequately addressed in the Village Seven FEIR for impacts to paleontological resources. Furthermore, the proposed project would still be required to implement mitigation measures 4.10-1 through 4.10-4 identified in the Village Seven FEIR. No new significant paleontological resources impacts would occur beyond those identified in the Village Seven FEIR; no additional mitigation is required.

Biological Resources

Village Seven FEIR Analysis

Impacts to biological resources were addressed in Section 4.11 of the Village Seven FEIR. As indicated in the Village Seven FEIR, implementation of the approved project would result in significant impact to biological resources due to the permanent development of 288.5 acres of primarily undeveloped land consisting of agricultural or non-native grassland. The Village Seven FEIR determined that it would result in direct impacts to 1.2 acres of revegetated maritime succulent scrub, 0.1 acre of coastal sage scrub, 0.3 acre of disturbed coastal sage scrub, and 25.7 acres of non-native grassland. The Village Seven FEIR also determined that it would impact the 0.2 acres of non-wetland Waters of the U.S. Implementation of mitigation measures 4.11-1 through 4.11-6 would reduce potentially significant impacts to below a level of significance. However, impacts to foraging habitat would remain significant and unavoidable.

Proposed Project Analysis

Implementation of the proposed project would not result in additional biological resource impacts, as the development footprint would occur within the 288.5 acres previously analyzed for impacts. No jurisdictional waters or coastal sage scrub habitat are located within the proposed project site; thus, implementation of mitigation measures 4.11-3, 4.11-4, and 4.11-5 would not be required. The proposed project would be required to implement mitigation measures 4.11-1, 4.11-2, and 4.11-6, which would ensure consistency with the Resource Management Plan (RMP), confirm no significant impacts to burrowing owls would occur, and verify that impacts related to indirect

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impacts to the Otay Ranch Preserve are less than significant. There are no additional impacts to biological resources beyond those identified in the Village Seven FEIR. No new significant biological resources impacts would occur beyond those identified in the Village Seven FEIR; no additional mitigation is required.

Utilities and Public Services

Village Seven FEIR Analysis

Utilities and public services are addressed in Section 4.12 in the Village Seven FEIR. The approved project would have less than significant impacts on fire and emergency medical services and on police services, sewer facilities, school facilities, potable and recycled water, and libraries. All utilities and public services impacts would be less than significant, however, due to the increase in demand for these facilities, mitigation measures were recommended within the Village Seven FEIR. As identified in the Village Seven FEIR, mitigation measures 4.12a-1, 4.12a-2, 4.12b-1 through 4.12b-4, 4.12c-1, 4.12c-2, 4.12d-1 through 4.12d-3, 4.12e-1, 4.12e-2, and 4.12f-1 would be required. Mitigation measures include payment of the Public Facilities Development Impact Fees (PFDIFs), incorporation of Crime Prevention through Environmental Design Features, school mitigation agreements or school facility mitigation fees, and construction of water facility improvements.

Proposed Project Analysis

The proposed project would similarly result in an increase in demand for utilities and public services. The alterations in land uses and potential changes in public services needs within Village Seven would be addressed in PFDIF required at the time of issuance of each building permit.

A comparison of water and sewer demand was completed for the proposed project against the approved project (Dexter Wilson 2024a and 2024b; Appendix C1 and C2). When compared to the March 2004 Conceptual Water and Recycled Water Study for Village Seven that was prepared as a supporting document to the Village Seven FEIR, the proposed project would result in a 36.4% reduction in water demand. Similarly, the proposed project would result in a 33.2% decrease in water demand calculated in the 2004 Subarea Master Plan prepared by Otay Water District (Dexter Wilson 2024a). This decrease in water demand is a result of applying the Otay Water District's current multi-family water demand factors to the proposed project's increased number of multi-family dwelling units within Village Seven. This decrease in local demands will not change backbone water line sizing for the project. A SAMP Amendment that reflects the land use changes proposed for Village Seven will need to be prepared for review and approval by the OWD prior to final engineering plan approvals.

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The November 2010 Overview of Sewer Service for the Village Eight West project planned for sewer flows from the Village Seven project (Dexter Wilson 2024b). These flows were planned to flow south through Village Eight West to the Salt Creek Interceptor on a temporary basis and to the Wolf Canyon Trunk Sewer in Main Street in the ultimate condition. The November 2010 report was updated in May 2018, to include minor land use changes to Village Eight West and actual pipeline slopes from final engineering plans in the sewer analysis. The May 2018 report was updated in May 2019 to include additional land use changes to Village Eight West. In all three reports, the sewer analysis for the Village Eight West project was conducted using the City's previous sewer generation criteria for Village Seven. When applying the current multi-family sewer generation criteria to the proposed project, overall sewer generation would be reduced from 217,494 gpd to 161,334 gpd (Dexter Wilson 2024b).

A sewer study for the Salt Creek Interceptor, dated October 2010, was prepared by PBS&J to address the capacity of the interceptor sewer due to an increased intensity in development above what had previously been evaluated in 2004. The Salt Creek Interceptor Technical Sewer Study (October 2010 PBS&J Study) included projected sewer flows from Otay Ranch Village Seven and concluded that certain sections of the Salt Creek Interceptor may require upgrades at ultimate buildout, but these sections are upstream of Village Eight West and thus, Village Seven as well. The flows for Village Seven in the October 2010 PBS&J Study were based on previous City sewer generation factors such that the flows from the proposed project will be more than offset based on revised flows as a result of current, lower multi-family sewer generation factors. Thus, the proposed project will not trigger any upgrades to the Salt Creek Interceptor (Dexter Wilson 2024b).

Therefore, the proposed project would not increase demand for utilities and public services beyond that analyzed in the Village Seven FEIR. Mitigation through payment of applicable fees would ensure impacts would remain below a level of significance. No new significant utilities and public services impacts would occur beyond those identified in the Village Seven FEIR; no additional mitigation is required (mitigation measures 4.12a-1, 4.12a-2, 4.12b-1 through 4.12b-4, 4.12c-1, 4.12c-2, 4.12d-1, 4.12d-3, 4.12e-1, 4.12e-2, and 4.12f-1).

Public Health and Safety

Village Seven FEIR Analysis

Public health and safety were addressed in Section 4.13 in the Village Seven FEIR. The Village Seven FEIR determined that impacts associated with soil contamination would result in potentially significant impacts. Regarding fire hazards, wildfires were identified as a potential to occur and brush clearance of 30 feet around all structures and a 50-foot wide low fuel volume buffer strip with no trees and/or shrubs taller than 18 inches around all structures was required. Regarding

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emergency response and evacuation, emergency response was determined to be the responsibility of the Chula Vista Fire and Police Departments and emergency evacuation was expected to occur along internal roadways on the site toward the major and arterial roadways serving the site and to the I-805. Regarding FAA hazards, the previously approved project was required to file FAA form 7460-1, Notice of Proposed Construction or Alteration, in addition to the FAR Part 77, which is a notification procedure for objects and development affecting navigable airspace. Impacts regarding fire hazards, emergency response, and FAA were less than significant.

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. Soil samples taken from the area contained arsenic and organochlorine pesticide levels that exceeded preliminary remediation goals designated by the United States Environmental Protection Agency. Additionally, low levels of Dichlorodiphenyldichloroethylene (DDE), dichlorodiphenyltrichloroethane (DDT), and toxaphene were found in the soils. Disturbance of these contaminated soils were determined to result in a significant impact prior to mitigation. Mitigation measure 4.13-1 would reduce this impact to a less than significant level.

Proposed Project Analysis

The proposed project would not substantially alter the land uses analyzed in the Village Seven FEIR and thus the proposed project would not cause an increase in the severity of previously identified impacts. Regarding fire hazards, wildfires would still have the potential to occur and all new development would be required to be constructed in accordance with the Chula Vista Municipal Code, County of San Diego Wildland/Urban Interface Fire Code Standards and the Village 7 SPA Plan Fire Protection Plan. Regarding emergency response and evacuation, emergency response would be the responsibility of the Chula Vista Fire and Police Departments and emergency evacuation would occur along internal roadways on the site toward the major and arterial roadways serving the site and to the I-805. Regarding FAA hazards, the project would still be required to file FAA form 7460-1, Notice of Proposed Construction or Alteration, in addition to the FAR Part 77.

Impacts could still result due to earthmoving activities and the historical agricultural use of the land. The mitigation measure (4.13-1) identified in the Village Seven FEIR would be required to reduce potentially significant impacts from hazardous materials to a level below significance. Because the proposed project would not encroach into land beyond what has been previously analyzed, would introduce similar residential land use, and would implement mitigation measure 4.13-1, impacts related to hazardous materials would remain less than significant. No new significant hazards (hazardous materials, fire hazards, or FAA hazards) or risk of upset impacts

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would occur beyond those identified in the Village Seven FEIR; no additional mitigation is required.

Population and Housing

Village Seven FEIR Analysis

Population and housing impacts associated with the approved project are discussed in Section 4.14 in the Village Seven FEIR. The approved project resulted in an approximate population increase of 4,512 people. The Village Seven 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 Oversight Commission and related thresholds, preparation of a Public Facilities Financing Plan (PFFP), payment of Development Impact Fees and Transportation DIFs, and adherence to the updated 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.

Proposed Project Analysis

The proposed project would alter the balance of single and multi-family residential dwelling units in response to current economic demands. The proposed project would result in the generation of approximately 4,537 people, which is an increase of 25 people compared to the approved project. The proposed project would be subject to payment of DIFs, which would ensure adequate services and infrastructure are available to support development. Additionally, the proposed housing would aid the City in meeting its housing provision goals set forth by the state and accommodate growth by providing higher density housing rather than developing sprawling low-density. The proposed project would concurrently process amendments to the General Plan, Otay Ranch GDP, and Village Seven SPA Plan to reflect the proposed change in land use and growth projections. Additionally, the proposed project would not require an expansion of the development footprint from that studied in the Village Seven FEIR. Therefore, there would be no new potential to displace existing people or housing. No new significant population and housing impacts would occur beyond those identified in the Village Seven FEIR; no additional mitigation is required.

Parks, Recreation, Trails, and Open Space

Village Seven FEIR Analysis

Parks, recreation, trails, and open space are addressed in Section 4.15 in the Village Seven FEIR. Prior to mitigation, the approved project would increase the use of existing neighborhood and

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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. Mitigation measure 4.15-1 addresses these impacts. Mitigation for these impacts would include the dedication of parkland, and/or the payment of park development fees and/or park in-lieu fees in accordance with Chila Vista Municipal Code Chapter 17.10.

Proposed Project Analysis

The approved project includes the establishment of both parks and open space preserves. The proposed project would not reduce the acreage of parkland allocated in Village Seven, and would comply with City parkland obligations for new residential development. The proposed project would be subject to the required mitigation measure (4.15-1) included in the Village Seven FEIR. Project would also not result in an increase in population or associated demands for parks and other recreational resources over that considered in the FEIR. Therefore, no new significant impacts would occur beyond those identified in the Village Seven FEIR, and no additional mitigation is required.

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7 CONCLUSION

This Addendum identifies all changed circumstances and provides an analysis of the proposed project's potential impacts that were not previously disclosed in the Village Seven 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 Village Seven FEIR adequate under CEQA.

Name/Title

Date

*Attachments: MMRP for Addendum to Village 7 SPA
Figure 1, Site Utilization Plan
Figure 2, Land Use District Maps
Figure 3, R4 Neighborhood Site Plan
Figure 4, R8 Neighborhood Site Plan
Appendix A: Air Quality and GHG Technical Memorandum
Appendix B: Project Information Form
Appendix C1: Water Evaluation
Appendix C2: Sewer Evaluation*

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**Addendum to Village 7 Sectional Planning
Area (SPA) Plan EIR - Mitigation Monitoring and
Reporting Program Checklist**

Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification				Responsible Party	Completed		Comments
			SPA/ T.M.	Pre Const.	During Const.	Post Const.		Initials	Date	
Addendum to VILLAGE 7 SPA PLAN										
	TRAFFIC, CIRCULATION AND ACCESS									
4.3-1	Prior to 2030the applicant shall pay a fair share toward the construction of the six-lane Prime Arterial segment of Rock Mountain Road between La Media and SR-125 with the appropriate intersection geometry, or shall construct the road segment.	Monitoring by City of Chula Vista Engineering Division	X		X	X	Developer			The developer will pay their fair share prior to 2030.
4.3-2	No units within Village 7 shall be constructed which would result in the total number of units within the Eastern Territories (starting on January 1, 2003), exceeding 8,990 units, prior to the construction of SR 125 between SR 54 and the International border.	Monitoring by City of Chula Vista Engineering Division	X		X	X	Developer			
4.3-3	The developer of the project shall contribute its fair share towards the widening of Rock Mountain Road to meet the City’s standards for a six-lane Major Street.	Monitoring by City of Chula Vista Engineering Division	X		X	X	Developer			
4.3-4	The developer of the project shall contribute its fair share towards the widening of Rock Mountain Road to meet the City’s standards for a seven-lane Major Street.	Monitoring by City of Chula Vista Engineering Division	X		X	X	Developer			
4.3-5	The developer of the project shall contribute its fair share towards the widening of Rock Mountain Road to meet the City’s standards for a four-lane Major Street from Main Street to La Media Road, a six-lane Major Street from La Media Road to SR 125, and a six-lane Prime Arterial from SR 125 to Eastlake Parkway.	Monitoring by City of Chula Vista Engineering Division	X		X	X	Developer			

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4.3-6	The developer of the project shall contribute its fair share towards the widening of Rock Mountain Road to meet the City's standards for a six-lane Prime Arterial with the appropriate intersection geometry at the intersection of Rock Mountain Road/La Media Road, a six-lane Major Street from Main Street to La Media Road, and an eight-lane Prime Arterial from SR 125 to Eastlake Parkway.	Monitoring by City of Chula Vista Engineering Division	X		X	X	Developer			
4.3-7	The developer of the project shall contribute its fair share towards the widening of Rock Mountain Road to meet the City's standards for an eight-lane Prime Arterial from SR 125 to Eastlake Parkway.	Monitoring by City of Chula Vista Engineering Division	X		X	X	Developer			
NOISE										
4.4-1	Noise walls shall be secured to the satisfaction of the City Engineer and Environmental Review Coordinator for residential units located along Birch Road and La Media Road prior to receiving a grading permit, and constructed prior to occupancy of 1 st unit. An acoustical study confirming wall geometrics and conformance with the City's noise threshold is required prior to finalization of site and grading plans. Based on preliminary design and assumptions, the following wall height would be required to meet City standards: Birch Road 7 feet La Media Road 6 feet	Monitoring by City of Chula Vista Engineering and Planning and Building Department.		X	X	X	Developer			
AIR QUALITY										

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4.5-1	The following measures shall be specified as notes on the project grading plans, and shall be implemented as practical to minimize construction emissions: ◆ Minimize simultaneous operation of multiple construction equipment units. ◆ Use low pollutant-emitting construction equipment, as practical. ◆ Use electrical construction equipment as practical. ◆ Use catalytic reduction for gasoline-powered equipment. ◆ Use injection timing retard for diesel-powered equipment. ◆ Water the construction area at least twice daily to minimize fugitive dust. ◆ Stabilize graded areas as quickly as possible to minimize fugitive dust. ◆ Pave permanent roads as quickly as possible to minimize dust. ◆ Use electricity from power poles instead of temporary generators during building as feasible. ◆ Apply chemical stabilizer or pave the last 100 feet of internal travel path within a construction site prior to public road entry. ◆ Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads. ◆ Remove any visible track-out into traveled public streets within 30 minutes of occurrence. ◆ Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred. ◆ Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. ◆ Cover haul trucks or maintain at least 12 inches of freeboard to reduce blowoff	Monitoring by the City of Chula Vista Planning and Building Department		X	X		Developer			Prior to issuance of grading permits.
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Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification				Responsible Party	Completed		Comments
			SPA/T.M.	Pre Const.	During Const.	Post Const.		Initials	Date	
	during hauling. ♦ Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph.									
LANDFORM ALTERATION/AESTHETICS										
4.6-1	Perimeter landscaping in accordance with the Landscape Master Plan within the McMillin Otay Ranch, LLC and Otay Project LP ownerships shall occur with each phase of development adjacent to the Federal Aviation Administration (FAA) site to minimize views of the FAA VHF Omnidirectional Range Tactical Air Navigation (VORTAC) facility.	Monitoring by the City of Chula Vista Building and Planning Department		X	X		Developer			Perimeter landscaping is to occur with the first development within Village 7.
4.6-2	Lighting for community facilities, recreation areas, and sports fields shall be approved by the Director of General Services and Environmental Review Coordinator prior to approval of a final site plan for the park. Shielded, uni-directional lighting shall be used. Additionally, lighting at these facilities to be shut off between 11 pm and 7 am.	Monitoring by the City of Chula Vista Engineer Department of General Services		X			Developer			
HYDROLOGY/DRAINAGE/WATER QUALITY										
4.7-1	Prior to issuance of each grading permit, a detailed drainage system design study shall be prepared in accordance with the City of Chula Vista's standards and shall be approved by the City Engineer.	Monitoring by the City of Chula Vista Engineer		X			Developer			Mitigation to be completed prior to issuance of Grading Permit.
4.7-2	Prior to issuance of each grading permit, the project applicant shall submit an Notice of Intent (NOI) and obtain an National Pollutant Discharge Elimination system (NPDES) Permit for Construction Activity from State Water Resources Control Board (SWRCB). Adherence to all conditions of the General Permit for Construction Activity is required. Each applicant wanting to develop within the <i>Village 7 SPA Plan</i> project is required under the SWRCB General Construction Permit to develop a Stormwater Pollution Prevention Plan (SWPPP) describing best management practices (BMPs) to be used during and after construction to prevent the discharge of sediment and other pollutants in storm water runoff from the project. The SWPPP shall also include a Storm Water Sampling and Analysis Strategy (SWSAS), pursuant to the SWRCB General Construction Permit requirements.	Monitoring by the City of Chula Vista Engineer		X	X		Developer			Mitigation to be completed prior to issuance of Grading Permit.

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4.7-3	Permanent treatment control BMPs shall be included as part of the project in accordance with Section 2c of the City of Chula Vista Standard Urban Stormwater Mitigation Plan (SUSMP), the Preliminary Water Quality Technical Report for Otay Ranch Village 7 (Rick Engineering Company, May 24, 2004) and the Preliminary Water Quality Technical Report (Hunsaker & Associates, May 21, 2004).	Monitoring by the City of Chula Vista Engineer			X		Developer			Mitigation to be completed after Grading Permit is issued.
4.7-4	Prior to construction, a maintenance plan for temporary erosion control facilities shall be established by the applicant to the satisfaction of the City Engineer. The applicant shall be responsible for implementing, monitoring, and maintaining the required BMPs to ensure that the measures are working properly, until the construction area has been permanently stabilized. This will typically involve inspection, cleaning, repair operations being conducted after runoff-producing rainfall.	Monitoring by the City of Chula Vista Engineer			X		Developer			Mitigation to be completed after Grading Permit is issued.
4.7-5	After construction, energy dissipating structures (e.g. detention ponds, riprap, or drop structures) as deemed necessary by a hydrologic or engineering consultants shall be used at storm drain outlets, drainage crossings, and/or downstream of all culverts, pipe outlets, and brow ditches to reduce velocity and prevent erosion.	Monitoring by the City of Chula Vista Engineer				X	Developer			Mitigation to be completed after construction.
GEOLOGY AND SOILS										
4.8-1	Prior to the issuance of each grading permit, the applicant shall verify that the applicable recommendations of the geotechnical report titled Geotechnical Investigation McMillin Otay Ranch, Village 7, prepared by Geotechnics Incorporated, dated January 23, 2004, for the eastern portion of the <i>Village 7 SPA Plan</i> project site have been incorporated into the project design and construction documents to the satisfaction of the City Engineer of the City of Chula Vista.	Monitoring by the City of Chula Vista Engineer		X			Developers			Mitigation to be implemented prior to issuance of each Grading Permit.

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4.8-2	Prior to the issuance of each grading permit, the applicant shall verify that the applicable recommendations of the geotechnical report titled Otay Ranch Village 7, R-2 and Village 4 Community Park Chula Vista, California dated May 5, 2004 prepared by Geocon Incorporated, for the western portion of the <i>Village 7 SPA Plan</i> project site have been incorporated into the project design and construction documents to the satisfaction of the City Engineer of the City of Chula Vista.	Monitoring by the City of Chula Vista Engineer		X			Developers			Mitigation to be implemented prior to issuance of each Grading Permit.
CULTURAL RESOURCES										
4.9-1	A qualified archaeological monitor shall be on-site during initial grading of the site. If historic archaeological material is encountered during grading, all grading in the vicinity as determined and defined by the archaeologist shall stop and its importance shall be evaluated, and suitable mitigation measures shall be developed and implemented, if necessary. Cultural material collected shall be permanently curated at an appropriate repository, such as the San Diego Archaeological Center.	Monitoring by the City of Chula Vista Planning and Building Department		X	X		Developer			
PALEONTOLOGY										
4.10-1	Prior to issuance of any on-site (or off-site) grading permits, the applicant shall confirm to the City of Chula Vista that a qualified paleontologist has been retained to carry out the following mitigation program. The paleontologist shall attend pregrade meetings to consult with grading and excavation contractors. (A qualified paleontologist is defined as an individual with an MS or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques.)	Monitoring by the City of Chula Vista Planning and Building Department		X			Developer			Mitigation to be completed prior to issuance of each grading permit.

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4.10-2	A paleontological monitor shall be on-site at all times during the original cutting of previously undisturbed sediments of highly sensitive geological formations (Otay Formation) to inspect cuts for contained fossils. The paleontological monitor shall work under the direction of a qualified paleontologist. The monitor shall periodically (every several weeks) inspect original cuts in deposits with an unknown resources sensitivity. (A qualified paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials).	Monitoring by the City of Chula Vista Planning and Building Department		X	X		Developer			
4.10-3	If fossils are discovered, the paleontologist (or paleontological monitor) shall recover them. In instances where recovery requires an extended salvage time, the paleontologist (or paleontological monitor), shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Where deemed appropriate by the paleontologist (or paleontological monitor). A screen-washing operation for small fossil remains shall be set up.	Monitoring by the City of Chula Vista Planning and Building Department			X		Developer			
4.10-4	Prepared fossils, along with copies of all pertinent field notes, photographs, and maps, shall be deposited (with the applicant's permission) in a scientific institution with paleontological collections such as the San Diego Natural History Museum. A final summary report shall be completed which outlines the results of the mitigation program. This report shall include discussion of the methods used, stratigraphy exposed, fossils collected, and significance or recovered fossils.	Monitoring by the City of Chula Vista Planning and Building Department			X	X	Developer			
BIOLOGICAL RESOURCES										
4.11-1	Prior to recordation of each final map, the developer shall either convey land within the Otay Ranch Open Space Preserve at a ratio of 1.118 acres for each acre of development area, or pay a fee in lieu.	Monitoring by the City of Chula Vista Planning and Building Department		X	X		Developer			Prior to recordation of each Final Map.
4.11-2	Focused surveys for burrowing owl shall be conducted no earlier than 1 month prior to grading. If occupied burrows are detected, a mitigation plan shall be prepared and approved by the Director of Building and Planning and Environmental Review Coordinator and relocation of the species shall be conducted to avoid impacts from grading.	Monitoring by the City of Chula Vista Planning and Building Department		X			Developer			Prior to issuance of Grading Permit.

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4.11-6	Prior to issuance of grading permit, the developer shall prepare a plan to the satisfaction of the Director of Planning and Building to reduce indirect impacts to the Preserve adjacent to the borrow site. The plan shall address adjacency provisions of the Multiple Species Conservation Program (MSCP) and Resource Management Plan (RMP), including but not limited to, buffering techniques, control of invasives, access restrictions, water quality and noise reduction.	Monitoring by the City of Chula Vista Planning and Building Department		X			Developer			Prior to issuance of Grading Permit.
UTILITIES AND PUBLIC SERVICES										
4.12a-1	Prior to the recordation of any final map, the City Engineer shall be satisfied that the connections to the Salt Creek Interceptor via the Rock Mountain Road Trunk Sewer have been constructed or that the Poggi Canyon Trunk Sewer has adequate capacity in the interim until construction of said connection. The calculations of existing and anticipated sewage flows have determined thresholds at which two capital improvement projects must be completed: 1) the increase of the size of the Poggi Canyon Trunk Sewer within Reach 205 when Poggi Basin EDU's exceed 1,635 and 2) the construction of the Rock Mountain Trunk Sewer connection to the Salt Creek Interceptor when Poggi Basin EDU's exceed 5,000. These thresholds represent additional cumulative flows to the Poggi Canyon Trunk Sewer in excess of currently entitled and reserved EDU's within the Poggi Basin.	Monitoring by the City of Chula Vista Engineer								Prior to recordation of any Final Map.
4.12a-2	Sewer facility improvements shall be financed for installed on-and off-site in accordance with the fees and phasing in the approved Public Facilities Financing Plan.	Monitoring by the City of Chula Vista Engineer		X			Developer			Prior to issuance of Building Permit.
4.12b-1	Prior to approval of the first final map, a final Subarea Water Master Plan (SAMP) shall be required for the project. The Master Plan shall include the design of water system infrastructure including timing and cost of development and must be in compliance with the Otay Water District (OWD) Master Plan. Water facilities improvements shall be financed or installed on- and off-site in accordance with the SAMP.	Monitoring by the City of Chula Vista Engineer		X			Developer			Prior to approval of the first Final Map.
4.12b-2	Prior to the approval of the first final map for the project, the Developer shall secure and agree with the Otay Water District to construct all potable water facilities (on and off-site) required to serve the project.	Monitoring by the City of Chula Vista Engineer		X			Developer			Prior to approval of first Final Map.

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4.12b-3	Prior to approval of the first final map for the project, the applicant shall provide the City with a letter from the Otay Water District (OWD) stating that adequate storage capacity exists or would be available to serve the project.	Monitoring by the City of Chula Vista Engineer		X			Developer			Prior to approval of the first Final Map.
4.12b-4	Water facility improvements shall be financed or installed on-and off-site in accordance with the fees and phasing in the approved Public Facilities Financing Plan (PFFP) for the <i>Village 7 SPA Plan</i> .	Monitoring by the City of Chula Vista Engineer			X	X	Developer			Prior to approval of the first Final Map.
4.12c-1	Prior to the approval of each building permit, the developer shall pay Public Facilities Development Impact Fees (PFDIF).	Monitoring by the City of Chula Vista Engineer		X			Developer			Prior to approval of the first Final Map.
4.12d-1	Prior to approval of each building permit, the developer shall pay Public Facilities Development Impact Fees (PFDIF).	Monitoring by the City of Chula Vista Engineer		X			Developer			Prior to approval of the first Final Map.
4.12d-3	A Fire Protection Plan (FPP) is required for this SPA as allowed by the California Fire Code 2001ed Article 86 – Fire Protection Plan Urban-Wildland Interface Area. The FPP will include a Brush Management Plan, this plan will be provided from an approved list of consultants. Ultimately, fuel modification requirements will be decided by the Chula Vista Fire Department upon the review of Brush Management Plan. This plan will include all slopes within the village.	Monitoring by the City of Chula Vista Engineer		X			Developer			Prior to approval of the first Final Map.
4.12e-1	Prior to issuance of building permits, the project applicant shall pay school impact fees or enter into a mitigation agreement to help finance the needed facilities and services for the Chula Vista Elementary Unified School District to the satisfaction of the School District.	Monitoring by the City of Chula Vista Engineer		X			Developer			Prior to issuance of Building Permits.
4.12e-2	Prior to issuance of building permits, the project applicant shall pay school impact fees or enter into a mitigation agreement to help finance the needed facilities and services for the Sweetwater Union High School District to the satisfaction of the School District.	Monitoring by the City of Chula Vista Engineer		X			Developer			Prior to issuance of Building Permits.
4.12f-1	Prior to approval of each building permit, the developer shall pay Public Facilities Development Impact Fees (PFDIF).	Monitoring by the City of Chula Vista Engineer				X	Developer			Prior to issuance of Building Permits.

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Mitigation Measure No.	Mitigation Measure	Method of Verification	Timing of Verification				Responsible Party	Completed		Comments
			SPA/ T.M.	Pre Const.	During Const.	Post Const.		Initials	Date	
	PUBLIC HEALTH AND SAFETY									
4.13-1	Prior to grading, the applicant or Grading Contractor shall enroll in the Voluntary Assistance Program operated by the county of San Diego Department of Environmental Health (DEH) and obtain from DEH a Letter of Concurrence stating that onsite burial of contaminated soils during grading will not result in a public health risk, to the satisfaction of the District Director of Planning and Construction, the Environmental Review Coordinator, and City Engineer.	Monitoring by the City of Chula Vista Engineer		X			Developer			Prior to issuance of Building Permits.
	PARKS, RECREATION, AND OPEN SPACE									
4.15-1	The developer of the Village 7 SPA Plan shall dedicate parkland, pay park development fees and/or pay park in-lieu fees to meet the total obligation of 11.5 acres in accordance with the PFFP.	Monitoring by the City of Chula Vista Planning and Building Department		X			Developer			Prior to the first Final Map recordation.

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8 REFERENCES

- California Air Pollution Control Officers Association (CAPCOA). 2022. Appendix C: Emission Calculation Details for CalEEMod. https://caleemod.com/documents/user-guide/04_Appendix%20C.pdf
- City of Chula Vista. 2004. Village Seven Sectional Planning Area Plan and Tentative Maps Final Environmental Impact Report. October 12, 2004.
- CR Associates. 2024. Otay Ranch Village Seven Trip Generation Review.
- Dexter Wilson. 2024a. Otay Ranch Village 7 SPA Amendment Water Evaluation.
- Dexter Wilson. 2024b. Otay Ranch Village 7 SPA Amendment Sewer Evaluation.
- Dexter Wilson. 2024c. Otay Ranch Village 7 SPA Amendment Water Conservation Evaluation. Dudek. 2004. Otay Village 7 Air Quality and Greenhouse Gas Emissions Technical Memorandum.
- Geocon Incorporated. 2022. Update Geotechnical Report. Otay Ranch Village 7 Neighborhood R-4, Chula Vista, California.
- Geocon Incorporated. 2021. Geotechnical Investigation. Otay Ranch Village 7 South (Neighborhood R-8), Chula Vista, California.

Site Utilization Plan



Figure 1

Land Use Districts



SF3	Single Family Three: District which permits single family housing located on lots >5,000 square feet
SF4	Single Family Four: District which permits single family housing located on lots <5,000 square feet
RM1	Residential Multi-Family One: District which permits housing ranging from 8 units/acre up to 14.9 units/acre including small lot single family, alley, duplex and stacked flats product types
RM2	Residential Multi-Family Two: District which permits housing at densities from 15+ units/acre
CPF	Community Purpose Family: District which permits uses established pursuant to the Community Purpose Facilities requirements of the P-C Planned Community Zone
OS/P1	Open Space/Park One: District which permits developed or usable open space and park uses, and may include naturalized open space

Figure 2



