

MEMORANDUM

To: Jeff O'Connor, HomeFed Otay Land II, LLC
From: Brian Grover
Subject: Otay Ranch Village Eight East Project – Noise Update
Date: November 2023
cc: Erin Lucett, Dudek

HomeFed Village II, LLC (Applicant) requested that Dudek determine whether additional noise impacts would occur as a result of proposed land use changes within Otay Ranch Village Eight East, beyond those impacts identified in the Otay Ranch University Villages Project Comprehensive Sectional Planning Area (SPA) Plan Amendment Final Environmental Impact Report (FEIR) (EIR-13-01; SCH No. 2013071077; City of Chula Vista 2014).

1 Project Description

As part of the 2014 FEIR, the Otay Ranch Village Eight East project was approved by the City of Chula Vista City Council in December 2014 and incorporated into the Chula Vista General Plan and the Otay Ranch General Development Plan. Current entitlements accommodate a total of 3,276 residential units, including 943 detached homes, 1,893 attached homes and 440 multi-family units in a mixed-use setting. Village Eight East also included 20,000 square feet of retail/commercial uses, an elementary school, a neighborhood park and the 51.5-acre (gross) Otay Ranch Community Park South. Access to the village is provided via the extension of Main Street and Otay Valley Road with emergency and pedestrian access to the community park provided along a utility corridor in the southeast portion of Village 8 East.

The project applicant proposes to amend the Village Eight East land use plan to reflect current market conditions and housing needs, to ensure the community relates more closely to the adjacent Village Eight West community and future Village Nine and University Innovation District planned east of SR-125 and accommodates the SR-125 couplet interchange design between Main Street and Otay Valley Road. The proposed project would accommodate the approved 3,276 residential units, 20,000 square feet of commercial uses and other village-related land uses such as an elementary school, neighborhood park and Community Purpose Facility uses. The proposed project would now include all multi-family residential units instead of the previously proposed single- and multi-family residential units.

The proposed modifications to the land use designations are generally summarized as follows:

- Change parcels designated as R-16, R-17, and R-18 from Residential Multifamily 2 to Village Core.
- Change the parcel designated as P-1 from Parks and Recreation to Village Core.

- Change the parcels designated as R-1 & R-2 from Single Family 4 to Elementary School/ Residential Multifamily 2.
- Change the parcel designated as S-1 from Elementary School to Park.
- Change the parcel designated as R-3, R-4, R-5, R-6, R-8, R-9 & R-10 from Single Family 4 to Medium High Residential.
- Change the parcel designated as CPF-2 from Community Purpose Facility to Medium High Residential.
- Change the parcel designated as CPF-3 from Community Purpose Facility to Medium High Residential.
- Change the parcels designated as R-11, R-12, & R-13 from Single Family 4 to Medium High Residential.
- Change the parcel designated as R-13 from Single Family 4 to Community Purpose Facility and Medium High Residential.
- Change the parcel designated as CPF-4 from Community Purpose Facility to Medium High Residential.
- Expand the SPA boundary to include 0.22 acres adjacent to Future Development Lot B; and 0.7 acres along the eastern boundary of the SPA plan that was previously identified as part of the SR-125 lots.
- Remove 6.69 acres from the SPA Boundary along the eastern boundary of the SPA plan.

2 Noise Review

As described above, the Proposed Project would include minor modifications to the development area analyzed in the University Villages FEIR. The proposed land use changes would convert single-family neighborhoods to multi-family and would expand the mixed-use neighborhoods in the northeast portion of Village Eight East. Dudek has been tasked to document whether additional noise impacts would occur because of the proposed modifications, beyond those impacts identified in the University Villages Comprehensive SPA Plan Amendment FEIR (EIR-13-01; SCH No. 2013071077; City of Chula Vista 2014).

These proposed changes to the project planning areas and their intended land uses do not change the acceptable noise level criterion of 65 A-weighted decibels community noise equivalent level (CNEL) that is applied uniformly across the project for both residential and commercial uses as reported in the noise sections of the FEIRs. The proposed land use changes would not result in a change in construction noise impacts that were previously addressed in the FEIR and determined to be less than significant with mitigation incorporated.

3 Discussion

A summary of the mitigation measures from the University Village Comprehensive SPA Plan Amendment FEIR (2014), along with their applicability to the proposed land use changes, is included below:

- MM NOI-1 – This measure requires site-specific exterior acoustical analyses for any new single-family or multi-family residential development. This measure would continue to apply to all residential development in Village Eight East.
- MM NOI-2 – This measure requires site-specific interior acoustical analyses for any new single-family residential development. This measure would no longer apply in Village Eight East since all the single-family residential development has been replaced by multi-family residential development.

- MM NOI-3 – This measure requires site-specific interior acoustical analyses for any new multi-family residential development. This measure would apply to all residential development in Village Eight East.
- MM-NOI-4 – This measure requires site-specific exterior acoustical analyses for any new non-residential or mixed-use residential development. This measure would apply to P-2, AR-11, S-1, P-1a, VC-1, VC-2, VC-3, VC-4 and VC-5.
- MM NOI-5 – This measure requires site-specific acoustical analyses for any new industrial development. This measure would not apply in Village Eight East since there is no proposed industrial development.
- MM NOI-6 - This measure identifies limitations on active operational hours for neighborhood park sites to reduce potential noise levels. This mitigation measure would continue to apply to development in Village Eight East.
- MM NOI-7 - This measure requires preparation of a noise analysis and identification of appropriate measures, as applicable, to reduce noise levels at exterior use areas at elementary schools to below established thresholds. This mitigation measure would continue to apply to development in Village Eight East.
- MM NOI-8 – This measure requires that preparation and construction activities and maintenance of construction equipment occur during the hours identified. This mitigation measure would continue to apply to any development in Village Eight East.
- MM NOI-9 -This measure is site specific for Village Four and would not apply to Village Eight East.

The proposed changes also include changes to expected future traffic volumes. As summarized in a technical memorandum to the project applicant, the proposed modifications would result in a decrease in trip generation and traffic impacts and would not substantially change trip distribution patterns (Chen Ryan 2023). The total trips analyzed in the 2014 University Villages EIR are 35,776 Average Daily Trips (ADT) with 2,899 trips (835-in/2,064-out) during the AM peak hour and 3,502 trips (2,350-in/1,152-out) during the PM peak hour. The proposed project is anticipated to generate 34,062 ADT, with 2,465 (617-in/1,848-out) trips during the AM peak hour, and 3,312 (2,184in/1,128-out) trips during the PM peak hour. This change represents 1,714 less ADT, 434 less (218-in/216-out) AM trips, and 190 less (166 in/24-out) PM trips, when compared to the 2014 University Villages EIR. This trip reduction also reduces projected future ADT volumes for the proposed project, which corresponds to a reduction in roadway traffic noise generation.

As described previously, mitigation measures MM-NOI-1 through MM-NOI-4 and MM-NOI-6 through MM-NOI-8 incorporated as part of the University Villages Comprehensive SPA Amendment FEIR (2014) to reduce exterior and interior noise levels would apply to the proposed modifications.

In conclusion, the proposed changes to land uses and planning areas are not anticipated to substantially alter the noise mitigation measures listed in the previous FEIR. Additionally, expected changes in project build-out roadway traffic volumes as studied herein are not anticipated to increase traffic noise impacts, and would reduce previously identified traffic noise impacts. No new noise impacts would occur and no new mitigation measures would be required.

REFERENCES

Chen Ryan. 2022. CEQA Transportation Analysis and Local Mobility Analysis – Village 8 East. September.

City of Chula Vista. 2014. University Villages Comprehensive SPA Plan Amendment Final Environmental Impact Report. December.