

NEGATIVE DECLARATION

PROJECT NAME:	2020-2029 Housing Element Update
PROJECT LOCATION:	City of Chula Vista
ASSESSORS PARCEL NO:	Citywide
PROJECT APPLICANT:	City of Chula Vista
CASE NO:	IS 20-0004
DATE:	December 4, 2020

Project Location and Setting

The City of Chula Vista is located in the southern portion of the County of San Diego and encompasses approximately 52 square miles of land area from the San Diego Bay eastward to Otay Reservoir and includes most of the land between the Sweetwater River to the north and the Otay River to the south. The bayfront, rivers, and hills define the City's planning areas. The City of Chula Vista is the second-largest municipality in San Diego County and the fifteenth largest city in the state of California with a population of more than 270,000 residents.

The City's communities are distinguished by geographic planning areas:

- Northwest – That area north of L Street and east of Interstate 5, also referred to as the City's historic urban core;
- Southwest – That area south of L Street, generally encompassing those neighborhoods included within the Montgomery annexation of 1985;
- East – That area east of Interstate 805, generally encompassing master planned communities developed from the early 1990's and continuing to the present; and,
- Bayfront – That area west of Interstate-5 and north of L Street, currently underdeveloped with some development and large vacant waterfront properties with a master plan that was approved by the California Coastal Commission in August 2012.

Project Background

State law requires a Housing Element as a mandatory component of a jurisdiction's General Plan and requires that this Element be revised every eight (8) years. Periodic updates of the Housing Element ensure that local policies and programs are responsive to changing conditions and future

housing needs. Housing Element Law requires the City to analyze resources available and to quantify projected housing needs by income category. The City must demonstrate that there is available land with the appropriate densities to allow the development of affordable housing to occur, and that it has programs in place or it will develop programs that will mitigate any regulatory measures serving as a constraint to the development of affordable housing.

A. Project Description

Pursuant to State Law, the City of Chula Vista has prepared an update for the sixth Housing Element cycle covering the period from April 2021 – April 2029. The draft 2021-2029 Housing Element addresses the needs of all income levels. It contains an analysis and update of housing and population data based on the most current conditions and sources of information. The revisions incorporate current population and housing projections based upon SANDAG's Regional Housing Needs Assessment (RHNA) prepared in July 2020 for the sixth cycle planning period of April 15, 2021 – April 15, 2029. In accordance with State Housing Law, the draft 2021-2029 Housing Element contains the following:

1. An assessment of housing needs in Chula Vista;
2. An assessment of actual and potential constraints to the provision and maintenance of affordable housing;
3. An analysis of the City's accomplishments during the 2013-2020 housing element cycle;
4. An evaluation of potential residential development based on the current General Plan and Zoning Ordinance; and
5. The formulation of goals and policies the City will implement to address a number of important housing related issues and to ensure sufficient land capacity to meet the RHNA objectives.

The draft Housing Element calls for the continuation of existing policies and programs to enable the City to meet future housing demands for all economic segments of the community that address housing quality and quantity, housing affordability and access, equal housing opportunities and natural resources, energy efficiency and conservation and identifies new programs in conformance with recent housing legislation for implementation during the 2021-2029 Housing Element cycle.

B. Compatibility with Zoning and Plans

The 2021-2029 Housing Element consists of a detailed analysis of Chula Vista's demographic, economic and housing characteristics, as well as an eight-year housing strategy to address the housing needs of the community. The Housing Element calls out

goals, policies, and objectives relative to meeting the housing needs of the community. The goals of the Housing Element are to promote housing that helps to create safe, livable, and sustainable neighborhoods, facilitate the construction and provision of quality housing to meet the city's diverse needs, create opportunities for affordable housing, particularly in vulnerable areas and in areas of opportunity and promote equitable and accessible housing options and resources.

The 2021-2029 Housing Element does not propose any changes to land uses within Chula Vista, nor does it call out or approve any specific development projects. The Housing Element acknowledges and addresses several bills that were signed into State law in 2019 that include requirements for local density bonus programs, surplus lands, ADU streamlining, and removing local barriers to housing. It is not possible to predict which properties in the City, if any, may propose and qualify for density bonus programs. The Housing Element is consistent with, and will be a part of, the adopted City of Chula Vista General Plan 2005 Update. The adoption of the 2021-2029 Housing Element will not result in any physical changes to the environment. Future discretionary governmental approval of site specific housing projects, including those proposing a Density Bonus component, will require review in accordance with the California Environmental Quality Act (CEQA), and if applicable the National Environmental Policy Act (NEPA).

C. Identification of Environmental Effects

An Initial Study conducted by the City of Chula Vista (including an attached Environmental Checklist form) determined that the proposed project will not have a significant environmental effect, and the preparation of an Environmental Impact Report will not be required. This Negative Declaration has been prepared in accordance with Section 15070 of the State California Environmental Quality Act (CEQA) Guidelines.

1. Individuals and Organizations

City of Chula Vista:

- Scott Donaghe, Development Services Department, Planning Division
- Cheryl Goddard, Development Services Department, Advance Planning Division
- Leilani Hines, Development Services Department, Housing Division

2. Documents

- Draft 2021-2029 Housing Element of the General Plan, December 4, 2020
- Chula Vista General Plan Update (December 2005)

- Title 19, Chula Vista Municipal Code
- City's Growth Management Program Implementation Manual 2015
- SANDAG's Regional Housing Needs Assessment (RHNA)

3. Initial Study

This environmental determination is based on the attached Initial Study, any comments received on the Initial Study and any comments received during the public review period for this Negative Declaration. The report reflects the independent judgement of the City of Chula Vista. Further information regarding the environmental review of this project is available from the Chula Vista Development Services Department, 276 Fourth Avenue, Chula Vista, CA 91910.

Date: December 4, 2020

Attach: IS 20-0004



Environmental Checklist Form

- | | |
|--|---|
| 1. Proponent Name, Address and Contact: | City of Chula Vista
Development Services Department
276 Fourth Avenue
Contact: Cheryl Goddard, Senior Planner
cgoddard@chulavistaca.gov |
| 2. Lead Agency Name, Address and Contact: | City of Chula Vista
Development Services Department
276 Fourth Avenue
Contact: Cheryl Goddard, Senior Planner
cgoddard@chulavistaca.gov |
| 4. Name of Proposal: | 2021-2029 City of Chula Vista
Housing Element Update |
| 5. Date of Checklist: | December 4, 2020 |
| 6. Case No.: | IS 20-0004 |
| 7. General Plan Designation: | Various; City-wide |
| 8. Zoning Designation: | Various; City-wide |

Project Location and Setting:

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Project Description:

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The 2021-2029 Housing Element Update calls for the continuation of existing policies and programs to enable the City to meet future housing demands for all economic segments of the community that address housing quality and quantity, housing affordability and access, equal housing opportunities and natural resources, energy efficiency and conservation and identifies new programs in conformance with recent housing legislation for implementation during the 2021-2029 Housing Element cycle. The Housing Element acknowledges and addresses several bills that were signed into State law in 2019 that include requirements for local density bonus programs, surplus lands, ADU streamlining, and removing local barriers to housing. It is not possible to predict which properties in the City, if any, may propose and qualify for density bonus programs. Any development project with a Density Bonus component will be subject to environmental review under California Environmental Quality Act (CEQA), and if applicable, the National Environmental Policy Act (NEPA).

The Housing Element does not propose any changes to land uses within Chula Vista, nor does it call out or approve any specific development projects. The adoption of the 2021-2029 Housing Element will not result in any physical changes to the environment.

ENVIRONMENTAL ANALYSIS QUESTIONS

I. AESTHETICS:

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a-d): The 2021-2029 Housing Element Update will not impact scenic vistas, scenic resources, or visual character and will not create sources of substantial light or glare that adversely affect views. The Housing Element sets forth the City's policies and detailed programs for meeting existing and future housing needs as determined by the RHNA process, for preserving and enhancing neighborhoods, and for increasing affordable housing opportunities for extremely low, very-low, low and moderate income persons and households. It serves as the primary policy guide for local decision-making on all housing matters.

The Housing Element is consistent with the adopted City of Chula Vista General Plan 2005 Update. It does not propose any changes to land uses nor does it call out or approve any specific development projects. The Housing Element will not, in and of itself, result in impacts to scenic vistas, scenic resources, or visual character, and will not create sources of substantial light or glare that adversely affect views Housing Element as it does not propose any development. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential aesthetic-related impacts are location specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- d) Result in the loss of forest land or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒
- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? ☐ ☐ ☐ ☒

Comments:

(a-e): The 2021-2029 Housing Element Update will not impact agricultural resources or operations. A limited number of parcels in the City retain agricultural zoning, which is considered a holding zone, pending development proposals in conformance with the applicable land use plans. Agricultural production associated with these areas is not significant in terms of countywide agricultural value. Long-term agricultural use is not planned for the General Plan. The Chula Vista General Plan Environmental Element includes Objective E4, which is to maintain the opportunity for limited agricultural and related uses to occur as an interim land use within planned development areas and as a potential permanent land use within appropriate locations. The Project would not affect Williamson Act contract lands because there is no land under a Williamson Act Contract within Chula Vista.

The Housing Element is a policy document consistent with the General Plan. The Housing Element will not, in and of itself, result in impacts to farmland, forestland, Williamson Act contracts, timberland, or timberland-zoned Timberland Production as it does not propose any development. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential agriculture- and forestry-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a-d): The 2021-2029 Housing Element Update will not impact air quality. The Housing Element is consistent with the adopted City of Chula Vista General Plan 2005 Update. The Chula Vista General Plan Environmental Element includes Objective E6, which is to improve local air quality and reduce greenhouse gas emissions by minimizing the release of air pollutants and toxic air contaminants and limiting the exposure of people to such pollutants.

The 2021-2029 Housing Element Update does not propose any changes to land uses nor does it call out or approve any specific development projects. The Housing Element does acknowledge and address several bills that were signed into State law in 2019 that include requirements for local

density bonus programs. It is not possible to predict which properties in the City, if any, may propose and qualify for density bonus programs.

The Housing Element will not, in and of itself, result in impacts to air quality or plans for air quality, or produce pollutants or odors as it does not propose any development. All future development, including those with Density Bonus components, will require project-specific environmental evaluation in order to determine if any potential impacts are less than significant. Potential air quality-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers will be subject to San Diego County's Regional Air Quality Strategy (RAQS) and the 8-hour Ozone Attainment Plan.

Mitigation: No mitigation measures are required.

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

(a-f): The 2021-2029 Housing Element Update does not result in any adverse impacts to biological resources. The Housing Element is a policy document consistent with the General Plan. The Chula Vista General Plan Environmental Element addresses the long-range conservation, preservation, and enhancement of Chula Vista's open space and natural environment, including the role of the Multiple Species Conservation Program (MSCP). The Environmental Element includes Objective E4, which is to conserve Chula Vista's sensitive biological resources.

The Housing Element will not, in and of itself, result in impacts to biological habitats as it does not propose any development. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential biological impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

V. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a-c): Any evidence of cultural resources that might be unearthed in the process of construction becomes immediate grounds for the halting all construction until the extent and significance of any find is properly catalogued and evaluated by archaeological and cultural resource authorities recognized as having competence by the State of California. Furthermore, if it can be concluded that a project will cause damage to a unique archaeological or paleontological resource, appropriate mitigation measures shall be required to preserve the resource in-place, in an undisturbed state. Mitigation measures may include, but are not limited to, planning construction to avoid the site, deeding conservation easements, or capping the site prior to construction.

Adoption of the 2021-2029 Housing Element Update will not have an impact on any cultural resources, as it does not propose any development. The Housing Element is a policy document consistent with the General Plan. It identifies sites designated for residential development. The Chula Vista General Plan Environmental Element addresses the long-range conservation, preservation, and enhancement of Chula Vista's open space and natural environment. The Environmental Element includes Objective E9, which is to Protect Chula Vista's important cultural resources and support and encourage their accessibility to the public.

The Housing Element will not, in and of itself, result in impacts to cultural resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential cultural impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development

guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

VI. ENERGY

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a & b): The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The CBC includes the mandatory California Green Building Standards Code (CALGreen) for residential and nonresidential structures, and the most recent version includes the 2019 Building Energy Efficiency Standards.

In September 2017, the City adopted an update to its Climate Action Plan (CAP) to address the threat of climate change impacts to the local community. Implementation of the CAP's strategies and actions will help to improve the sustainability of housing stock, maximize energy and water efficiency potential, reduce occupant utility costs, increase home value, and preserve neighborhood quality. Additionally, Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels. The standards of Title 24 supersede local regulations, and State requirements mandate Title 24 requirements through implementation by local jurisdictions. The City will continue strict enforcement of local and state energy regulations for new residential construction and continue providing residents with information on energy efficiency.

The Housing Element Update promotes efficient use of water and energy through sustainable design, adopted standards, and incentives to conserve limited resources and reduce long-term

operational costs of housing, consistent with the City's CAP, the most recent Energy Code including City-specific amendments, Green Building Standards, and other related City ordinances.

Adoption of the 2021-2029 Housing Element Update will not have an impact on energy resources, as it does not propose any development. The Housing Element is a policy document consistent with the General Plan. The Housing Element will not, in and of itself, result in impacts to energy resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

VII. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a-f): Adoption of the 2021-2029 Housing Element Update will not have an impact on any geological or soil resources, as the Housing Element does not propose any development. The Housing Element is a policy document consistent with the General Plan. The Housing Element Update does not include any changes to land use designations.

The Housing Element will not, in and of itself, result in impacts to geology and soils. All future development will require project-specific environmental evaluation in order to determine that any

potential impacts are less than significant. Any future housing development that is fostered by the Housing Element would be required to adhere to the CBC and other standards and regulations for building designs. Impacts resulting from ground shaking, expansive soils, landslides, and liquefaction hazards would be required to comply with existing codes and adherence with the recommendations of the project-specific geotechnical report, including engineered site preparation and adequate structural design. Any proposed construction would require the adoption of appropriate engineering design in conformance with the recommended geotechnical standards for construction.

Mitigation: No mitigation measures are required.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a & b): The 2021-2029 Housing Element Update is consistent with applicable plans and programs designed to reduce GHG emissions. Since 2000, Chula Vista has been implementing a “Climate Action Plan” (CAP) to address the threat of climate change impacts to the local community. The most recent plan was adopted in September 2017. It includes ambitious goals and policies to strengthen the City’s climate action efforts. Implementing the CAP facilitates achieving numerous community co-benefits such as utility savings, better air quality, reduced traffic congestion, local economic development, and improved quality of life. To further advance community energy and water conservation goals, the City is implementing the following actions listed in its CAP to achieve residential-focused greenhouse gas emission reductions:

- Formed San Diego Community Power to provide 100% clean electricity by 2035
- Adopted Active Transportation Plan to facilitate future active transportation infrastructure

- Launched Chula Vista Climate Action Challenge to encourage voluntary home improvements to reduce waste and pollution
- Require installation of solar photovoltaic systems in new single- family housing
- Require residential electric vehicle pre-wiring in new development
- Evaluate residential organics collection pilot program

State policies to reduce GHG emissions associated with energy use would reduce anticipated emissions associated with future development projects. Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels. The standards of Title 24 supersede local regulations, and State requirements mandate Title 24 requirements through implementation by local jurisdictions. The City will continue strict enforcement of local and state energy regulations for new residential construction and continue providing residents with information on energy efficiency.

Existing regulations and standards that would apply to any future residential development, would significantly reduce GHG emissions associated with future projects. The actions that the City has taken show a commitment to reducing GHG emissions through green design, energy efficiency, and transit-oriented development. While future projects will still emit greenhouse gases, the Housing Element demonstrates adequate sites to meet the RHNA. As a policy document, the Housing Element will not, in and of itself, result in the emission of greenhouse gasses. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential GHG-related impacts cannot be assessed in a meaningful way until the type and location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a-g): Adoption of the 2021-2029 Housing Element Update will not have an impact from hazardous materials, airports, toxic emissions, wildfires, and other emergencies, as the Housing Element does not propose any development. The Housing Element is a policy document consistent with the General Plan. The Housing Element Update does not include any changes to land use designations and its adoption will not result in any physical changes to the environment. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential hazard-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. result in substantial erosion or siltation on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a-e): Adoption of the 2021-2029 Housing Element Update will not have an impact on hydrology or water resources, as the Housing Element does not propose any development. The Housing Element is a policy document consistent with the General Plan. The Housing Element Update does not include any changes to land use designations and its adoption will not result in any physical changes to the environment. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential water-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact. If a project proposes to disturb more than 1 acre of soil, the state requires that a SWPPP, which includes BMPs, be prepared. BMP examples generally include an effective combination of erosion and sediment controls, which include barriers such as silt fences, hay bales, drain inlet protection, gravel bags, etc. Existing vegetation should be preserved as much as possible. Additionally, Development in a flood zone is subject to the Zoning Ordinance, which requires the elevation of structures above the base flood elevation, the use of flood-resistant materials, and certification by a registered engineer or surveyor.

Mitigation: No mitigation measures are required.

XI. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a & b): The Housing Element is part of the General Plan. It has been analyzed and found to be consistent with the rest of the General Plan elements. The Housing Element is specifically consistent with the Land Use Diagram of the General Plan, as the potential for new housing production identified in the RHNA can be accommodated with sites currently zoned to allow residential and/or mixed-use development including residences.

The Housing Element Update does not include any changes to land use designations and its adoption will not result in any physical changes to the environment. The Housing Element will not, in and of itself, result in physically dividing the community or conflict with any applicable habitat conservation plan or natural communities conservation plan. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential land use-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

XII. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a & b): Both the Sweetwater River and the Otay River valleys contain significant deposits of construction quality sand reserves. The reach of the Sweetwater River that falls within the General Plan area is also within a regional park and, therefore, no further extraction of this resource is permitted. In addition to sand and gravel resources, Rock Mountain, situated immediately north of the Otay River, is currently being mined for boulders, which are processed into crushed rock. Although the MRZ-2 zone within the Otay River Valley has experienced sand and gravel mining in the past, the majority of this area is now within the Chula Vista MSCP Preserve.

The MSCP is a comprehensive, long-term habitat conservation program that addresses the needs of multiple endangered, threatened, and sensitive plant and animal species. Pursuant to the Chula Vista MSCP Subarea Plan, in the long-term it is envisioned that no mining, extraction, or processing facilities and/or activities will occur in the Preserve. The Subarea Plan mandates that all temporary sand mining and related activities must be consistent with the objectives, guidelines, and requirements of the MSCP Subregional Plan, the City of Chula Vista's ordinances, and SMARA. The MSCP Subregional Plan states that: "New or expanded mining operations on lands conserved as part of the Preserve are incompatible with MSCP Preserve goals for covered species and their habitats unless otherwise agreed to by the wildlife agencies at the time the parcel is conserved."

Surface mining is regulated pursuant to SMARA, as implemented by the City through its recently adopted Surface Mining Operations Ordinance. As with the state and the San Diego region, the most valuable mineral resource in Chula Vista is construction aggregate. If an area containing such resources is developed prior to accessing these resources, it may result in the permanent loss of minerals that are of local and regional significance. Rock Mountain is a valuable asset for the City and the region; the continued mining of this resource is anticipated for the near future. However,

the mining of resources within the City beyond Rock Mountain is anticipated to be very limited in the near-term and either very limited or nonexistent in the long-term. Furthermore, in the long-term, no mining is envisioned to occur at all within the Chula Vista MSCP Preserve.

The 2021-2029 Housing Element Update will have no effect upon mineral resources. The Housing Element is a policy document consistent with the General Plan. The Chula Vista General Plan Environmental Element addresses the long-range conservation, preservation, and enhancement of Chula Vista's open space and natural environment. The Environmental Element includes Objective E5, which is to efficiently extract regionally significant mineral resources in accordance with the Chula Vista MSCP Subarea Plan and require the appropriate reclamation of mined areas for suitable future development, recreation, open space, and/or habitat restoration.

The Housing Element will not, in and of itself, result in impacts to mineral resources as it does not propose any development. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential mineral-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

XIII. NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a-c): Adoption of the 2021-2029 Housing Element Update will not result in exposure of persons to noise in excess of established standards or excessive vibration or groundborne noise, nor will there be permanent or temporary increases in ambient noise levels within the citywide project area, as the Housing Element does not propose any development. The Housing Element is a policy document consistent with the General Plan.

The Housing Element Update does not include any changes to land use designations and its adoption will not result in any physical changes to the environment. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential noise-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development

guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

XIV. POPULATION AND HOUSING

Would the project:

	Potential y Significan t Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a & b): The project represents a revision to the City's existing Housing Element as required by state law. The San Diego Association of Governments (SANDAG) has allocated the following RHNA to the City of Chula Vista for the 2021-2029 Housing Cycle. This RHNA represents the City's fair share of the housing needs for the San Diego region, including an equitable share of affordable housing.

NEW HOUSING CONSTRUCTION OBJECTIVES 2021-2029	
Income Category	RHNA Construction Need
Very Low	2,750
Low	1,777
Moderate	1,911
Above Moderate	4,667
Total	11,105

As part of the 2015-2023 Housing Element update, a housing sites inventory was created to demonstrate the City's ability to fulfill its RHNA on sites already zoned for residential development. The Housing Element recommends various housing programs to assist in providing housing for all income levels including extremely low-, very low-, low-, moderate-, and above moderate-income households. The housing element is one part of the General Plan, which establishes policy to guide the orderly development of the community. The City does not have any geographic areas where substantial growth-inducing impacts could be caused. Population growth foreseen by the General Plan is not a substantial increase that could result in a significant impact, because the growth contemplated is mitigated through all the general plan policies identified in the General Plan Update Final EIR. The Housing Element sets forth programs and policies to facilitate housing conservation, maintenance, and diversity, and no aspect of the project involves the displacement of existing residents.

The Housing Element is a policy document consistent with the General Plan. The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan Update EIR. The Housing Element Update does not include any changes to land use designations. The Housing Element will not, in and of itself, result in impacts from population and housing. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

XV. PUBLIC SERVICES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

The Housing Element will not, in and of itself, result in environmental impacts associated with the construction of new or additional facilities, needed as a result of reduced public service performance objectives. The primary purpose of the Housing Element is to establish City housing goals, objectives, and policies, address governmental constraints, and identify opportunities to meet housing needs for eight years. The 2021-2029 Housing Element Update does not propose any changes to land uses nor does it call out or approve any specific development projects. The Housing Element does acknowledge and address several bills that were signed into State law in 2019 that include requirements for local density bonus programs. It is not possible to predict which properties in the City, if any, may propose and qualify for density bonus programs.

All future development, including those proposing Density Bonus components, will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential public services-related impacts are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development

guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

XVI. RECREATION

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a & b): The Housing Element is a policy document consistent with the General Plan. The Housing Element identifies sites designated for residential development. The Housing Element will not, in and of itself, result in impacts to parks or recreational facilities. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential recreation-related impacts are locations specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

XVII. TRANSPORTATION

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a – d): The Housing Element is a policy document consistent with the General Plan. The Housing Element identifies sites designated for residential development. The Housing Element Update is consistent with regulations to promote pedestrian and bicycle pathways, transit, and other actions to decrease Vehicle Miles Traveled (VMT) within the city. New development would be subject to policies described in Circulation Element as well as other policies that promote reduction of VMT. New development may be subject to traffic impact fees for road, bridge, and other traffic improvements. The Housing Element Update does not propose specific development at this time. Design features of future development would need to be consistent with road design features described in the Circulation Element as well as other applicable regulations determined by the City Engineer. Individual proposals for housing development would be reviewed for road design. The Housing Element will not, in and of itself, result in transportation impacts. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential recreation-related impacts are locations specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Assembly Bill 52 (AB 52, Gatto. Native Americans: California Environmental Quality Act) and CEQA Public Resources Code Section 21080.3.1, subdivisions (b), (d)), requires a lead agency to

consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. As of the date of this Initial Study, no Native American tribes have requested consultation.

California Government Code §65352.3 (adopted pursuant to the requirements of SB 18) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan, or to designate open space that includes Native American Cultural Places. The tribal organizations eligible to consult have traditional lands in a local government's jurisdiction, and are identified, upon request, by the Native American Heritage Commission (NAHC). As noted in the California Office of Planning and Research's Tribal Consultation Guidelines (2005), "the intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places." The City conducted SB 18 outreach to California Native American tribes and provided an opportunity for the tribes to consult regarding the Housing Element Update. As of the date of this Initial Study, no requests for consultation were received.

The Housing Element is a policy document consistent with the General Plan. The Housing Element identifies sites designated for residential development and does not propose specific development at this time. The Housing Element will not, in and of itself, result in impacts to tribal cultural resources. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential recreation-related impacts are locations specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a – e): The Housing Element is a policy document consistent with the General Plan. The Housing Element identifies sites designated for residential development and does not propose specific development at this time. The 2021-2029 Housing Element Update does not propose any changes

to land uses nor does it call out or approve any specific development projects. The Housing Element does acknowledge and address several bills that were signed into State law in 2019 that include requirements for local density bonus programs. It is not possible to predict which properties in the City, if any, may propose and qualify for density bonus programs.

The Housing Element will not, in and of itself, result in impacts to utilities and service systems. All future development, including those proposing Density Bonus components, will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential utilities and services-related impacts are locations specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

(a – d): CAL FIRE maps areas of significant fire risks in California, which are identified based on weather, topography, fuels, and other factors. Fire hazards are greatest in areas with steep slopes, volatile vegetation, and windy conditions. The City is responsible for fire protection and management within the city limits. The City’s Growth Management Program includes an evaluation of fire and emergency services and a series of options to meet projected needs.

The Housing Element is a policy document consistent with the General Plan. The Housing Element identifies sites designated for residential development and does not propose specific development at this time. The Housing Element will not, in and of itself, result in impacts to wildfire risks. All future development will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Potential wildfire-related impacts are locations specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards, and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

XXI. THRESHOLDS

Will the proposal adversely impact the City’s Threshold Standards?

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Library				
The City shall construct 60,000 gross square feet (GSF) of additional library space, over the June 30, 2000 GSF total, in the area east of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Interstate 805 by buildout. The construction of said facilities shall be phased such that the City will not fall below the city-wide ratio of 500 GSF per 1,000 population. Library facilities are to be adequately equipped and staffed.				
b) Police				
i. Emergency Response: Properly equipped and staffed police units shall respond to 81 percent of “Priority One” emergency calls within seven (7) minutes and maintain an average response time to all “Priority One” emergency calls of 5.5 minutes or less.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Respond to 57 percent of “Priority Two” urgent calls within seven (7) minutes and maintain an average response time to all “Priority Two” calls of 7.5 minutes or less.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Fire and Emergency Medical				
Emergency response: Properly equipped and staffed fire and medical units shall respond to calls throughout the City within 7 minutes in 80% of the cases (measured annually).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Traffic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The Threshold Standards require that all intersections must operate at a Level of Service (LOS) “C” or better, with the exception that Level of Service (LOS) “D” may occur during the peak two hours of the day at signalized intersections. Signalized intersections west of I-805 are not to operate at a LOS below their 1991 LOS. No intersection may reach LOS “E” or “F” during the average weekday peak hour. Intersections of arterials with freeway ramps are exempted from this Standard.</p>				
<p>e) Parks and Recreation Areas</p> <p>The Threshold Standard for Parks and Recreation is 3 acres of neighborhood and community parkland with appropriate facilities/1,000 population east of I-805.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) Drainage</p> <p>The Threshold Standards require that storm water flows and volumes not exceed City Engineering Standards. Individual projects will provide necessary improvements consistent with the Drainage Master Plan(s) and City Engineering Standards.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Sewer				
The Threshold Standards require that sewage flows and volumes not exceed City Engineering Standards. Individual projects will provide necessary improvements consistent with Sewer Master Plan(s) and City Engineering Standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Water				
The Threshold Standards require that adequate storage, treatment, and transmission facilities are constructed concurrently with planned growth and that water quality standards are not jeopardized during growth and construction.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Applicants may also be required to participate in whatever water conservation or fee off-set program the City of Chula Vista has in effect at the time of building permit issuance.				

Comments:

(a – h): The adoption of the Housing Element will not result in impacts to the Library Services, police response times, fire or emergency response times. The adoption of the Housing Element will not result in impacts to traffic, Parks and Recreation Services, drainage, sewer services or water services. The 2021-2029 Housing Element Update does not propose any changes to land uses within Chula Vista, nor does it call out or approve any specific development projects. The Housing Element is consistent with, and will be a part of, the adopted City of Chula Vista General Plan 2005 Update.

The 2021-2029 Housing Element Update does not call out or approve any specific development projects. The Housing Element does acknowledge and address several bills that were signed into State law in 2019 that include requirements for local density bonus programs. It is not possible to

predict which properties in the City, if any, may propose and qualify for density bonus programs. All future development, including those proposing Density Bonus components, will require project-specific environmental evaluation in order to determine that any potential impacts are less than significant. Compliance with City Threshold Standards are location-specific and cannot be assessed in a meaningful way until the location of a project site is known. At such time that a development proposal is considered, that project will be subject to adopted development guidelines/standards and any impacts identified with the development project will be addressed through mitigation measures specific to the impact.

Mitigation: No mitigation measures are required.

XXII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

projects, and the effects of probable future projects)?

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☐ ☒

Comments:

Implementation of the Housing Element will not create any significant or adverse impacts. Potential site-specific impacts that cannot be known at this time will be addressed in conjunction with any development proposal submitted for the individual project sites. The Housing Element is a policy document consistent with the General Plan. The Housing Element identifies sites designated for residential development. The anticipated development capacity was previously evaluated for potential environmental impacts in the General Plan Update EIR. The Housing Element Update does not include any changes to land use designations.

- (a) As discussed in Section IV, Biological Resources and Section V, Cultural Resources, the project is the adoption of a revision to an existing element of the General Plan, and will not result in any physical changes to the environment. The action is adopting policies to encourage the development of moderate and low-income housing. Specific development is not proposed at this time. Future discretionary approval on specific housing projects will include compliance with the CEQA, and if applicable, NEPA.
- (b) The Housing Element represents a short-term (8 years) policy document that does not create or recommend action programs that would contain “Cumulative considerable” effects, but rather implements community adopted goals and objectives. The Housing Element is one of the required General Plan elements of a jurisdiction, and is the only element that is required by State law to be revised every five years. The primary purpose of the Housing Element is to address the existing and projected housing needs of all economic segments of a community.
- (c) No evidence has been provided in the Initial Study that shows that the adoption of the revised Housing Element, which serves as a guide for communities to address their housing needs and is required by state law, will cause substantial adverse effects on human beings, either directly or indirectly. No project specific plans are proposed and thus no impacts as a result of a potential risk or accidental explosion or release of hazardous substances have been identified at this time as stated in Sections IX Hazards and X Noise. Future discretionary governmental approval of site-specific housing projects will require review in accordance with CEQA, and if applicable, NEPA.

Mitigation: No mitigation measures are required.

XXIII. PROJECT REVISIONS OR MITIGATION MEASURES

No mitigation measures are proposed to be adopted with the Negative Declaration for the City of Chula Vista 2021-2029 Housing Element Update.

XXIV. AGREEMENT TO IMPLEMENT MITIGATION MEASURES

By signing the line(s) provided below, the Applicant(s) and/or Operator(s) stipulate that they have each read, understood and have their respective company's authority to and do agree to the mitigation measures contained herein, and will implement same to the satisfaction of the Environmental Review Coordinator. Failure to sign the line(s) provided below shall indicate the Applicants' and/or Operator's desire that the proposed project be held in abeyance without approval.

N/A

Printed Name and Title of Authorized Representative of
[Property Owner's Name]

N/A

Signature of Authorized Representative of
[Property Owner's Name]

Date

N/A

Printed Name and Title of
[Operator if different from Property Owner]

N/A

Signature of Authorized Representative of
[Operator if different from Property Owner]

Date

XXV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less Than Significant with Mitigation Incorporated” as indicated by the checklist on the previous pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture
Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas
Emissions | <input type="checkbox"/> Hazards and Hazardous
Materials |
| <input type="checkbox"/> Hydrology/Water | <input type="checkbox"/> Land Use and
Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and
Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural
Resources |
| <input type="checkbox"/> Utilities and Service
Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Threshold Standards |
| <input type="checkbox"/> Mandatory Findings of
Significance | | |

XXVI. DETERMINATION

On the basis of this initial evaluation:

- ☒ I find that the proposed project **could not** have a significant effect on the environment, and a **Negative Declaration** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the proposed project have been made or agreed to by the project proponent. A **Mitigated Negative Declaration** will be prepared.
- ☐ I find that the proposed project **may** have a significant effect on the environment, and an **Environmental Impact Report** is required.
- ☐ I find that the proposed project **may** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **Environmental Impact Report** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **Negative Declaration** pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **Negative Declaration**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Cheryl Goddard
Senior Planner
City of Chula Vista

December 4, 2020
Date