



APPENDIX A

A

Project Information Form for Transportation Studies

The first page of the Project Information Form (PIF) is to be completed by the applicant. If the project meets the exemption criteria shown below (subject to verification by City staff), then no further analysis is required and the PIF may be submitted with only the first page completed. If none of the boxes are checked, the remaining sections of the PIF (pages 2-4) must be completed by a consultant meeting professional qualifications described in Section 1.5 of the TSG (see "Consultant" section below). The PIF is subject to change as new project information arises.

General Project Information and Description

Name: Cota Vera Apartments II, LLC
Address: 1903 Wright Place, Suite 220, Carlsbad, CA 92008
Phone Number: 760-602-3767
Email: SLevenson@hfc-ca.com

Project Information

Project Name: Cota Vera Parcel C
Project Address: NE corner of N La Media Pkwy and Main St; Village 8 West
APN: 6440710100, 6440710200
Land Use Designation: Town Center
Zoning Designation: T:4 Town Center Transect

Project Description

Land Uses and Intensities 267 Multi-Family Dwelling Units (DU) (units, square feet, etc.):	
Gross and Developable Acreage: 8.58 Acres	
Vehicle Parking Required (per relevant City planning document (e.g., CVMC, SPA Plan, etc.): Per SPA Plan	Vehicle Parking Spaces Proposed: TBD
Accessible Spaces: Per SPA Plan	Bicycle Storage Capacity (racks and secure storage): Per CalGreen+
Motorcycle Spaces: Per SPA Plan	EV Parking Spaces: Per SPA/CV+

Exemptions

Check the box that applies to your project:

<input type="checkbox"/> Intensification of residential development on a residential parcel with a net increase of no more than 20 multi-family units (does not apply if non-residential uses are proposed).	<input checked="" type="checkbox"/> Review or approval of a project that is strictly consistent with the land uses evaluated in the recently certified CEQA document within 5 years (attach documentation).
<input type="checkbox"/> Conditional use permit for alcohol and temporary sales offices.	<input type="checkbox"/> Zoning variance for deviations from zoning standards only.
<input type="checkbox"/> Facilities for the exclusive use of an existing residential development that are located within or immediately adjacent to that project, such as a clubhouse, a pool, or multi-purpose room.	<input type="checkbox"/> Historic designation or Certificate of Appropriateness, provided there is no change in land use.
<input type="checkbox"/> Cell phone sites or towers.	<input type="checkbox"/> Minor restaurant expansion, provided there is no increase in seating or drive-through lanes.

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Consultant (CA Licensed Traffic Engineer or CA Licensed Civil Engineer with Traffic Engineering Expertise)

Name of Firm: CR Associates

Project Manager: Phuong Nguyen

License(s): PE

Email Address: pnguyen@cramobility.com

Telephone: 619.756.3868



Trip Generation (Attach Traffic Generation Table with Rates and Daily and Peak Hour Volumes)

[Use the SANDAG (Not So) Brief Guide of Vehicular Trip Generation]

Total Daily Trips: 2,136

Pass-by Trips: N/A

Internal Capture: N/A

Previous Use Credits:
(Driveway count or published SANDAG/ITE rate at City's discretion): 2,136

Alternative Mode Reduction: N/A

Net Daily Trips: 0

Site Plan

Attach 11x17 copies of the project location/vicinity map and site plan containing the following:

- Driveway locations and access type
- Pedestrian access, bicycle access, and on-site pedestrian circulation
- Location and distance to closest existing transit stop (measure as walking distance to project entrance or middle of parcel)
- Location of any planned sidewalks or bikeways identified in the City of Chula Vista Active Transportation Plan within ½ mile of the project

CEQA Transportation Analysis Screening

To determine if your project is screened from VMT analysis, review the Project Type Screening and the Project Location Screening tables below. If "No" is checked for any project type or land use applicable to your project, the project is not screened out and must complete VMT analysis in accordance with the analysis requirements outline in the City of Chula Vista Transportation Study Guidelines (TSG) Chapter 3.

Project Type Screening

1. Select the Land Uses that apply to your project		Screened Out? (Mark Yes or No)	
2. Answer the questions for each Land Use that applies to your project (if "Yes" is indicated in any land use category below, then that land use (or a portion of the land use) is screened from CEQA Transportation Analysis) Note: All responses must be documented and supported by substantial evidence.		Yes	No
<input type="checkbox"/>	1. Locally Serving Retail Project		
	a. Is the project less than 125,000 square feet and serving the local community? The City may request a market capture study that identifies local market capture to the City's satisfaction.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	2. Locally Serving Public Facility or Community Purpose Facility		
	a. Is the project a public facility or Community Purpose Facility that serves the local community? (see TSG Section 3.3)	<input type="checkbox"/>	<input type="checkbox"/>

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<input type="checkbox"/>	3. Small Residential and/or Employment Project	<input type="checkbox"/>	<input type="checkbox"/>
	a. Does the project generate less than 200 net daily trips?		

<input type="checkbox"/>	4. Infill Affordable Housing		
	a. Is the project composed of deed-restricted affordable housing units, and has the following characteristics:		
	i. Is an infill project;		
	ii. Is close to a transit stop or station; and		
	iii. Project-provided parking does not exceed parking required by the Chula Vista Municipal Code?	<input type="checkbox"/>	<input type="checkbox"/>

<input type="checkbox"/>	5. Redevelopment Project		
	a. Does the project result in a net decrease in total Project VMT than the existing use?	<input type="checkbox"/>	<input type="checkbox"/>

Project Location Screening

1. Select the Land Uses that apply to your project		Screened Out? (Mark Yes or No)	
2. Answer the questions for each Land Use that applies to your project (if "Yes" is indicated in any land use category below, then that land use (or a portion of the land use) is screened from CEQA Transportation Analysis)		Yes	No
<input type="checkbox"/>	1. Residential		
	a. Is the project located in a VMT-efficient area (15% or more below the regional average) using the Chula Vista screening maps for VMT/Capita?		
	View VMT/Capita map here: https://cvgis.maps.arcgis.com/apps/webappviewer/index.html?id=f0d05a4a014841d588bb66891500b34d	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	2. Employment (not including Industrial Employment)		
	a. Is the project located in a VMT-efficient area (15% or more below the regional average) using the City of Chula Vista screening maps for VMT/Employee?		
	View VMT/Employee map here: https://cvgis.maps.arcgis.com/apps/webappviewer/index.html?id=d80a3cddc1964f8c88dafef234147e98	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	3. Industrial Employment		
	a. Is the project located in a VMT-efficient area (at or below the regional average) using the City of Chula Vista screening maps for VMT/Employee?	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	4. Within a transit buffer		
	a. Is the project in a transit priority area or within ½ mile of a stop along a high quality transit corridor, and has the following project characteristics?		
	i. Has a Floor Area Ratio (FAR) of more than 0.75		
	ii. Includes no more than the minimum parking for use by residents, customers, or employees of the project than required by the jurisdiction		
	iii. Is consistent with the City of Chula Vista General Plan		
	iv. Does not include a smaller number of units that previously on the project site		
	v. Does not replace affordable residential units with moderate- or high-income residential units.	<input type="checkbox"/>	<input type="checkbox"/>



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Local Mobility Analysis Screening

Does this project generate less than 200 daily trips (after adjustments)?

☐

Yes

☐

No

If yes, the project does not need to complete an LMA. If no, continue to next question to determine study extents.

Is this project consistent with Relevant City Planning Documents (e.g., General Plan, SPA Plan, Specific Plan)?

☐

Yes

☐

No

Refer to the City of Chula Vista Transportation Study Guidelines (TSG), Chapter 4, to determine study extents based on the project's trip generation and consistency with the General Plan.

Provide attach a list or map of proposed study intersections in accordance with the requirements outlined in the TSG, Chapter 4.



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Attachment A – Trip Generation Table

Table 2 – Village 8 West Trips Generation – Proposed Intensity Transfer¹

Planning Area	Status ²	Acres	Land Use	Amount/Range	Amount	Unit	Rate	ADT	AM% (In/Out)	AM (In/Out)	PM% (In/Out)	PM (In/Out)
Town Center - 18-45 du/ac												
B	AC	1.2	Commercial Retail (Community)	5.62	5.62	KSF	80	450	4.0%	18 (11/7)	10.0%	45 (23/22)
C	P	8.6	Multi-Family Residential (<20 du per AC)	268	268	DU	8	2,144	8.0%	172 (34/138)	10.0%	214 (150/64)
F/W	AC	5.1	Multi-Family Residential (<20 du per AC)	175	175	DU	8	1,400	8.0%	112 (22/90)	10.0%	140 (98/42)
F/W	AC		Commercial Retail (Community)	10.00	10.00	KSF	80	800	4.0%	32 (19/13)	10.0%	80 (40/40)
H-1A	P	7.5	Commercial Retail/Gym (Community)	84.00 – 106.00	85.00	KSF	80	6,800	4.0%	272 (163/109)	10.0%	680 (340/340)
H1B	P		Commercial Retail (Community)		2				0%	67 (40/27)	10.0%	168 (84/84)
H-2	P	1.2	Commercial Retail (Community)	0.00-12.00	1				0%	38 (23/15)	10.0%	96 (48/48)
J		5.5	Multi-Family Residential (<20 du per AC)	196	196	DU	8	1,568	8.0%	125 (25/100)	10.0%	157 (110/47)
J			Commercial Retail (Community)	-	-	KSF	80	-	4.0%	-	10.0%	-
L			Multi-Family Residential (<20 du per AC)	554	554	DU	8	4,432	8.0%	355 (71/284)	10.0%	443 (310/133)
L		14.0	Commercial Retail (Community)	17.38-116.38	116.38	KSF	80	9,310	4.0%	140 (126/14)	10.0%	931 (466/465)
L			Office (<100 KSF)	50.00	50.00	KSF	20	1,000	14.0%	372 (223/149)	13.0%	130 (26/104)
X		0.7										
Office & Commercial (Acreage included in total above)												
Medium High Density Residential 11-18 dus/ac												
D	P	18.3	Multi-Family Residential (<20 du per AC)	272	272	DU	8	2,176	8.0%	174 (35/139)	10.0%	218 (153/65)
E		5.1	Multi-Family Residential	-	-	DU	8	-	8.0%	0 (0/0)	10.0%	0 (0/0)

Parcel C. 268 will be revised to 267, once this project is approved.

#

¹ Proposed (Intensity Transfer Shown in Red)

² AC = Approved & Under Construction, P = Planned

Table 2 – Village 8 West Trips Generation – Proposed Intensity Transfer¹

Planning Area	Status ²	Acres	Land Use	Amount/Range	Amount	Unit	Rate	ADT	AM% (In/Out)	AM (In/Out)	PM% (In/Out)	PM (In/Out)
Medium Density Residential Attached/Detached 6 - 11 dus/ac												
I		6.1	Multi-Family Residential (<20 du per AC)	84	84	DU	8	672	8.0%	54 (11/43)	10.0%	67 (47/20)
M		8.3	Multi-Family Residential (<20 du per AC)	116	116	DU	8	928	8.0%	74 (15/59)	10.0%	93 (65/28)
O		8.7	Multi-Family Residential (<20 du per AC)	108	108	DU	8	864	8.0%	69 (14/55)	10.0%	86 (60/26)
Medium Density Residential Attached/Detached 6 - 11 dus/ac												
Q		11.1	Single Family Residential	106	106	DU	10	1,060	8.0%	85 (26/59)	10.0%	106 (74/32)
U	AC	15.6	Single Family Residential	127	127	DU	10	1,270	8.0%	102 (31/71)	10.0%	127 (89/38)
Low Medium Density Residential Village 3-6 dus/ac												
N		20.1	Single Family Residential	117	117	DU	10	1,170	8.0%	94 (28/66)	10.0%	117 (82/35)
P		25.4	Single Family Residential	115	115	DU	10	1,150	8.0%	92 (28/64)	10.0%	115 (81/34)
V		19.1	Single Family Residential	96	96	DU	10	960	8.0%	77 (23/54)	10.0%	96 (67/29)
Public, Quasi Public and Other												
R		5.5	Community Purpose Facility		5.5	Acres	30	165	5.0%	8 (4/4)	8.0%	13 (7/6)
S		11.1	Elementary School		11.1	Acres	100	1,110	32.0%	355 (213/142)	9.0%	100 (40/60)
A		15.1	Park (Active Recreation)		15.1	Acres	50	755	13.0%	98 (49/49)	9.0%	68 (34/34)
G		2.8	Urban & Neighborhood Park		2.8	Acres	5	14	4.0%	1 (1/0)	8.0%	1 (1/0)
T		5.5	Urban & Neighborhood Park		5.5	Acres	5	28	4.0%	1 (1/0)	8.0%	2 (1/1)
Y		15.6	MSCP Preserve		15.6	Acres						
OS 1-8		28.7	Open Space		28.7	Acres						

Table 2 – Village 8 West Trips Generation – Proposed Intensity Transfer¹

Planning Area	Status ²	Acres	Land Use	Amount/Range	Amount	Unit	Rate	ADT	AM% (In/Out)	AM (In/Out)	PM% (In/Out)	PM (In/Out)
ROW		34.8	Arterials		34.8	Acres						
TOTAL		300.7						42,866		2,987 (1,236/ 1,751)		4,293 (2,496/ 1,797)
			Approved (2013 EIR)					43,084		3467 (1604/ 1864)		4283 (2425/ 1858)
			Delta					(218)		-480 (-368/- 113)		11 (71/-60)

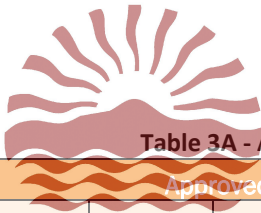


Table 3A - Approved Land Use and Proposed Land Use - Commercial and Residential

Planning Area	Approved SPA - February 2020						Proposed					
	Gross Acres	Transect	Target Res. Units	Density	Com'l Min	Com'l Max	Gross Acres	Transect	Target Res. Units	Density	Com'l Min	Com'l Max
Town Center - 18-45 du/ac												
B	1.2	T-4:TC	-	-	0	4,000	1.2	T-4:TC	-	-	5,620	5,620
C	7.5	T-4:TC	180	24.0	0	36,000	8.6	T-4:TC	268	31.1	0	0
F	2.8	T-4:TC	175	62.5	10,000	10,000	2.8	T-4:TC	175	62.5	10,000	10,000
W	2.3	T-4:TC	-	-	0	0	2.3	T-4:TC	-	-	-	-
H-1A-1D	7.5	T-4:TC	225	30.0	20,000	75,000	7.5	T-4:TC	-	-	84,000	106,000
H-2	1.2	T-4:TC	-	-	0	12,000	1.2	T-4:TC	-	-	0	12,000
J	5.5	T-4:TC	199	36.2	0	18,000	5.5	T-4:TC	196	35.6	0	0
L-a - L-d	14.0	T-4:TC	431	30.8	87,000	145,000	14.0	T-4:TC	554	39.5	17,380	166,380
X	0.7	T-4:TC	-	-	0	0	0.7	T-4:TC	-	-	-	0
Subtotal	42.7	-	1,210	-	117,000	300,000	43.8	-	1,193	-	117,000	300,000
Medium-High Density Residential - 11-18 du/ac												
D	19.4	T-3:NC	234	12.1	-	-	18.3	T-3:NC	272	14.9	-	-
E	5.1	T-3:NC	-	-	Basin	-	5.1	T-3:NC	-	-	Basin	-
I	6.1	T-3:NC	84	13.8	-	-	6.1	T-3:NC	84	13.8	-	-
M	8.3	T-3:NC	125	15.1	-	-	8.3	T-3:NC	116	14.0	-	-
O	8.7	T-3:NC	120	13.8	-	-	8.7	T-3:NC	108	12.4	-	-
Subtotal	47.6	-	563	-	-	-	46.5	-	580	-	-	-
Medium Density Residential - Attached/Detached 6-11 du/ac												
Q	11.1	T-2:NG	106	9.6	-	-	11.1	T-2:NG	106	9.6	-	-
U	15.6	T-2:NG	127	8.1	-	-	15.6	T-2:NG	127	8.1	-	-
Subtotal	26.7	-	233	-	-	-	26.7	-	233	-	-	-
Low-Medium Density Residential - 3-6 du/ac												
N	20.1	T-2:NE	117	5.8	-	-	20.1	T-2:NE	117	5.8	-	-
P	25.4	T-2:NE	115	4.5	-	-	25.4	T-2:NE	115	4.5	-	-
V	19.1	T-2:NE	96	5.0	-	-	19.1	T-2:NE	96	5.0	-	-
Subtotal	64.6	-	328	-	-	-	64.6	-	328	-	-	-
TOTAL	181.6	-	2,334	-	117,000	300,000	181.6	-	2,334	-	117,000	300,000

Table 3B - Approved Land Use and Proposed Land Use - Public, Quasi Public, and Other								
Planning Area	Approved SPA - February 2020				Proposed Intensity Transfer			
	GDP Land Use	Gross Acres	Transect	Description	GDP Land Use	Gross Acres	Transect	Description
R-A - R-C	MH	5.5	SD:CPF	CPF	MH	5.5	SD:CPF	CPF
Subtotal	-	5.5	-	-	-	5.5	-	-
Potential School (S) Site								
S	MH	11.1	T:3:NC	Elementary	MH	11.1	T:3:NC	Elementary
Subtotal	-	11.1	-	-	-	11.1	-	-
Parks (P)								
A	P	15.1	SD:P	Community	P	15.1	SD:P	Community
G-1-2	TC	2.8	SD:P	Town Square	TC	2.8	SD:P	Town Square
T	P	5.5	SD:P	Neighborhood	P	5.5	SD:P	Neighborhood
Subtotal	-	23.4	-	-	-	23.4	-	-
Open Space (OS)								
Y	OSP	15.6	T-1:OSP	Preserve (MSCP)	OSP	15.6	T-1:OSP	Preserve (MSCP)
OS 1-8	OSP	28.7	T-1:OSP	Open Space	OSP	28.7	T-1:OSP	Open Space
Subtotal	-	44.3	-	-	-	44.3	-	-
Other								
Right-of-way	NA	34.8	N/A	Arterials	NA	34.8	N/A	Arterials
Subtotal	-	34.8	-	-	-	34.8	-	-
TOTAL	-	119.1	-	-	-	119.1	-	-



APPENDIX A

A

Project Information Form for Transportation Studies

Attachment B – Project Site Plan





PROPOSED
ADJUSTED
BOUNDARY

LOT LINE

PARCELED

GROSS AREA 18.28 AC.

485.94310

18.28 AC.

POOL DECK
P=470.0

Transformer

PARCEL C
GROSS AREA 8.58 AC

Transformer

Transformer

PARCEL
LOB 26

MAIN STREET WEST



APPENDIX A

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Project Information Form for Transportation Studies

Attachment C - Vicinity Maps



Figure ES-5: Planned Bicycle Network

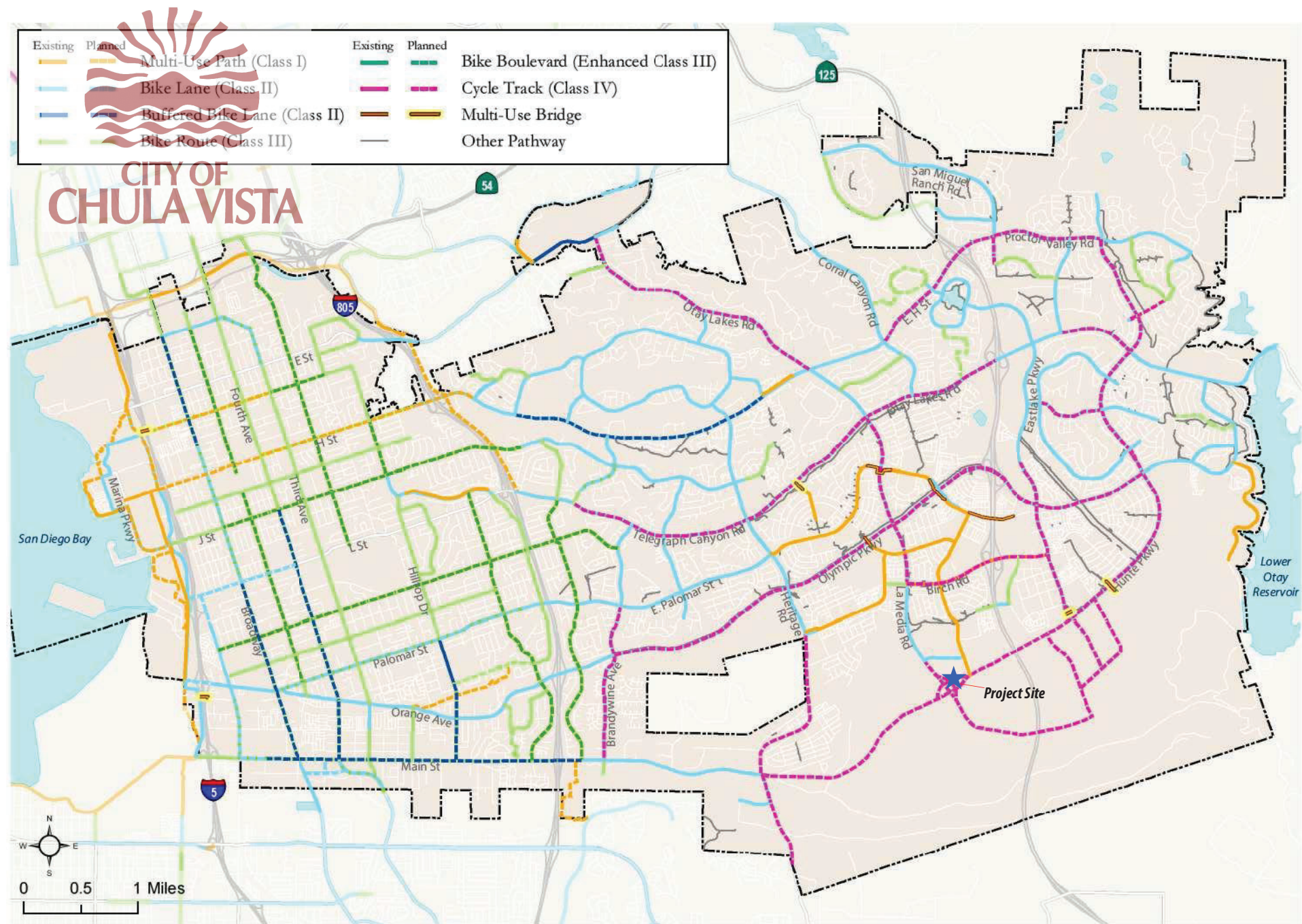


Figure 4-1: Priority Missing Sidewalks

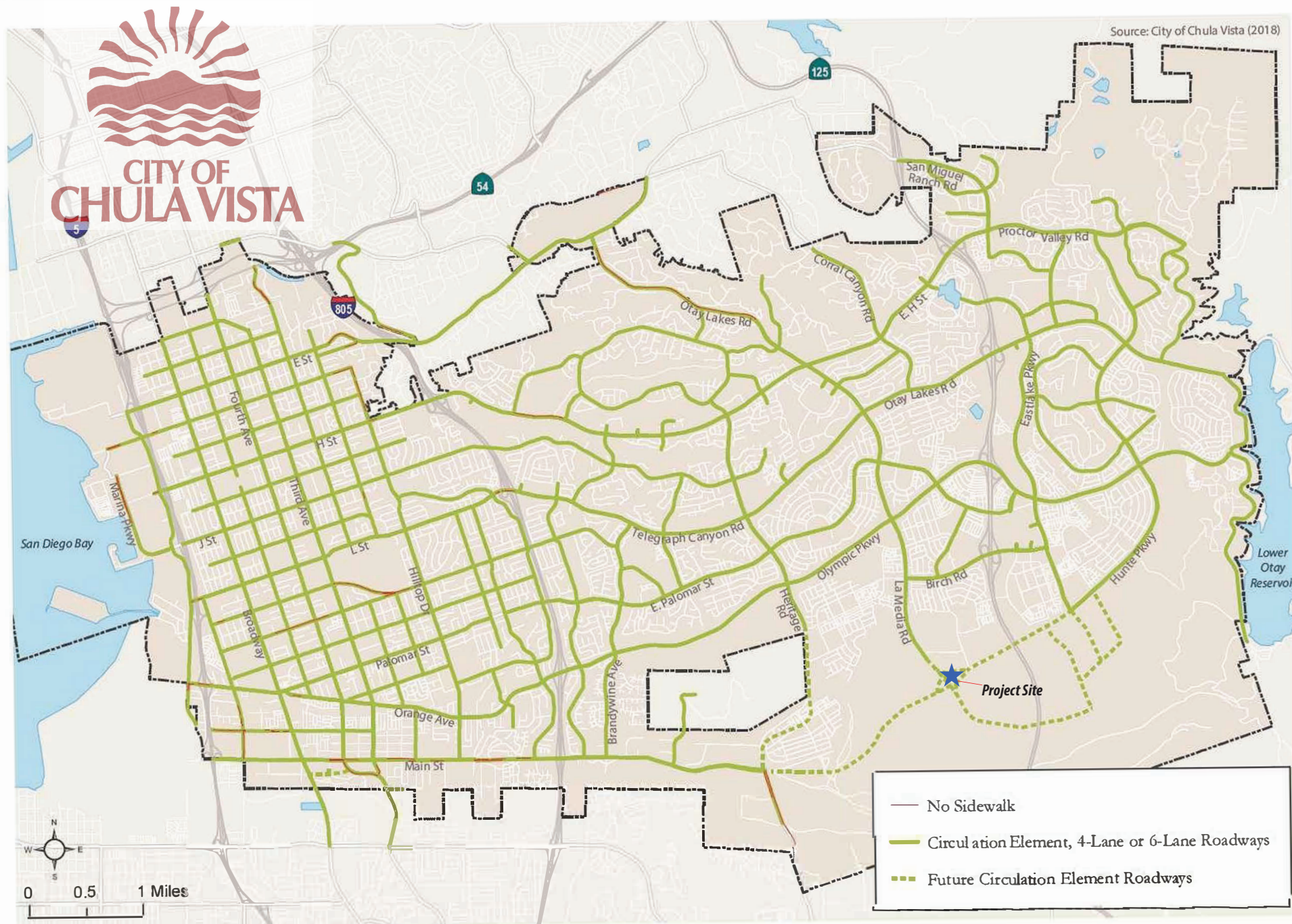


Figure 4-2: Pedestrian Route Types

