



Appendixes to
A Final Supplemental Environmental Impact Report
for Amendments to the
City of Chula Vista General Plan (GPA-09-01) and
Otay Ranch General Development Plan (PCM-09-11)

SEIR-09-01

SCH No. 2004081066

December 2012

APPENDIXES

- A: Notice of Preparation and Comments
- B: General Plan Amendment and General Development Plan
Amendment
- C: Traffic Technical Report
- D: Air Quality Analysis
- E: Noise Analysis
- F: Updated Water Technical Report
- G: Salt Creek Interceptor Technical Sewer Study
- H: Global Climate Change Analysis

APPENDIX A

Notice of Preparation and Comments

NOTICE OF PREPARATION – JANUARY 15, 2010

To: Distribution List

Subject: **NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT**

Lead Agency:

Agency Name: City of Chula Vista
Street Address: 276 Fourth Avenue
City/State/Zip: Chula Vista, CA 91910
Fax: (619) 409-5913
Contact: Stephen Power AICP, Principal Planner

The City of Chula Vista publicly announces its intent to initiate preparation of a Supplemental Environmental Impact Report (SEIR) for the following “Project” as defined by the California Environmental Quality Act (CEQA) and set forth in Public Resources Code Section 21065.

The City of Chula Vista is the Lead Agency that will prepare the SEIR. A description of the proposed project and an explanation of its potential environmental impacts are provided in this Notice of Preparation (NOP).

Please provide your written comments including specific statutory responsibilities of your agency, as applicable. Written comments must be received at the earliest possible date, but no later than 30 days after the receipt of this notice.

Please send your response and the name of the contact person to: Stephen Power AICP, Principal Planner, at the address shown above. A public scoping meeting will be held on Tuesday, January 26, 2010, from 2:00 p.m to 4 p.m , at 276 Fourth Avenue (Building 100), Chula Vista, CA, 91910.

Project Title: **Supplemental Environmental Impact Report (SEIR-09-01) for amendments to the City of Chula Vista General Plan (GPA-09-01) and Otay Ranch General Development Plan (PCM-09-11).**

Project Location: City of Chula Vista, within the County of San Diego.

Project Description: The “Project” consists of a General Plan Amendment (GPA) and an Otay Ranch General Development Plan Amendment (GDPA) associated with approximately 1,200-acres within the Otay Ranch GDP. The parcels comprising the Project Area are located in multiple villages and planning areas including Villages 3, 4, 7, 8, and 9; the University/Regional Technology Park (RTP) site; Planning Area 12 / Eastern Urban Center; and a small portion of the Chula Vista Open Space Preserve.

The GPA proposes adoption of new General Plan text, policies and supporting exhibits including revised General Plan Land Use and revised Circulation Plan-East Diagrams. The GDPA proposes amendments to the Otay Ranch GDP consisting of revisions to text, maps and tables that would assure that the GDP is consistent with the GPA.

Date: January 15, 2010


Stephen Power AICP
Principal Planner
(619) 409-5864

**NOTICE OF PREPARATION OF A DRAFT
ENVIRONMENTAL IMPACT REPORT FOR A GENERAL
PLAN AMENDMENT (GPA) AND AN OTAY RANCH
GENERAL DEVELOPMENT PLAN AMENDMENT (GDPA)**

PROJECT LOCATION

The GPA and GDPA (collectively known as the Project) are located in the south central portion of the Otay Ranch General Development Plan (GDP) area in the eastern portion of the City of Chula Vista. Exhibit 1, Vicinity Map illustrates the Project's location. The Project Area is comprised of land spanning multiple existing villages and planning areas including portions of Villages 4, 7, 8, 9 / EUC and the University/RTP site. Additional areas required for circulation roadways are included in Villages 3, 4 and 8 East and are within the Project Area. See Exhibit 2: Otay Ranch GPA/GDPA Project Area. Note that Village 8 West, Village 9 / EUC and the University/RTP site are bisected by Village 8 East and State Route 125 (SR-125). Planning Areas adjacent to Village 8 West include Village 4 to the west, Village 7 to the north, Village 8 East to the east and the Otay Ranch Preserve to the south. Planning Areas adjacent to Village 9/EUC include the remainder of the Eastern Urban Center to the north, the University/RTP site to the east, SR-125 to the west and the Otay Ranch Preserve to the south. The University/RTP site is bounded by Village 11 to the north, Village 9/EUC to the west and the Otay Ranch Preserve to the south and east. Exhibit 3, illustrates an aerial photo of the Project Area.

PROJECT SETTING

The Project Area is located on the U.S. Geological Survey 7 1/2' series Otay Mesa Quadrangle. The topography consists of a large relatively flat mesa bisected on the southerly end by ephemeral drainage swales. The Project Area varies from an elevation of approximately 200 feet above mean sea level (MSL) to 400 feet MSL. The mesa tops have been subjected to annual tilling associated with agricultural land uses. Vegetation associated with the Otay River Valley embankment is mostly natural and ranges from disturbed to relatively undisturbed. An existing concrete water reservoir, situated at the westerly side of the Project Area, is not a part of the Project. Existing waterlines also traverse the Project Area.

PROJECT BACKGROUND

In December 2005, the City of Chula Vista approved the City of Chula Vista Vision 2020 General Plan Update (2005 GPU) and certified the associated program EIR addressing long term planning strategies for the growth and development of the City (Final Environmental Impact Report for the City of Chula Vista General Plan Update, EIR #05-01). Although the EIR for the GPU addressed the entire City, the City Council did not approve land use designations for an area it designated the "Deferral Area". This Deferral Area includes the Project Area as well as additional parcels. Exhibit 4, Existing General Plan Land Uses, illustrates the existing land uses within the Deferral Area. The Project constitutes an amendment to this first tier of documents. Subsequent plans intended to implement the Project would be considered second-tier documents.

Because it is situated in the Deferral Area, land uses designated for the parcels which comprise the Project are presently subject to pre-2005 land use designations (2001 General Plan). The 2005 GPU also included amendments to the City's Circulation Plan-East, which affected the subject parcels. (The 2005 GPU circulation and transportation amendments were not a part of the deferral action taken by the City Council in 2005.) The Project proposes to amend portions of the currently adopted circulation roadway system. See Exhibit 5, Adopted Circulation Plan-East and Exhibit 6, Proposed Circulation Plan-East.

The Otay Ranch GDP provides for a balance of residential, employment and open space / recreational land uses and the potential location of a university/regional technology park (RTP). Due to its size and complexity, both the planning and environmental documentation for the specific planning areas or villages within the Otay Ranch GDP have been tiered. The first tier of planning and environmental analysis included the Otay Ranch GDP/Sub regional Plan (SRP) and a PEIR (EIR #90-01; SCH #89010154), which were adopted by the Chula Vista City Council and the San Diego County Board of Supervisors on October 28, 1993. The Otay Ranch GDP was amended on December 5, 2005 with approval of the City of Chula Vista General Plan Update and associated General Plan Update EIR (EIR #05-01; GPA #01-03) and again on May 23, 2006 by the Village 2, 3 and a Portion of 4 Second Tier EIR (EIR#02-02)

PROJECT DESCRIPTION

The GPA and GDPA propose to allow implementation of Village 8 West, Village 8 East, Village 9/EUC and the University/RTP site as well as necessary roadway and utility corridor improvements.

Village 8 West proposes redefined boundaries for Villages 4, 7, and 8 to provide a clear definition of Village 8 West and Village 8 East that correlate with the changes proposed for Village 9/EUC and the University/RTP sites. The revised land use plan for Village 8 West seeks to implement a mixed use pedestrian and transit oriented town center at the intersection of Main Street (Rock Mountain Road) and La Media Road. The Village 8 West Town Center would be organized around a land use pattern inspired by the town center arterial roadway configuration. The Town Center would be the nucleus of Village 8 West and also function as a neighborhood shopping center. Lower density residential uses would radiate in a southerly direction. A Bus Rapid Transit (BRT) transit stop, series of urban parks and plazas, a portion of the planned 70 acre Community Park, commercial/retail opportunities, and a middle school also would be sited in the Town Center. The proposed mix of residential land use designations for Village 8 West includes Residential Low Medium (RLM), Residential Medium (RM), Residential Medium High (RMH) and Town Center (TC). Non-residential land use designations include park and recreation (PRK), Public and Quasi Public (PQ), open space (OS), open space preserve (OSP), and "other". The other category provides for roadways and infrastructure.

Village 8 East is the remainder of the current Village 8 and no changes from its adopted 2001 land uses are proposed with the project.

Village 9/EUC proposes to implement a land use and circulation pattern that is supportive of the University/RTP site as well as a Village 9 Town Center. The Village 9 Town Center would feature compact mixed-use development with a pedestrian and transit orientated form. The Town Center layout would be structured around a strong interconnecting network of grid streets. This

street network includes a north-south running town center arterial and an east-west running Campus Boulevard. The highest intensity development would be sited where the town center arterial intersects Campus Boulevard. Structures within this core area would be located and designed to form a common building wall reminiscent of a traditional “Main Street”. This core area also would be directly linked to the University/RTP site. It is intended that the interface between the Village 9 Town Center and the University/RTP site be as transparent as possible and allow uses that support both the University/RTP, as well as the mixed use residential zone. The Eastern Urban Center would extend north of the Town Center. To the south, proposed development would be less intense and primarily residential in character as one approaches the Otay River Valley. The proposed mix of residential land use designations for Village 9/EUC includes RLM, RM, Mixed Use Residential (MUR), TC, and Eastern Urban Center (EUC). Non residential land use designations include PRK, PQ, OS, OSP, and “other”.

The University/RTP site proposes to accommodate a future university and a research and development facility that also could feature high tech manufacturing.

Discretionary actions required for the Project include a GPA and GDPA. The proposed GPA includes provisions to adopt new General Plan text, with accompanying policies and exhibits. The GPA will eliminate the RL land use from the Project Area and implement RM, RMH, TC, and RTP designations in addition to the existing RLM, MUR, EUC, and University categories. It also proposes to adopt a revised General Plan Land Use Diagram and a revised Circulation Plan-East. Exhibit 7 illustrates Proposed General Plan Land Uses.

The GDPA consists of revisions to the GDP text, land use maps, and tables to assure consistency with the GPA. The amendments increase the intensity and alter the character of development allowed by the GDP. They also provide for an increase and redistribution of currently allowed development potential and an improved interface with overall development within the Otay Ranch GDP and with regional infrastructure. Exhibits 8 and 9 illustrate current and proposed General Development Plan Land Uses.

GPA

Land Use Changes

The Project seeks to modify Land Use and Transportation provisions of the General Plan within the project area as follows:

Land Use:

1. Eliminate the area of Residential Low (RL) land use and its unit count.
2. Reduce the area of Residential Low/Medium (RLM) land use and its unit count.
3. Increase the area of Residential Medium (RM) land use and its unit count.
4. Increase the area of Residential Medium/High (RMH) land use and its unit count.
5. Increase the area of Mixed Use Residential land use and its unit count.
6. Increase the area of Town Center (TC) land use and its unit count.
7. Allocate a portion of the Eastern Urban Center (EUC) to Village 9 and increase its unit count.
8. Increase the area of Park (PRK) land use.
9. Reduce the area of Public/Quasi Public (PQ) land use.

10. Refine the area of Open Space (OS) land use.
11. Locate a Regional Technology Park (RTP) within the University planning area.

Circulation Changes

The Project seeks to amend the existing General Plan Land Use and Transportation Element as follows:

1. Eliminate La Media Road crossing the Otay River Valley.
2. Eliminate Rock Mountain Road (Main Street) as a town center arterial easterly of SR-125.
3. Change name of Rock Mountain Road to Main Street from the point of existing Heritage Road easterly to Eastlake Parkway.
4. Reclassify Rock Mountain Road (Main Street) easterly of SR-125 as a six lane gateway.
5. Reclassify the segment of Rock Mountain Road (Main Street) between existing Heritage Road easterly to the town center arterials at Rock Mountain Road (Main Street) and La Media Road as a four lane major.
6. Reclassify and realign the segment of La Media Road from the town center arterials at La Media/Rock Mountain Road (Main Street) south easterly to SR-125 as a four lane major.
7. Determine a Level of Service (LOS) that is acceptable for town center arterials.
8. Eliminate the mid arterial SR-125 bridge crossing between Village 8 and 9.
9. Eliminate requirement for park and ride facilities at the Village 9/University BRT transit stop.

Goals and Policy Changes

The Project seeks to implement goals and policy updates that assure integration and conformance with General Plan and General Development Plan documentation.

GDPA

The Project would implement amendments to the Otay Ranch GDP in the form of text and graphics for the Project Area. The proposed amendments are intended to increase the intensity and alter the character of the development as well as provide for an increase and redistribution of currently allowed development potential and provide an improved interface with overall development and regional infrastructure.

The proposed GDPA includes the following:

1. Revise land use and circulation with provisions for town centers in Village 8 West and Village 9.
2. Revise the upward limit of the Town Center designation's residential intensity from 30 du/ac to 45 du/ac.
3. Update overall GDP maps and statistics to reflect these revisions and assure conformance with the General Plan.

4. Revise the statistical description and policy standards for the affected Villages and Planning Areas.
5. Amend applicable portions of the GDP to allow the maximum number of residential units within Village 8 West and Village 9 / EUC to increase from 1,298 units to 6,050 units.

EIR CONTENTS

Potential Environmental Effects of the Project

The City of Chula Vista has determined that the Project may cause significant adverse environmental effects and potentially significant indirect, direct and cumulative environmental effects. An EIR is, therefore, required in order to comply with State CEQA Guidelines Section 15060 and 15081. Specifically, it has been determined that a supplemental program level EIR will be prepared which will allow tiering of future actions including subsequent Sectional Planning Area (SPA) Plans, Tentative Maps and Site Plans.

In accordance with the CEQA Guidelines and the City of Chula Vista's Environmental Procedures, the environmental impact analysis will describe the environmental setting of the project, identify potential environmental impacts, address the significance of potential impacts, identify mitigation measures to address potentially significant environmental impacts, and determine the significance of impacts after mitigation. In an effort to preserve the City's quality of life, the City adopted a Growth Management Ordinance (Chapter 19.09 of Municipal Code) in 1987, which contains Quality of Life Threshold Standards for 11 facilities and improvements. As required by the City's ordinance, the SEIR will include an analysis of the Project for compliance with the City's growth management standards including the following: drainage; traffic; police; schools; libraries; water; air quality; sewage; fire/emergency medical services; and parks, recreation and open space.

The SEIR will incorporate by reference, where appropriate, portions of previously certified and related documents, including the Otay Ranch GDP Program EIR (#90-01), City of Chula Vista GPU EIR (#05-01), and associated Mitigation Monitoring and Reporting Program (MMRP).

The scope of the SEIR for the Project will be based in part on comments received in response to this NOP and public input received during the public scoping meeting. The SEIR will address each of the environmental issues summarized herein. A MMRP will be prepared to document implementation of the required mitigation measures. For each mitigation measure, the timing of implementation will be identified and tied to a specific project action. Responsible parties will be identified to implement and monitor the satisfaction of each mitigation measure. The following environmental issues will be analyzed in the SEIR:

Air Quality

An Air Quality Technical Report will be prepared that will address potential air quality impacts anticipated from both short term (construction emissions) and long term (stationary source and mobile source emissions) project activities. The SEIR will evaluate the Project's relationship to the air pollution limits established by the South Coast Air Quality Management District. The analysis will include an evaluation of conformance with other applicable air quality plans and

policies, carbon monoxide “hotspots” and potential health risks associated with toxic air contaminants. The Air Quality Technical Report will be included in the SEIR as an appendix.

Biological Resources

The SEIR will compare the biological resources analysis prepared for the 2005 GPU EIR with the current analysis. Any direct or indirect impacts of the Project on sensitive biological resources not previously identified will be addressed. The Project also will be reviewed and evaluated for consistency with the City of Chula Vista’s Multiple Species Conservation Plan (MSCP) and the Otay Ranch Resource Management Plan (RMP).

Cultural Resources

The SEIR will update and supplement the cultural resources analysis prepared for the 2005 GPU EIR to evaluate any changes. The Cultural Resources Study will be prepared assessing the potential of the Project to adversely impact sensitive resources. This analysis will consist of a review of site records and past reports prepared for the Otay Ranch and its East Planning Area. The study also will identify impacts, evaluate the effectiveness of the mitigation measures required in the 2005 GPU EIR, and recommend modifications to those mitigation measures, if necessary.

Geology and Soils

The SEIR will provide a geotechnical overview of the Project as compared to the 2005 GPU EIR. Any changes or updates to geological conditions and hazards will be addressed and any applicable mitigation measures presented in the 2005 GPU EIR will be identified for the Project.

Hydrology/Water Quality

The SEIR will include an analysis of hydrology/water quality impacts including an update of regulatory plans and policies presented in the 2005 GPU EIR. The SEIR will address the Project’s potential impacts on water quality, groundwater resources, drainage, and flood hazard based on the proposed land use changes for the Project Area.

Energy

The SEIR will address changes in energy demand as compared to the 2005 GPU EIR that could result from the proposed amendments to the Otay Ranch Villages, including an update of existing and proposed facilities serving the Project Area and confirmation that providers would be able to meet projected demand that could result from approval of the proposed amendments.

Global Climate Change

The SEIR will address global climate change (GCC) and greenhouse gas (GHG) emissions related to the Project. This analysis will be based on the most recent information regarding the mechanisms behind GCC factors contributing to GHG emissions, current conditions and trends and the broad environmental issues related to GCC. The analysis also will include an overview of current international and domestic legislation, plans, policies, and programs. A GCC

Technical Report will be prepared. Thresholds for evaluating the Project's potential contribution to GCC will be established particularly in light of the goals identified in Assembly Bill 32 (AB 32). Using appropriate models, Project GHG emissions and inventories for existing and built-out proposed uses will be estimated for the following sources: projected traffic, projected energy consumptive use (natural gas and electricity), water delivery, wastewater treatment, and solid waste disposal. Mitigation recommendations will be provided.

Hazards/Hazardous Materials

The SEIR will incorporate relevant information from the 2005 GPU EIR as it relates to the Project.

Land Use, Planning and Zoning

A land use analysis will describe existing land uses and infrastructure within and adjacent to the Project Area and land use plans and policies that apply to the site and adjacent areas. Proposed changes to existing land use and land use plans and policies will be described. An analysis of consistency with adopted plans/policies and the compatibility (use, type and intensity) between the proposed GPA and GDPA and adjacent existing and planned development will be provided.

Landform Alteration/Aesthetics

The SEIR will update the 2005 GPU discussion of landform alteration/aesthetics to address any changes within the Project Area to the extent that the changes represent a significant modification to the nature of the visual setting and its compatibility with neighboring uses. Thresholds and mitigation requirements addressing scenic resources/vistas and visual character will be reviewed and updated for project consistency. This evaluation will include assessment of the Project's potential to compromise existing and future view potential or aesthetic resources including those accounted for in approved planning documents. Where significant landform or aesthetics impacts are identified, mitigation measures will be provided.

Noise

An Acoustical/Noise Technical Report will be prepared for the Project to evaluate the extent to which noise associated with traffic circulation, aircraft noise associated with Brown Field and other aspects of Project operations might impact noise sensitive uses within and adjacent to the Project Area. Potentially significant impacts will be identified in relation to established City standards. The analysis will evaluate the adequacy of the mitigation measures outlined in the 2005 GPU EIR and will identify changes to those measures if needed. The Acoustical/Noise Technical Report will be included as an appendix to the SEIR.

Paleontological Resources

The SEIR will provide an update to the 2005 GPU EIR as it relates to the Project.

Parks, Recreation, Trails and Open Space

The SEIR will address the proposed parks and recreation facilities, trails, and open space included in the Project. An analysis of the adequacy of these facilities in relation to project demand and consistency with the City's parkland thresholds and standards will be conducted.

Population and Housing

The SEIR will evaluate the Project's impacts on projected housing focusing on the three thresholds provided in the 2005 GPU EIR. These thresholds include (1) population growth, which is primarily a "growth inducing impact", (2) displacement of existing housing and (3) displacement of people. Proposed land use changes alter the currently planned number of acres and distribution of residential, commercial, recreation and open space land within the Project Area. The consistency of the Project with the City's population, housing, and employment projections also will be addressed relative to the Housing Element of the General Plan, as well as consistency with the Otay Ranch GDP.

Public Services

An analysis of public services for the Project will be based on the City's Quality of Life Threshold Standards for providers including police, fire, emergency medical services, library, parks/open space and school.

Public Utilities

The SEIR will evaluate impacts to water and wastewater. A water analysis will include a projection of the current demand and the Project's demands under the adopted General Plan as well as proposed amendments to the Plan. The discussion will evaluate whether the GPA will require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; whether new or expanded supplies would be required to meet projected needs; and if the GPA would be inconsistent with the Urban Water Management Plans prepared by the San Diego County Water Authority and Otay Water District. A water supply analysis will be coordinated with Otay Water District to analyze the incremental increase in water demand over that analyzed in the 2005 GPU. A wastewater analysis will be prepared based on a technical analysis to address the effects on the Salt Creek Trunk Sewer. The SEIR will identify the impacts on the existing and master-planned sanitary sewer system and recommend proposed upgrades if necessary.

Transportation, Circulation, and Access

A traffic impact analysis (TIA) will be prepared to assess the Project's effect on the existing and planned transportation network within and adjacent to the Project Area. The TIA will analyze various traffic scenarios based on SANDAG traffic models. Existing AM/PM peak hour traffic counts, AM/PM peak hour Levels of Service (LOS), and recent street segment traffic volumes

will be identified for freeways and Circulation Element roadways surrounding the Project. The TIA will evaluate project-related growth on the analyzed street segments and determine which segments will be significantly impacted, if any. The TIA will be included as an appendix to the SEIR.

Alternatives

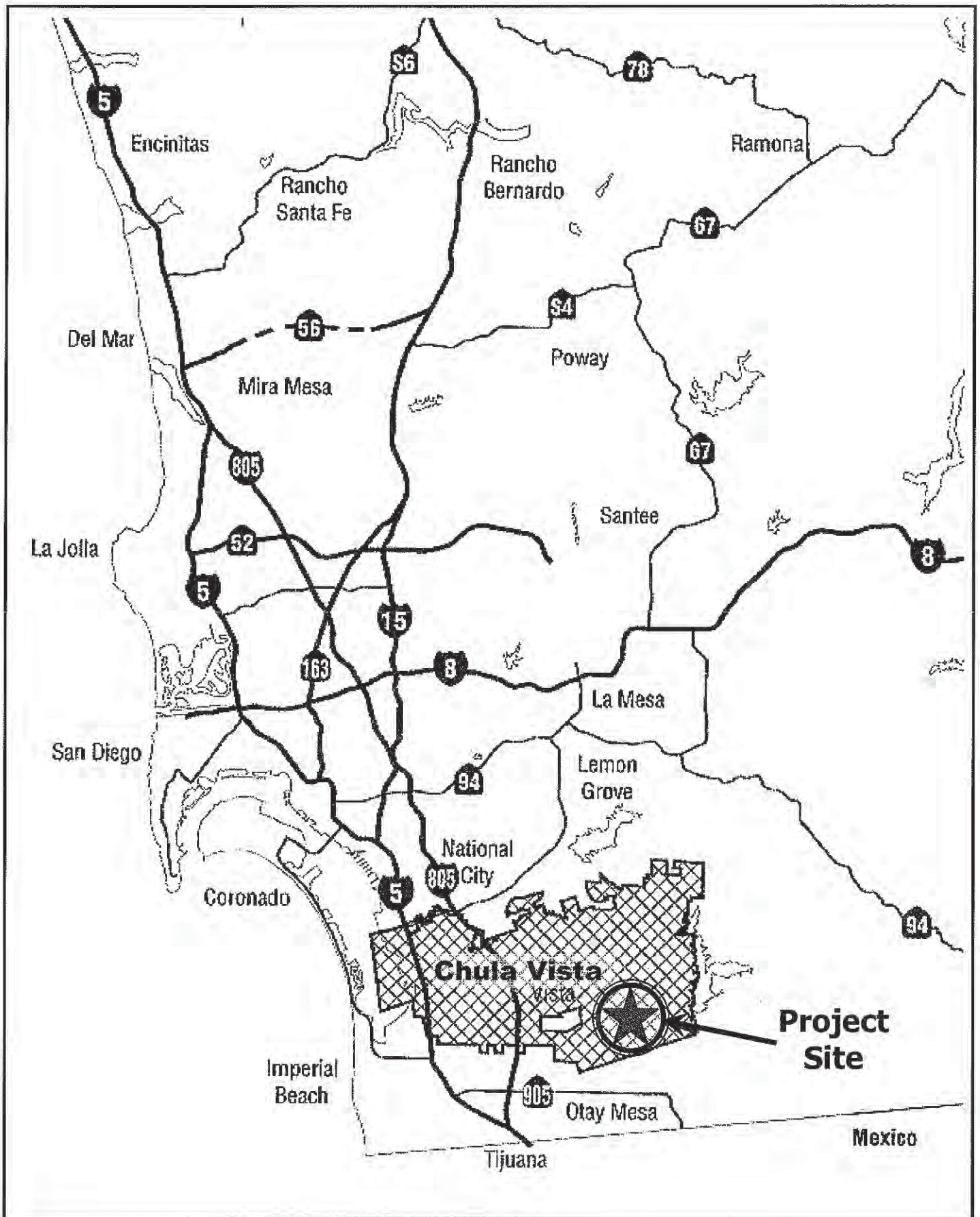
The SEIR will consider a range of project alternatives that may eliminate or reduce significant adverse environmental impacts to a level of less than significant. CEQA requires the No Project Alternative (Plan-to-Ground and Plan-to-Plan) to be analyzed in an EIR. A discussion of other alternatives that were considered and supporting rationale indicating why they were determined infeasible also will be provided. For each alternative, the SEIR will provide a description of the alternative, consideration of the alternative's feasibility in relationship to the Statement of the Project Objectives, and a comparative analysis of the environmental impacts of the alternative versus the impacts as a result of the Project.

Other Environmental Considerations

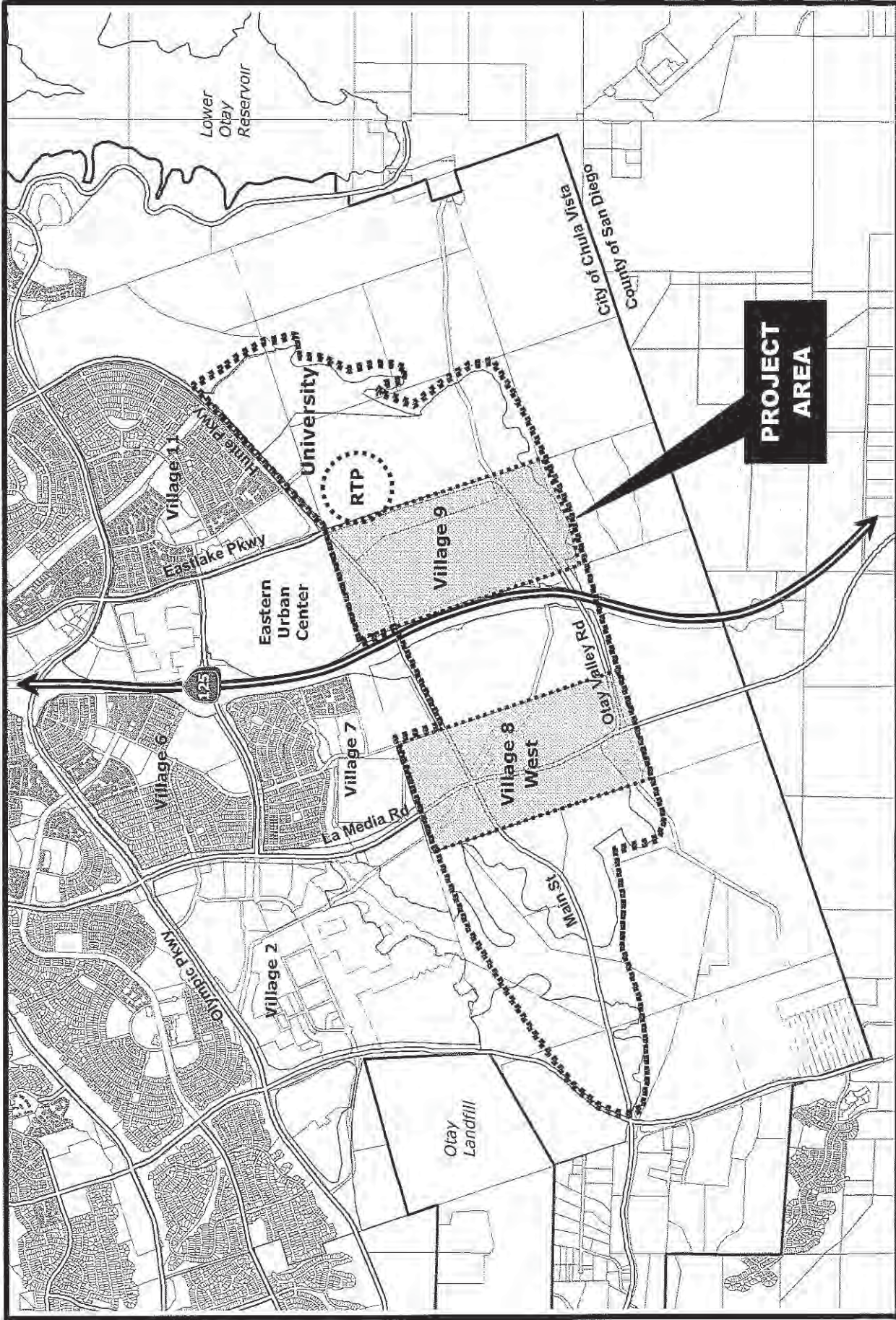
Other environmental considerations that will be addressed in the SEIR include: Cumulative impacts (combined environmental effects) associated with related past, present and reasonably foreseeable future projects; Significant Environmental Effects Which Cannot be Avoided; Significant Irreversible Environmental Changes; Growth-Inducing Impacts; and Effects Found Not to be Significant.

LIST OF EXHIBITS

- Exhibit 1: Vicinity Map
- Exhibit 2: Otay Ranch GPA/GDPA Project Area
- Exhibit 3: Aerial Photo
- Exhibit 4: Existing General Plan Land Uses
- Exhibit 5: Adopted Circulation Plan-East
- Exhibit 6: Proposed Circulation Plan-East
- Exhibit 7: Proposed General Plan Land Use
- Exhibit 8: Existing General Development Plan Land Use
- Exhibit 9: Proposed General Development Plan Land Uses
- Exhibit 10: NOP Distribution List



Vicinity Map



Otay Ranch GPA/GDPA Project Area





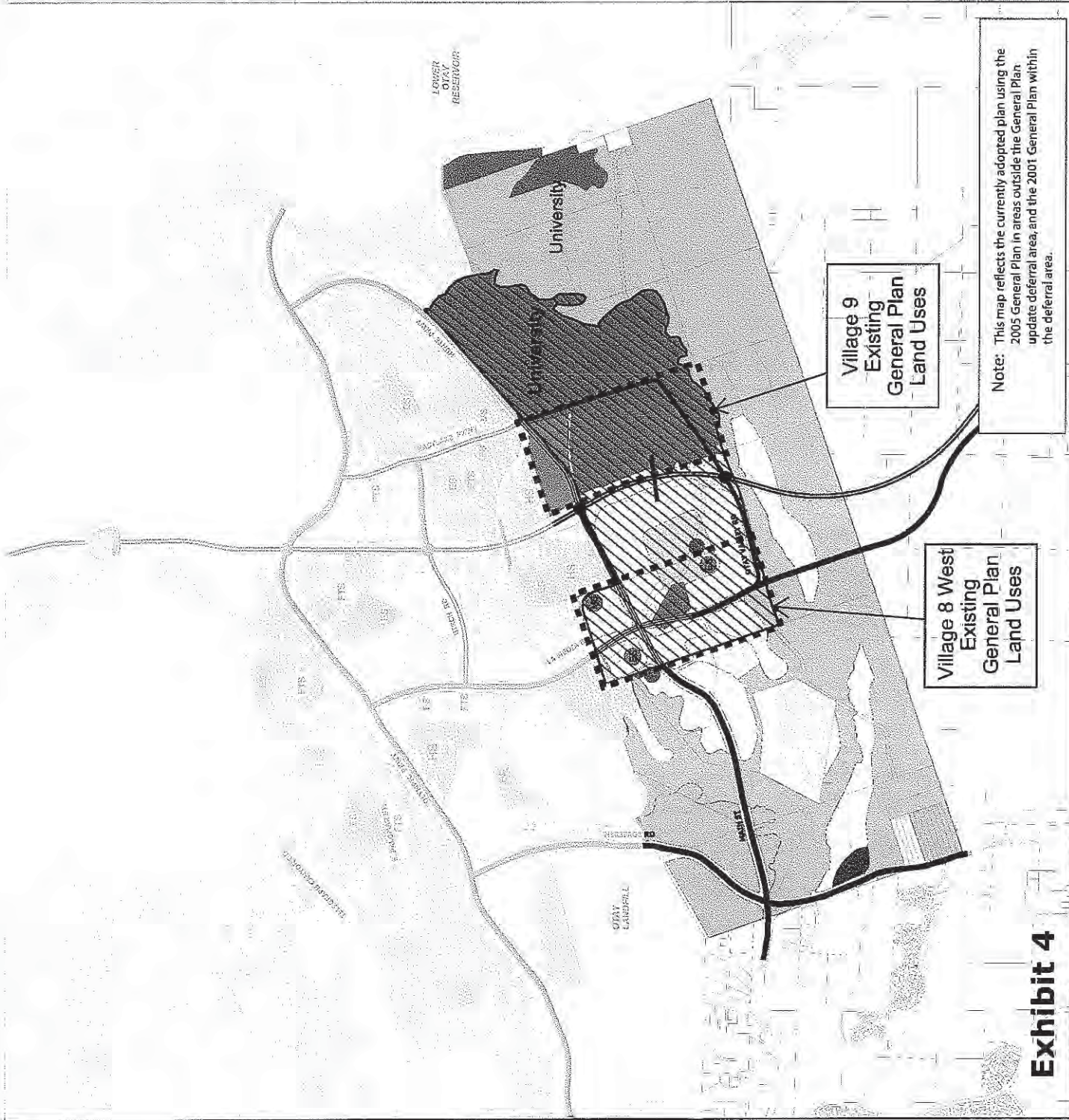
Aerial Photo of the Project Area





**EXISTING
GENERAL PLAN LAND USES
OTAY RANCH AREA**

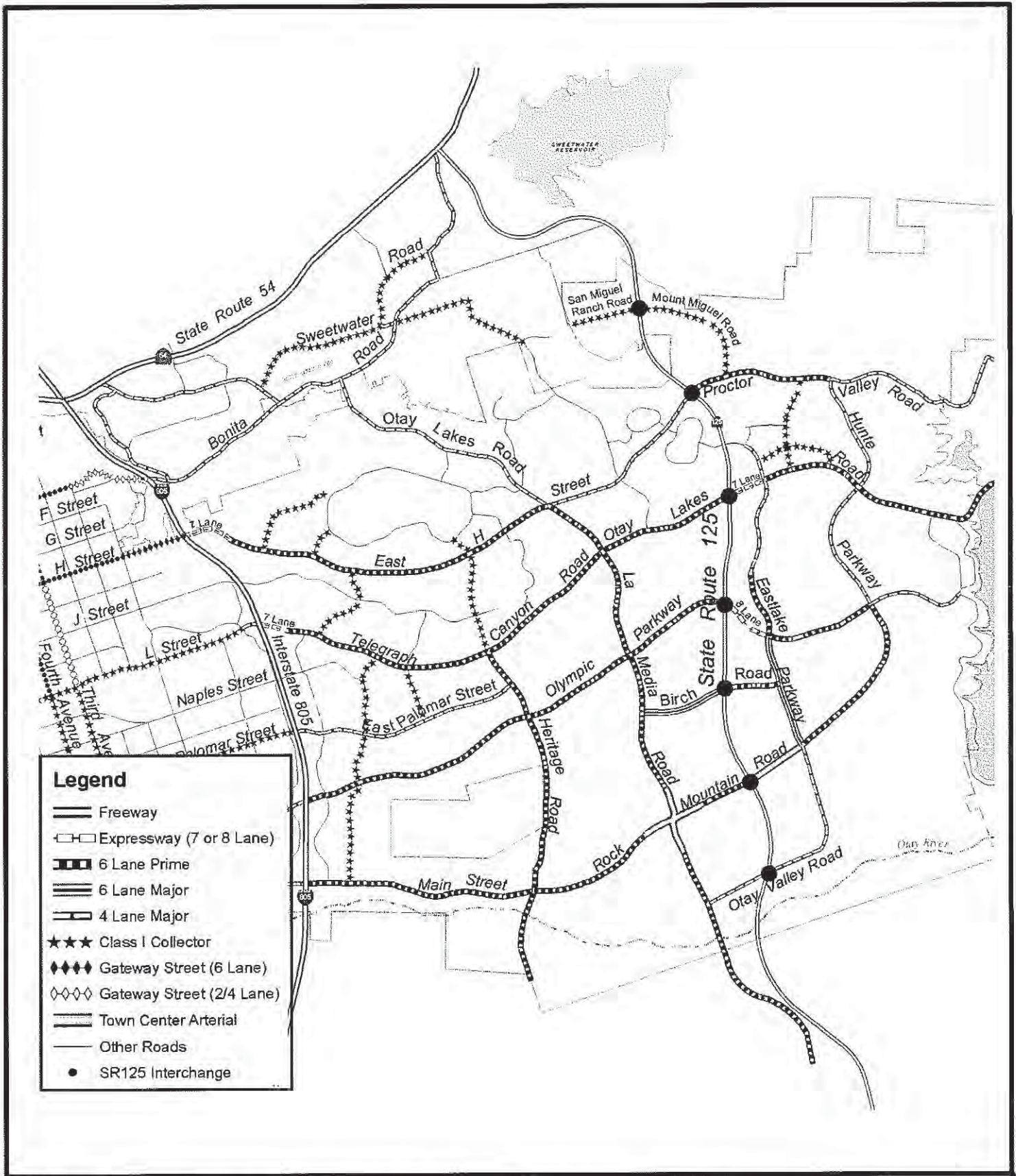
- LEGEND**
- RESIDENTIAL**
 - RESIDENTIAL LOW
 - RESIDENTIAL LOW MEDIUM
 - RESIDENTIAL MEDIUM
 - RESIDENTIAL MEDIUM HIGH
 - RESIDENTIAL HIGH
 - COMMERCIAL**
 - RETAIL
 - MIXED USE COMMERCIAL
 - SPECIAL PLANNING AREA**
 - MUR: MIXED USE RESIDENTIAL
 - EUC: EASTERN URBAN CENTER
 - INDUSTRIAL**
 - RESEARCH & LIMITED INDUSTRIAL
 - PUBLIC & OPEN SPACE
 - OPEN SPACE**
 - OPEN SPACE PRESERVE
 - PARKS & RECREATION
 - PUBLIC & QUASI PUBLIC
 - ACTIVE RECREATION
 - VILLAGE BOUNDARY**
 - FREEWAY (SR - 125)**
 - EXPRESSWAY (7 & 8 LANE)**
 - TOWN CENTER ARTERIAL**
 - PRIME ARTERIAL STREET (8 LANE)**
 - MAJOR STREET (8 LANE)**
 - MAJOR STREET (4 LANE)**
 - 2005 GENERAL PLAN DEFERRAL AREA**



Note: This map reflects the currently adopted plan using the 2005 General Plan in areas outside the General Plan update deferral area, and the 2001 General Plan within the deferral area.

Village 8 West Existing General Plan Land Uses

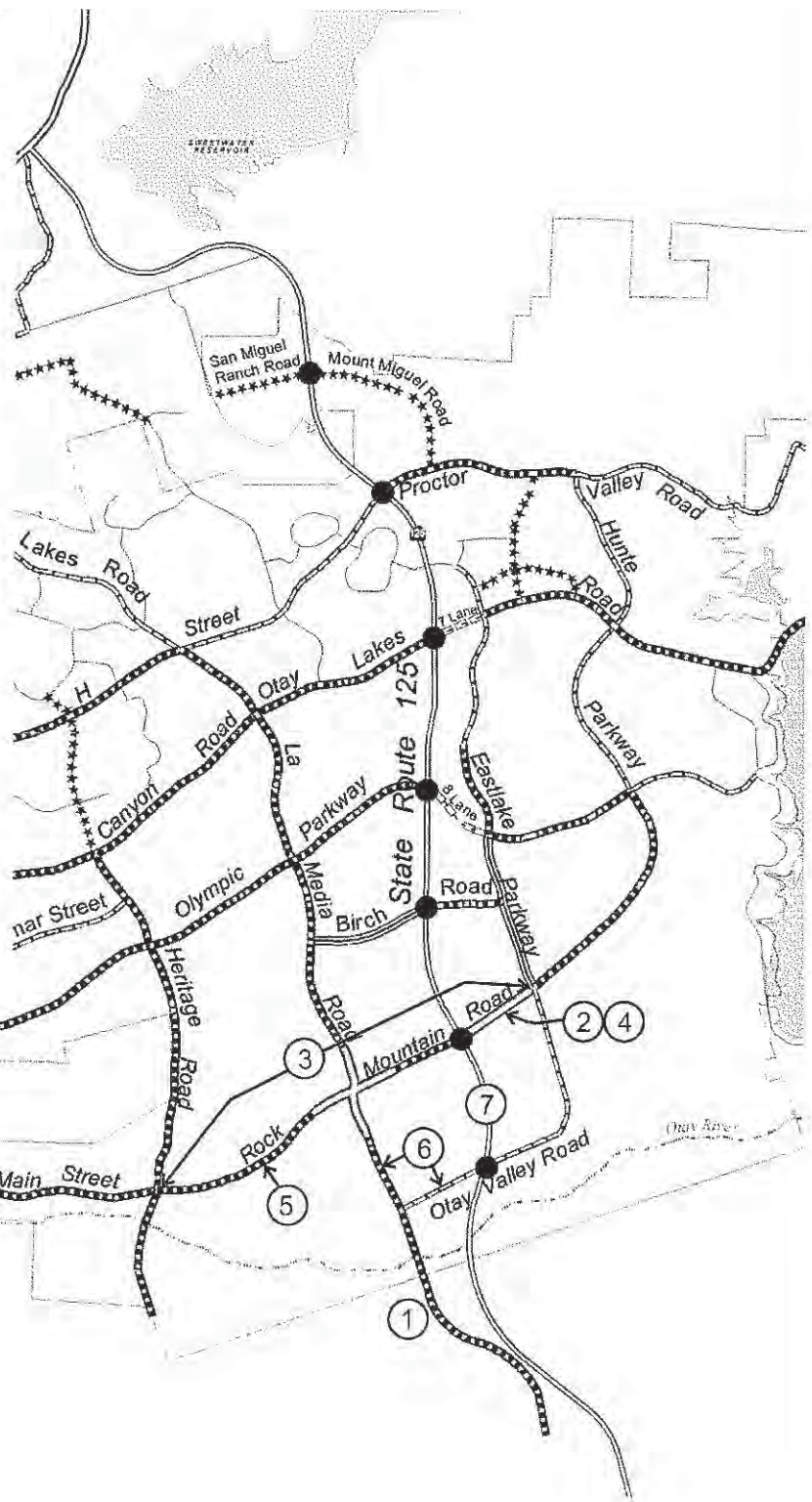
Village 9 Existing General Plan Land Uses



Adopted Circulation Plan-East



- 1 Eliminate La Media Road crossing the Otay River Valley
- 2 Eliminate Rock Mountain Road (Main Street) as a town center arterial easterly of SR-125
- 3 Change name of Rock Mountain Road to Main Street from the point of existing Heritage Road easterly to Eastlake Parkway
- 4 Reclassify Rock Mountain Road (Main Street) easterly of SR-125 as a six lane gateway
- 5 Reclassify the segment of Rock Mountain Road (Main Street) between existing Heritage Road easterly to the town center arterials at Rock Mountain Road (Main Street) and La Media Road as a four lane major
- 6 Reclassify and realign the segment of La Media Road from the town center arterials at La Media
- 7 Eliminate the mid arterial SR-125 bridge crossing between Villages 8 and 9



Legend

- Freeway
- Expressway (7 or 8 Lane)
- 6 Lane Prime
- 6 Lane Major
- 4 Lane Major
- Class I Collector
- Gateway Street (6 Lane)
- Gateway Street (2/4 Lane)
- Town Center Arterial
- Other Roads
- SR125 Interchange



Proposed Circulation Plan-East

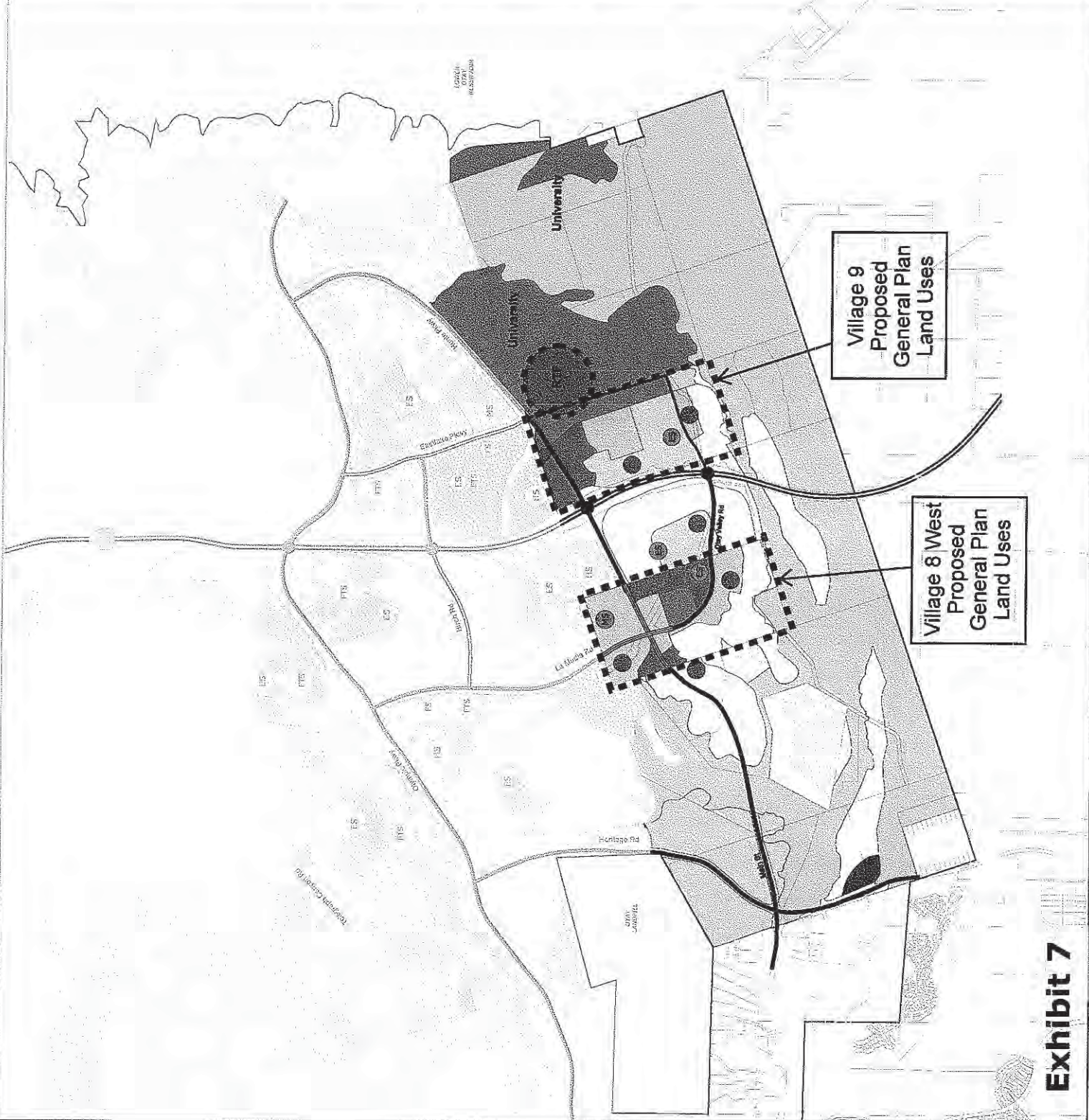




**PROPOSED
GENERAL PLAN LAND USES
VILLAGE 8 WEST & VILLAGE 9
OTAY LAND COMPANY**

LEGEND

| | |
|--------------------------------|--------------------------------|
| RESIDENTIAL | RESIDENTIAL LOW MEDIUM |
| | RESIDENTIAL MEDIUM |
| | RESIDENTIAL MEDIUM HIGH |
| | RESIDENTIAL HIGH |
| COMMERCIAL | RETAIL |
| | MIXED USE COMMERCIAL |
| SPECIAL PLANNING AREA | MIXED USE RESIDENTIAL |
| | TOWN CENTER |
| | EASTERN URBAN CENTER |
| | UNIVERSITY |
| | REGIONAL TECHNOLOGY PARK (RTP) |
| INDUSTRIAL | RESEARCH & LIMITED INDUSTRIAL |
| PUBLIC & OPEN SPACE | OPEN SPACE |
| | PARKS & RECREATION |
| | PUBLIC & QUAM PUBLIC |
| | ACTIVE RECREATION |
| | OPEN SPACE PRESERVE |
| | SR - 125 (TOLL ROAD) |
| | EXPRESS WAY (7 or 6 LANES) |
| | PRIME ARTERIAL STREET (8 LANE) |
| | MAJOR STREET (6 LANE) |
| | TOWN CENTER ARTERIAL |
| | MAJOR STREET (4 LANES) |



Village 9
Proposed
General Plan
Land Uses

Village 8 West
Proposed
General Plan
Land Uses

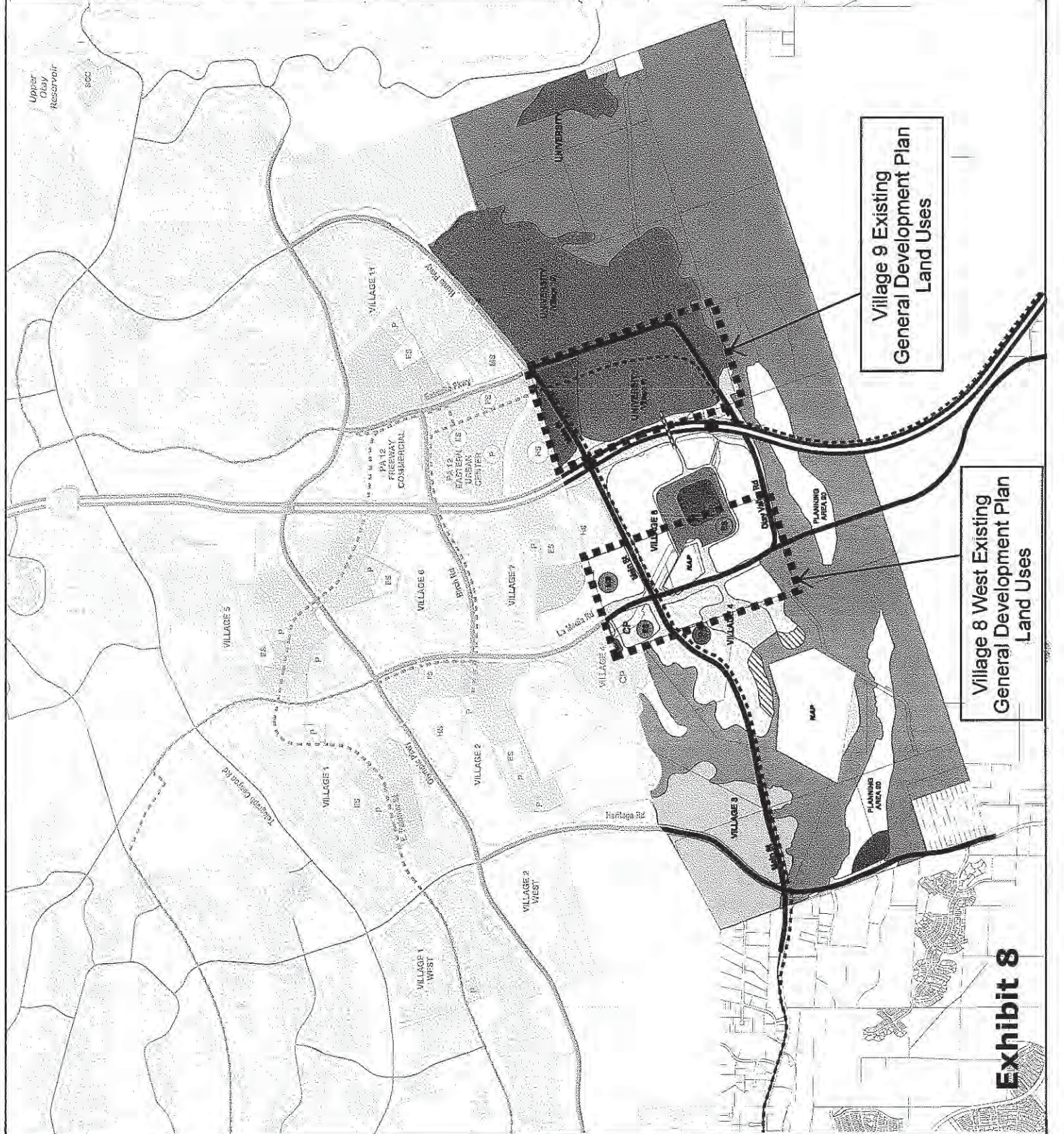


Existing Otay Ranch GDP / SRP Land Use Plan

An Amendment
 June 15, 1999
 October 21, 2001
 and May 23, 2006

Legend

- Residential**
 - Very Low Density Residential (VL)
 - Low Density Residential (L)
 - Low Medium Density Residential (LM)
 - Low Medium Village Density Residential (LMV)
 - Medium Density Residential (M)
 - Medium High Density Residential (MH)
- Special Planning Area/Commercial**
 - Freeway Commercial (FC)
 - Mixed Use (MU)
 - Town Center (TC)
 - Eastern Urban Center (EUC)
 - University
 - Regional Technology Park (RTP)
- Industrial**
 - Research & Limited Industrial
- Public/ Open Spaces/ Other**
 - Public & Quasi-Public (PQ)
 - Recreation (RE)
 - Sensitive Resource Study Area (SRS)
 - Open Space
 - Parks & Recreation
 - Special Community Center (SCC)
 - Active Recreation
 - Chula Vista Open Space Preserve
 - Limited Development Area
 - SR - 125 (Toll Road)
 - Elementary School
 - Middle School
 - High School
 - Fire Station
 - Park
 - Transit Corridor
 - Pedestrian Bridge
 - Areas Acquired for Open Space (*)



Village 9 Existing General Development Plan Land Uses

Village 8 West Existing General Development Plan Land Uses

Exhibit 8

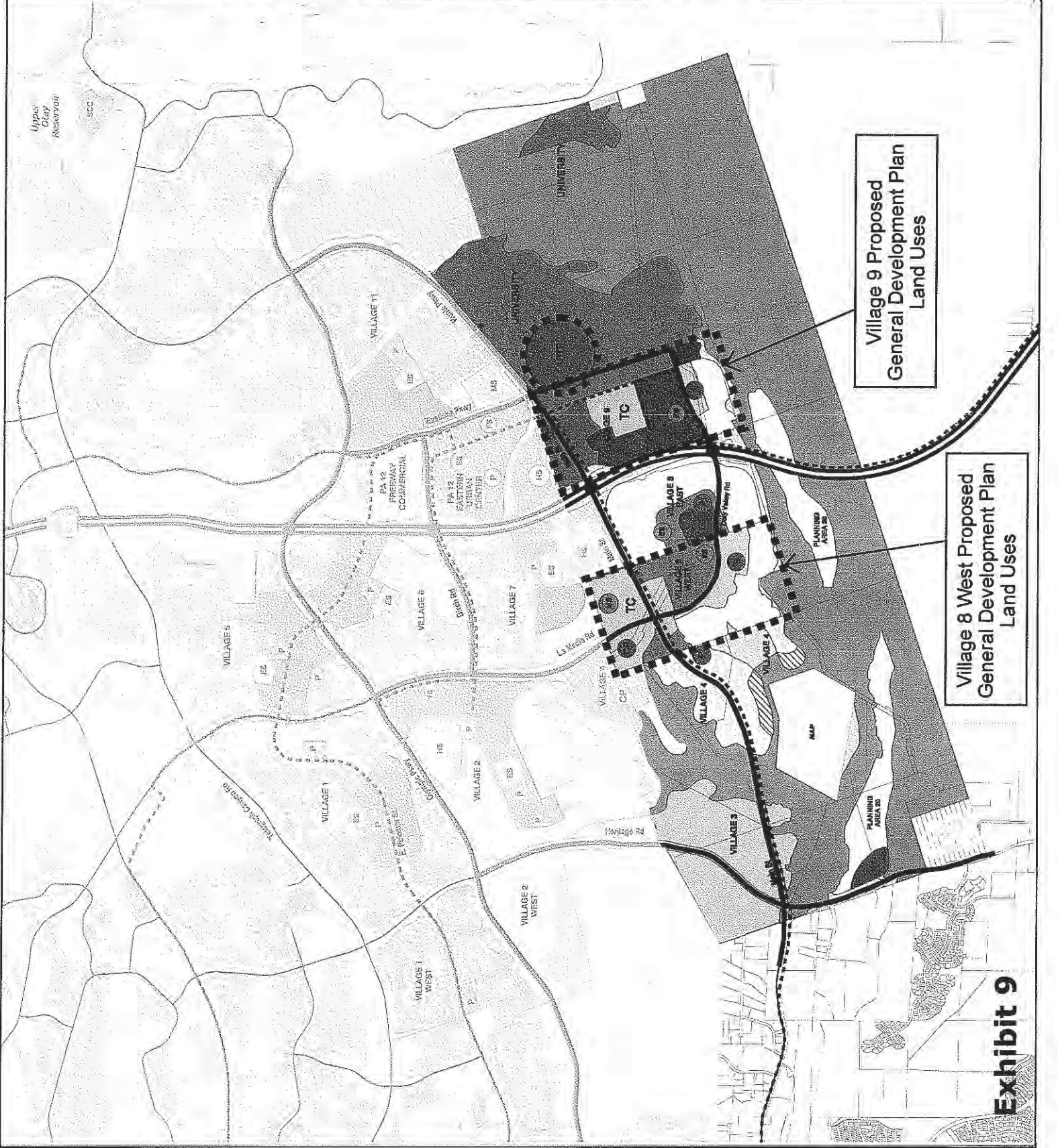


Proposed Otay Ranch GDP / SRP Land Use Plan

As Amended:
July 4, 1996
February 22, 2001
October 23, 2007
and May 20, 2008

Legend

- Residential**
 - Very Low Density Residential (V1)
 - Low Density Residential (L)
 - Low Medium Density Residential (LM)
 - Low Medium Village Density Residential (LV)
 - Medium Density Residential (M)
 - Medium High Density Residential (MH)
- Special Planning Area/ Commercial**
 - Freeway Commercial (FC)
 - Mixed Use (MU)
 - Town Center (TC)
 - Eastern Urban Center (EUC)
 - University
 - Regional Technology Park (RTP)
- Industrial**
 - Research & Limited Industrial
- Public/ Open Space/ Other**
 - Public & Quasi-Public (PQ)
 - Resort (RES)
 - Sensitive Resource Study Area (SRS)
 - Open Space
 - Parks & Recreation
 - Special Conference Center (SCC)
 - Active Recreation
 - Chula Vista Open Space Preserve
 - Limited Development Area
 - SR - 125 (Toll Road)
 - Elementary School
 - Middle School
 - High School
 - Fire Station
 - Park
 - Transit Corridor
 - Pedestrian Bridge
 - Areas Acquired for Open Space (*)



Village 9 Proposed General Development Plan Land Uses

Village 8 West Proposed General Development Plan Land Uses

EXHIBIT 10

LIST OF AGENCIES, ORGANIZATIONS, AND INDIVIDUALS TO RECEIVE THIS NOTICE OF PREPARATION

Federal

Bureau of Land Management
Federal Aviation Administration
Immigration and Naturalization Service
U.S. Army Corps of Engineers
U.S. Fish & Wildlife Service

State

California Air Resources Board
California Department of Conservation
California Department of Fish & Game
California Department of Water Resources
California Energy Commission
California Environmental Protection Agency
California State Lands Commission
California Waste Management
Caltrans District 11
Governor's Office of Planning and Research (State Clearinghouse)
Office of Historic Preservation
Regional Water Quality Control Board – San Diego Region 9

County

County Department of Agriculture
County Department of Environmental Health
County of San Diego Department of Parks & Recreation
County of San Diego Air Pollution Control District
County of San Diego Department of Planning and Land Use
County of San Diego Department of Public Works
County of San Diego - Chris Wickham
County of San Diego – Trish Boaz
Local Agency Formation Commission
San Diego County Water Authority

Local Agencies

Chula Vista Elementary School District
City of Imperial Beach
City of National City Planning Department
City of San Diego Development Services Department
City of San Diego Environmental Services Department
City of San Diego Metropolitan Wastewater Department
City of San Diego Real Estate Assets
City of San Diego Transportation Engineering
City of San Diego Water Department
Metropolitan Transit Development Board
Otay Water District
Port of San Diego
San Diego Association of Governments
San Diego Housing Commission
Semptra Energy
Southbay Irrigation District
Southwestern College
Sweetwater Community Planning Group
Sweetwater Authority
Sweetwater Union High School District

Other

Adams Broadwell Joseph & Cardozo
American Archway Research and Development Specialists
Brown Field Operations Office
California Transportation Ventures
California Waste Management
California Native Plant Society
Cdr. George J. Kost
Center for Biological Diversity
Chula Vista Star-News
Chula Vista Coordinating Council
Crossroads II
Endangered Habitats League
Environmental Health Coalition
Helix
INS – Bob Barrow
McMillin Companies
Mr. Thomas Davis
Natural History Museum
Otay Mesa Planning Committee
Otay Mesa/Nestor Community Planning Group
Otay Mesa Chamber of Commerce

Otay Valley Quarry LLC
Otay Ranch Company
Pacific Bell
PSB
PSBS
San Diego Audubon Society
San Diego County Archaeological Society
San Diego Union-Tribune
Sierra Club
Sweetwater Valley Civic Association
The EastLake Company
The Environmental Trust
Theresa Acerro
Valley de Oro Community Planning Group



County of San Diego

DEPARTMENT OF PUBLIC WORKS

JOHN L. SNYDER
DIRECTOR

5201 RUFFIN ROAD, SUITE D
SAN DIEGO, CALIFORNIA 92123-4310
(858) 694-2055 FAX: (858) 694-8928
Web Site: www.sdcountry.ca.gov/dpw/

RICHARD E. CROMPTON
ASSISTANT DIRECTOR

February 19, 2010

Stephen Power, AICP, Principal Planner
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

Dear Mr. Power:

NOTICE OF PREPARATION OF A SUPPLEMENTAL IMPACT REPORT (SEIR-09-01) FOR AMENDMENTS TO THE CITY OF CHULA VISTA GENERAL PLAN (GPA-09-01) AND OTAY RANCH GENERAL DEVELOPMENT PLAN (PCM-09-11)

The County of San Diego (County) received the Notice of Preparation (NOP) of a Draft Supplemental Environmental Impact Report (SEIR) for Amendments to the City of Chula Vista (City) General Plan and Otay Ranch General Development Plan, dated January 15, 2010. County Departments of Department of Public Works (DPW) and Parks and Recreation (DPR) staff have completed their review and appreciates the opportunity to provide the following comments.

DPW Traffic/Transportation Planning comments:

- SEIR should assess potential traffic impacts of project traffic onto roadways located outside of the City of Chula Vista. The proposed project may distribute trips onto existing and future County roads such as Otay Lakes Road, Bonita Road, Sweetwater Road, Briarwood Road, Corral Canyon Road, Central Avenue, Proctor Valley Road, San Miguel Road, La Media, and roadways located within the East Otay Mesa Specific Planning Area.
- SEIR should provide an assessment of the project's potential cumulative impacts to facilities located within the unincorporated area of San Diego County. Fairshare contributions to the County's Transportation Impact Fee (TIF) program should be considered to mitigate the cumulative traffic impacts. Fairshare contributions should be based upon the amount of project trips that will be distributed onto the County roadways.

DPR Environmental Review comments:

- The proposed project is directly adjacent to County-owned and/or managed properties including Otay Valley Regional Park (OVRP) and the Otay Ranch Preserve. The EIR should fully disclose and analyze all potential impacts of the project and project alternatives to these properties.
- The OVRP is run cooperatively through a Joint Exercise of Powers Agreement among the County of San Diego and the cities of San Diego and Chula Vista. It is recommended that the City coordinate with the OVRP Citizen Advisory Committee and Policy Committee for input on and/or approval of the project. Please contact the following OVRP joint staff to arrange for a presentation of the proposed project:
 - *County of San Diego:* Chuck Tucker; (858) 966-1352 or e-mail at Chuck.Tucker@sdcounty.ca.gov
 - *City of San Diego:* Laura Ball; (619) 533-6727 or e-mail at lball@sandiego.gov
 - *City of Chula Vista:* Lynnette Lopez; (619) 409-5465 or e-mail at ltesitore-lopez@ci.chula-vista.ca.us
- The County of San Diego and the City of Chula Vista are joint Preserve Owner Managers (POM) for the Otay Ranch Preserve. The County and City currently manage the Salt Creek property located east of the proposed project site. Additionally, per the Otay Ranch Resource Management Plan, the POM is responsible for managing the lands directly south of the proposed project site once they are conveyed into the Preserve. Any potential impacts to this parcel should be discussed and coordinated with County POM staff, Cheryl Goddard, Land Use/Environmental Planner III, at (858) 966-1374, or e-mail at Cheryl.Goddard@sdcounty.ca.gov.
- County DPR oversees the County Trails Program and the Community Trails Master Plan (CTMP). The County Trails Program is developing a system of interconnected regional and community trails and pathways which involves both trail development and management on public, semi-public and private lands. There are several existing trails, as well as proposed trails, tied to development projects which are currently being constructed within the vicinity of the project. In addition, the Otay Valley Regional Park (OVRP) Concept Plan and the 2007 East Otay Mesa Specific Plan Amendment identify proposed trails within this area. It is recommended that the EIR evaluate any potential effects on the recreational use of these existing and proposed trails. For additional information regarding trail locations or to discuss any potential impacts, please contact the County Trails Program Coordinator, Maryanne Vancio, at (858) 966-1372, or e-mail at Maryanne.Vancio@sdcounty.ca.gov.

The County appreciates the opportunity to participate in the review process for this project and look forward to receiving future environmental documents related to this

Mr. Power
February 19, 2010
Page 3

project or providing additional assistance at your request. If you have any questions on DPW Traffic/Transportation Planning's comments, please contact Bob Goralka, DPW Program Manager, at (858) 874-4202, or email at Robert.Goralka@sdcounty.ca.gov. For questions on DPR's comments, please contact Megan Hamilton, Group Program Manager, at (858) 966-1377, or e-mail at Megan.Hamilton@sdcounty.ca.gov. For all other general comments, please contact Julia Quinn, Environmental Planning Manager, at (858) 874-4054, or e-mail at Julia.Quinn@sdccounty.ca.gov.

Sincerely,



RICHARD E. CROMPTON, Assistant Director
Department of Public Works

REC:JMQ:cw

cc: Bob Goralka, DPW Traffic/ Transportation Planning
Julia M. Quinn, DPW Environmental Services
Megan Hamilton, DPR Group Program Manager
Cheryl Goddard, DPR Land Use Environmental Planner III

JPB DEVELOPMENT, LLC

February 17, 2010

Mr. Stephen Power
Principal Planner
CITY OF CHULA VISTA
276 Fourth Avenue
Chula Vista, CA 91910

RE: Notice of Preparation of a Draft Environmental Impact Report for Supplemental Environmental Impact Report (SEIR-90-01) for amendments to the City of Chula Vista General Plan (GPA-09-01) and Otay Ranch General Development Plan (PCM-09-11)

Dear Mr. Power:

JPB Development, LLC (JPB) received a copy of the Notice of Preparation referenced above on January 19, 2010. We are writing this comment letter within 30 days of receiving the Notice to ensure that the City is aware that JPB filed an application with the City of Chula Vista on December 9, 2009 for Chula Vista General Plan Amendments (GPA) and Otay Ranch General Development Plan Amendments (GDPA) to implement the Land Offer Agreement between JPB Development, LLC (and related entities) and the City of Chula Vista for Villages 3, 4, 8 East and 10. As described in the NOP, Villages 4, 8 East and 10 are within the "Deferral Area" along with the properties described in the NOP. Since the JPB application was filed prior to preparation and distribution of the NOP, it's unclear why the JPB project was not, at a minimum, referenced in the NOP as a "reasonably foreseeable project" and the proposed GPAs and GDPAs are not even mentioned in the NOP.

A copy of the University Villages Project Description submitted with the December 2009 application is attached for your reference. Clearly, due to the proximity of the JPB properties to the "Project" described in the NOP, there are environmental issues such as land use, circulation, hydrology, public utilities and public services that are common to both properties and must be comprehensively analyzed in the EIR. Since the Chula Vista City Council deferred consideration of the entire southern portion of the Otay Valley Parcel of Otay Ranch in December 2005, it is crucial that both the public and decision makers consider the Deferral Area in its entirety in order to make the best and most informed decision. In addition, it is critical that all impacts associated with the Deferral Area, beyond just cumulative impacts, be evaluated in the EIR.

February 17, 2010
Page Two

Thank you for this opportunity to comment on the NOP. Please don't hesitate to contact me if you have questions

Sincerely,

JPB DEVELOPMENT, LLC

A handwritten signature in black ink, appearing to read "Ranie L. Hunter". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ranie L. Hunter
Executive Vice President

cc: Scott Donaghe, City of Chula Vista

Attachment

DRAFT

University Villages Project Description¹

The proposed project is comprised of Otay Ranch Village 3, a portion of Village 4, a portion of Village 8 and Village 10. This project implements the Land Offer Agreement between JPB Development-related entities and the City of Chula Vista and includes Chula Vista General Plan Amendments (CVGPA), Chula Vista Multi-Species Conservation Plan Amendments (MSCPA), Otay Ranch General Development Plan Amendments (GDPA) and Resource Management Plan Amendments (RMPA). Proposed project components are described below.

Chula Vista General Plan Amendments (East Planning Area)

Land Use and Transportation Element:

1. Village 3 is comprised of 368.4 acres and is currently designated Research & Limited Industrial (176.6 acres), Open Space Preserve (107.9) and other associated circulation and manufactured opens space land uses on the current Chula Vista General Plan. The proposed CVGPA includes the following Village 3 amendments:
 - a. Modify the development footprint along the eastern edge of Village 3 to convert Open Space Preserve to Mixed Use Commercial and Research & Limited Industrial to Open Space Preserve.
 - b. Modify the boundary between Villages Two and Three to reflect the location of the neighborhood park in the northwest portion of Village Three
 - c. Modify the permitted land uses within Village 3 outside of the 1,000' landfill buffer from Research & Limited Industrial to village-related land uses including, Residential High permitting 388 units, Residential Medium-High permitting 170 units, Residential Medium permitting 372 units, Mixed Use Commercial permitting 824 units on 20 acres, Village Core, Open Space (104.2 acres) and Parks & Recreation (7.0 acres).
 - d. Realign Main Street within Village 3, crossing Wolf Canyon into Village 4 to the east at a more northerly location.
 - e. Realign Heritage Road within Village 3 and change the classification of Heritage Road between Santa Liza and Main Street from a Six-Lane Prime Arterial to a 4-Lane Major Road.
 - f. The balance of Village 3 would remain designated Research & Limited Industrial (77.2 acres).

2. The portion of Village 4 included in the proposed project is comprised of 434.6 acres. The Chula Vista General Plan designates Village 4 an urban village. This portion of Village 4 includes Parks & Recreation (12.1 acres), Residential Low-Medium (59.4 acres) land uses permitting 141 units and 216.7 acres designated Open space Preserve. This proposed CVGPA includes the following Village 4 amendments:

¹ This Project Description assumes the MSCP land swap in Villages 8 and 10

DRAFT

- a. Modify the development footprint in Village 4, south of the proposed realignment of Main Street to improve preservation of sensitive habitats along Wolf Canyon and accommodate grading efficiencies within Village 4
 - b. As mentioned above, the project includes the realignment of Main Street within Village 4, north of its current alignment.
3. The eastern portion of Village 8 (Village 8 East) included in the proposed project is comprised of 428.7 development acres and 202.5 acres of Open Space Preserve. The Chula Vista General Plan currently designates Village 8 an urban village. Village 8 East includes Residential Medium-High permitting 289 units, Residential Low-Medium permitting 676 units and a Village Core. This proposed CVGPA includes the following amendments:
- a. Modify the development footprint along the southern edge of Village 8 East to include an additional 51 acres of development. This proposal converts approximately 51 acres of Open Space Preserve to Residential Low-Medium north of the area designated Active Recreation
 - b. Modify the permitted land uses within the northeastern portion of Village 8 East from Residential Low-Medium to Residential High permitting 2,754 units, Residential Medium permitting 523 units, Residential Low Medium permitting 483 units, Public & Quasi Public (5.3 acres) and Parks & Recreation (93.6 acres – Neighborhood and Community Park).
4. The portion of Village 10 included in the proposed project is comprised of 192.6 development acres and 900.6 acres of Open Space Preserve. The Chula Vista General Plan primary land use designation is Public & Quasi Public (University Study Area) and includes a secondary land use including Residential Medium-High permitting 85 units, Residential Low-Medium permitting 335 units and other village-related land uses. This proposed CVGPA includes the following amendments:
- a. Modify the development footprint for Village 10 to the south and east converting approximately 27.8 acres of Open Space Preserve to Residential Low-Medium and 32.0 acres of Open Space Preserve to Residential Medium-High. The proposed project converts approximately 60 acres of Public & Quasi Public (University Study Area) to Open Space Preserve
 - b. Modify the permitted land uses within the northern portion of Village 10 from Residential Low-Medium to Residential High permitting 950 units, Residential Medium-High permitting 724 units, Public & Quasi Public (3.5 acres) and Parks & Recreation (7.0 acres). The southern portion of Village 10 would remain Residential Low-Medium permitting 162 units.

Public Facilities and Services Element Amendments:

The proposed project includes the following public park and recreation facilities not currently designated in the Chula Vista General Plan:

DRAFT

1. Unnamed Neighborhood Park – Otay Ranch Village 3
2. Unnamed Neighborhood Park – Otay Ranch Village 8
3. Unnamed Neighborhood Park – Otay Ranch Village 10
4. Unnamed Community Park – Otay Valley Regional Park Active Recreation Area

Chula Vista Multi-Species Conservation Plan Amendments

The project proposes a comprehensive amendment to the MSCP in order to implement the land use and circulation amendments described above. These amendments include a Boundary Adjustment in the Village 3, Village 4, Village 8 East and Village 10/University. The proposed amendments are described below:

1. Modify the MSCP Boundary within Village 3 adjacent to Wolf Canyon (Acreage TBD)
2. Modify the MSCP Boundary within Village 4 adjacent to Wolf Canyon (Acreage TBD)
3. Modify the MSCP Boundary within Village 8 north of the area designated Active Recreation in the Otay River Valley. The proposed project converts approximately 51.0 acres of Preserve to Development Area.
4. Modify the MSCP Boundary within Village 10. The proposed project converts approximately 60.0 acres formerly designated University/Development Area to Preserve. In addition, the proposed modification converts approximately 60.0 acres of Preserve along the southern and eastern edge of Village 10 to Development Area.

Otay Ranch General Development Plan Amendments

1. Village 3 is comprised of 368.4 acres and is currently designated Industrial (176.6 acres), Open Space (107.9) and other associated circulation and manufactured opens space land uses on the current Otay Ranch General Development Plan (GDPA). The proposed GDPA includes the following Village 3 amendments:
 - a. Modify the development footprint along the eastern edge of Village 3 to convert Open Space Preserve to Mixed Use and Industrial to Open Space.
 - b. Modify the boundary between Villages Two and Three to reflect the location of the neighborhood park in the northwest portion of Village Three
 - c. Modify the permitted land uses within Village 3 outside of the 1,000' landfill buffer from Industrial to village-related land uses including, Residential High permitting 388 units, Residential Medium-High permitting 170 units, Residential Medium permitting 372 units, Mixed Use permitting 824 units on 20 acres, Village Core, Open Space (104.2 acres) and Parks & Recreation (7.0 acres).
 - d. Realign Main Street within Village 3, crossing Wolf Canyon into Village 4 to the east at a more northerly location.
 - e. Realign Heritage Road within Village 3 and change the classification of Heritage Road between Santa Liza and Main Street from a Six-Lane Prime Arterial to a 4-Lane Major Road.
 - f. The balance of Village 3 would remain designated Industrial (77.2 acres).

DRAFT

2. The portion of Village 4 included in the proposed project is comprised of 434.6 acres. The Chula Vista General Plan designates Village 4 an urban village. This portion of Village 4 includes Parks & Recreation (12.1 acres), Residential Low-Medium (59.4 acres) land uses permitting 141 units and 216.7 acres designated Open Space Preserve. This proposed GDPA includes the following Village 4 amendments:
 - a. Modify the development footprint in Village 4, south of the proposed realignment of Main Street to improve preservation of sensitive habitats along Wolf Canyon and accommodate grading efficiencies within Village 4.
 - b. As mentioned above, the project includes the realignment of Main Street within Village 4, north of its current alignment.

3. The eastern portion of Village 8 (Village 8 East) included in the proposed project is comprised of 428.7 development acres and 202.5 acres of Open Space Preserve. The GDP currently designates Village 8 an urban village. Village 8 East includes Residential Medium-High permitting 289 units, Residential Low-Medium permitting 676 units and a Village Core. This proposed GDPA includes the following amendments:
 - a. Modify the development footprint along the southern edge of Village 8 East to include an additional 51 acres of development. This proposal converts approximately 51 acres of Open Space Preserve to Residential Low-Medium north of the area designated Active Recreation.
 - b. Modify the permitted land uses within the northeastern portion of Village 8 East from Residential Low-Medium to Residential High permitting 2,754 units, Residential Medium permitting 523 units, Residential Low Medium permitting 483 units, Public & Quasi Public (5.3 acres) and Parks & Recreation (93.6 acres – Neighborhood and Community Park).

4. The portion of Village 10 included in the proposed project is comprised of 192.6 development acres and 900.6 acres of Open Space Preserve. The GDP primary land use designation is Public & Quasi Public (University Study Area) and includes a secondary land use including Residential Medium-High permitting 85 units, Residential Low-Medium permitting 335 units and other village-related land uses. This proposed GDPA includes the following amendments:
 - a. Modify the development footprint for Village 10 to the south and east converting approximately 27.8 acres of Open Space Preserve to Residential Low-Medium and 32.0 acres of Open Space Preserve to Residential Medium-High. The proposed project converts approximately 60 acres of Public & Quasi Public (University Study Area) to Open Space Preserve.
 - b. Modify the permitted land uses within the northern portion of Village 10 from Residential Low-Medium to Residential High permitting 950 units, Residential Medium-High permitting 724 units, Public & Quasi Public (3.5 acres) and Parks & Recreation (7.0 acres). The southern portion of Village 10 would remain Residential Low-Medium permitting 162 units.

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Otay Ranch Resource Management Plan Amendments

The project proposes a comprehensive amendment to the Resource Management Plan Preserve Boundary to implement the land use and circulation amendments described above. These RMPAs would bring the RMP Preserve into consistency with the amended MSCP Preserve described above.



February 16, 2010
Stephen Power, AICP
Principal Planner
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

RE: Comments on the Notice of Preparation (NOP) of a Supplemental Environmental Impact Report (SEIR-09-01) for amendments to the City of Chula Vista General Plan (GPA-09-01) and Otay Ranch General Development Plan (PCM-09-11)

Dear Mr. Power:

San Diego Gas & Electric Company (SDG&E) respectfully submits this letter in response to the City of Chula Vista's (City) Notice of Preparation (NOP) of a Draft Supplemental Environmental Impact Report (SEIR-09-01) for amendments to the City of Chula Vista General Plan (GPA-09-01) and Otay Ranch General Development Plan (PCM-09-11). SDG&E is a public utility regulated by the California Public Utilities Commission (CPUC) that provides electric and gas services to customers throughout San Diego County. The CPUC mandates that SDG&E must provide for the short and long-term needs of customers in its service territory.

Notice of Preparation for the SEIR

The NOP identifies that Energy will be addressed in the scope of the SEIR for the Project. Specifically, the NOP (page 8) states that

The SEIR will address changes in energy demand as compared to the 2005 GPU EIR that could result from the proposed amendments to the Otay Ranch Villages, including an update of existing and proposed facilities serving the Project Area and confirmation that providers would be able to meet projected demand that could result from approval of the proposed amendments.

SDG&E concurs that Energy issues should be addressed in the EIR. The discussion of Energy issues is essential because, as discussed below in more

detail, a new electric substation is required to (1) support the on-going development within Otay Ranch and (2) maintain reliable electric service to the Eastern Chula Vista area. If a new substation is not developed in a timely manner, then new development may need to be delayed until a new substation is licensed and constructed to provide additional capacity to serve additional development.

Substation Need and Planning History

SDG&E has been working with the City of Chula Vista and various developers and property owners since 2004 to identify a site for a new substation in the Otay Ranch area. In 2004, SDG&E identified the need for a new electric substation to serve the future development in Otay Ranch based on the anticipated growth in the area. SDG&E met with various developers and property owners of Village 11, EUC, Freeway Commercial and Village 9 as well as City Planning and Building Department staff, to discuss the need for a new substation in the southern part of Otay Ranch.

The existing Telegraph Canyon Substation, which has been serving the Otay Ranch development, is currently loaded at 75% of its capacity. The existing substation does not have sufficient capacity to meet the ultimate load demand of the Otay Ranch development. The new substation is needed by 2015 to meet project demands. Therefore, the site for the new substation must be obtained by 2010 to provide adequate time for site acquisition, design, licensing through the CPUC, permitting through other agencies and construction to meet the 2015 in-service date of the substation.

In 2005, SDG&E was included in the University Framework Strategy Planning effort with the City, the University and the other affected developers/property owners within the Eastern University District. One of the goals of the Framework Committee was to determine potential acceptable locations for the substation which could be incorporated into development plans early in the planning process. Initially a site in the northwestern portion of the EUC was identified as a potential location for the new substation since the EUC was the load center for the new substation and it was adjacent to planned roadways.

In early 2007, after extensive discussion and consideration of numerous substation site alternatives, the members of the University Framework Strategy Planning effort collectively endorsed a site located on land owned by the City. This site, located south of Hunte Parkway and directly adjacent to SDG&E's Miguel-Mexico Transmission Corridor, became known as SDG&E's "Preferred Substation Site" and the sole focus of SDG&E's substation siting efforts for the last few years.

Throughout 2007 and 2008, SDG&E worked with the City to develop a site plan on the Preferred Substation Site, which is technically challenging to develop due

to some physical constraints. After numerous iterations of grading concepts, which included specific design elements requested by the City, SDG&E developed a feasible grading concept for the site that was acceptable to both the City and SDG&E. Discussions progressed with the City to include identifying the process needed for SDG&E to acquire the site from the City. In May 2008, the City entered into a Land Offer Agreement with a private developer, which involved the exchange of lands within the Otay Ranch including the parcel containing the Preferred Substation Site. SDG&E is working with the City to identify a feasible location for the new substation to serve the ongoing development within Otay Ranch. It is imperative that the City address the need for the new substation now so that development can timely occur within Otay Ranch.

SDG&E appreciates this opportunity to comment on the NOP for the SEIR. We look forward to continuing to work with the City in the planning and provision of a new substation to serve future development within the Otay Ranch area of the City of Chula Vista. If you have any questions, please feel free to contact me at 858-654-1239 or dcollins@semprautilities.com.

Sincerely,



Debbie Collins, AICP
Senior Environmental Specialist
Environmental Management South
San Diego Gas & Electric Company

CC:

Mo Derbas, Senior Business Analyst, Construction and Operations, SDG&E
Tom Acuna, Team Lead - Land Planning, SDG&E
Jill Larson, Senior Counsel, Sempra Energy
Sheri Gates, Project Manager, SDG&E
Ellis Jones, Principal Engineer, Electric Distribution Planning, SDG&E
Kathy Babcock, Land Manager, SDG&E
Ahmad Solomon, Government Affairs Manager San Diego, Sempra Energy

DEPARTMENT OF TRANSPORTATION

DISTRICT 11
PLANNING DIVISION
4050 TAYLOR STREET, M.S. 240
SAN DIEGO, CA 92110
PHONE (619) 688-6681
FAX (619) 688-2511
TTY 711



*Flex your power!
Be energy efficient!*

February 18, 2010

Mr. Stephen Power
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

11-SD-VAR
(5, 54, 125, 805)
Chula Vista General Plan Update
SEIR NOP
SCH 2004081066

Dear Mr. Power:

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Notice of Preparation (NOP) for the Draft Supplemental Environmental Impact Report (SEIR) for the City of Chula Vista (City) General Plan. Caltrans would like to submit the following comments:

- Caltrans recognizes that there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both total vehicle miles traveled and the number of trips per household. Therefore, Caltrans encourages local agencies as part of their general plan updates to work towards a safe, functional, interconnected, multi-modal system integrated with land use planning that supports the concept of a local circulation system which is pedestrian, bicycle, and transit-friendly in order to enable residents to choose alternative modes of transportation. Transit accommodations can be accomplished through the provision of park and ride facilities, bicycle access, signal prioritization for transit, or other enhancements which can improve mobility and alleviate traffic impacts to State facilities serving the City: Interstate 5 (I-5), Interstate 805 (I-805), State Route 54 (SR-54), and State Route 125 (SR-125).
- **SR-125 Interchanges:** According to Proposed Circulation Plan (NOP Exhibit 6), the plan proposes future SR-125 interchanges at Otay Valley Road and Rock Mountain Road, along with the existing interchanges at Birch Road, Olympic Parkway, Otay Lakes Road, East H Street, and San Miguel Ranch Road – this is unchanged from the currently adopted circulation plan (NOP Exhibit 5). One revision made by the proposed circulation plan from the adopted circulation plan is Exhibit 6, Item 7: “Eliminate the mid arterial SR-125 bridge crossing between Villages 8 and 9.” Early coordination with Caltrans on the development of Project Study Reports (PSRs) for proposed future SR-125 interchanges is recommended.
- **South Bay BRT:** The San Diego Association of Governments (SANDAG) and Caltrans are currently working on the South Bay Bus Rapid Transit (BRT) project – Caltrans looks forward to coordinating with the City of Chula Vista to work towards a mutual vision for

providing high-speed transit connections between downtown San Diego and the Otay Mesa Border Crossing. The BRT will use SR-125 to directly serve the Otay Mesa Border crossing. The SANDAG project manager for the South Bay BRT project is Jennifer Williamson (619-699-1959).

- **SANDAG RTP:** With SANDAG's Sustainable Communities Strategy efforts in the 2050 Regional Transportation Plan (RTP), per Senate Bill 375 (SB 375), Caltrans encourages the City to coordinate with SANDAG to address regional strategies to reduce greenhouse gases (GHG) and vehicle miles traveled (VMT)
- **Traffic Impact Study:** A traffic impact study is necessary to determine this proposed plan's near-term and long-term impacts to State facilities – existing and proposed – and to propose appropriate mitigation measures. The study should use as a guideline the *Caltrans Guide for the Preparation of Traffic Impact Studies* (TIS Guide), which is located at the following website:
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS Guide.

The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".

The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.

All freeway entrance and exit ramps where future traffic will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.

Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.

Mr. Stephen Power
February 18, 2010
Page 3

The lead agency should monitor impacts to insure that roadway segments and intersections remain at an acceptable Level of Service (LOS). Should the LOS reach unacceptable levels, the lead agency should delay the issuance of building permits for any project until the appropriate impact mitigation is implemented.

- **Encroachment Permit:** Any work performed within Caltrans right-of-way (ROW) will require discretionary review and approval by the Department.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at 619-688-6158. Early coordination with Caltrans is strongly advised for all encroachment permits.

Caltrans looks forward to continuing coordination with City staff on the Chula Vista General Plan; please include Caltrans in future notifications for related public meetings and workshops. If you have any questions, please contact Connery Cepeda, Community Planning Liaison, at 619-688-6968.

Sincerely,



JACOB ARMSTRONG, Chief
Development Review Branch

SBX LTR-10-1380

February 10, 2010

Mr. Stephen Power
Principal Planner
City of Chula Vista
276 Fourth Avenue
Chula Vista, California 91910



Put the fun back in driving!

1129 La Media Road, San Diego, CA 92154

p. 619.710.4000 • f. 619.710.4097

southbayexpressway.com

Re: Contract No C230-002
State Route 125 South Project, Amended and Restated Toll Road Design Build Contract
City of Chula Vista Letter Dated January 15, 2010

Subject: Response to Notice of Preparation of a Supplemental Environmental Impact Report
(SEIR-09-01) for Amendments to the City of Chula Vista General Plan (GPA-09-01) and
Otay Ranch General Plan Development Plan (PCM-09-11)

Dear Stephen:

South Bay Expressway, L.P (SBX) has reviewed the Notice of Preparation (NOP) for a Supplemental Environmental Impact Report (SEIR-09.01) for Amendments to the City of Chula Vista General Plan (GPA-09-01) and Otay Ranch General Plan Development Plan (PCM-09-11). As noted in the NOP, the "Project" consists of a General Plan Amendment (GPA) and Otay Ranch General Development Plan Amendment (GDPA) for certain planning areas and villages with Otay Ranch. The Project area occurs on either side of the State Route 125 South

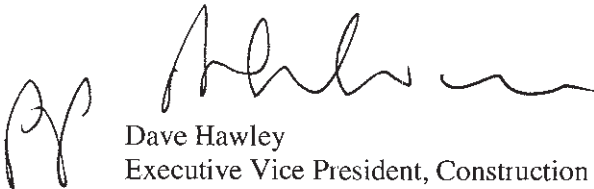
The NOP indicates that a traffic impact analysis (TIA) will be prepared for the Project. SBX has no further comments in response to the NOP, but requests that we remain on the mailing list and be notified of the public review period for the Draft EIR.

If you have any questions please feel free to contact Tony Evans at (619) 710-4006.

Yours truly,

SOUTH BAY EXPRESSWAY, L.P.

By: California Transportation Ventures, Inc. its general partner



Dave Hawley
Executive Vice President, Construction

cc: SBX – G. Hulsizer; A G. Evans; R. Stead



Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

Maziar Movassaghi, Acting Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

February 8, 2010

Mr. Stephen Power
Principal Planner
City of Chula Vista
276 Fourth Avenue
Chula Vista, California 91910

NOTICE OF PREPARATION FOR THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR CITY OF CHULA VISTA GENERAL PLAN AMENDMENT AND THE OTAY RANCH GENERAL DEVELOPMENT PLAN PROJECT (SCH# 2004081066), SAN DIEGO COUNTY

Dear Mr. Power:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation (NOP) for a Supplemental Environmental Impact Report (EIR) for the above-mentioned Project. The following project description is stated in your document: "The 'Project' consists of a General Plan Amendment (GPA) and an Otay Ranch General Development Plan (GDP) Amendment (GDPA) associated with approximately 1,200-acres within the Otay Ranch GDP. The parcels comprising the Project Area are located in multiple villages and planning areas. The GPA proposes adoption of new General Plan text, polices and supporting exhibits including revised General Plan Land Use and revised Circulation Plan-East Diagrams. The GDP Amendment proposes amendments to the Otay Ranch GDP consisting of revisions to text, maps and tables that would assure that the GDP is consistent with the GPA. The GPA and GDPA are located in the south central portion of the Otay Ranch General Development Plan area in the eastern portion of the City of Chula Vista, California. The Otay Ranch GDP provides for a balance of residential, employment and open space / recreational land uses and potential location of a university/regional technology park (RTP). The relatively flat mesa tops in the Project Area have been subjected to annual tilling associated with agricultural land uses". DTSC has the following comments:

- 1) The EIR should identify the current or historic uses in the Project area that may have resulted in a release of hazardous wastes/substances, and any known or potentially contaminated sites within the proposed Project area. For all identified sites, the EIR should evaluate whether conditions at the site may pose a threat to human health or the environment. Following are the databases of some of the pertinent regulatory agencies:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S. EPA).
 - EnviroStor: A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S. EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - Leaking Underground Storage Tanks (LUST) / Spills, Leaks, Investigations and Cleanups (SLIC): A list that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents. Please see comment No. 11 below for more information.
 - 3) All environmental investigations, sampling and/or remediation for the site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found should be clearly summarized in a table.
 - 4) Proper investigation, sampling and remedial actions overseen by the respective regulatory agencies, if necessary, should be conducted in the Project area prior

- to the new development or any construction. All closure, certification or remediation approval reports by these agencies should be included in the EIR.
- 5) If buildings or other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should be conducted for the presence of other related hazardous chemicals, lead-based paints or products, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
 - 6) Project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
 - 7) Human health and the environment of sensitive receptors should be protected during construction or demolition activities. If it is found necessary, a site investigation and a health risk assessment overseen and approved by the appropriate government agency and a qualified health risk assessor should be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
 - 8) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
 - 9) If during construction/demolition of the project, the soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented.
 - 10) If the site was used for agricultural, livestock or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or

Mr. Stephen Power
February 8, 2010
Page 4 of 4

other related residue. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.

- 11) DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties under CERCLA, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.
- 12) In future CEQA documents, please provide your e-mail address, so DTSC can send you comments both electronically and by mail

If you have any questions regarding this letter, please contact Mr. Rafiq Ahmed, Project Manager, at rahmed@dtsc.ca.gov or by phone at (714) 484-5491.

Sincerely,



Greg Holmes
Unit Chief
Brownfields and Environmental Restoration Program - Cypress Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
1001 I Street, 22nd Floor, M.S. 22-2
Sacramento, California 95814
ADelacr1@dtsc.ca.gov

CEQA# 2790

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
e-mail: ds_nahc@pacbell.net



February 3, 2010

Mr. Stephen Power, AICP, Principal Planner

CICTY OF CHULA VISTA

276 Fourth Avenue
Chula Vista, CA 91910

Re: SCH#2004081066 CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the General Plan Amendment (GPA-09-01) and Otay Ranch General Development Plan (PSM-09-11) Project; located in the Otay Mesa Area within the City of Chula Vista; southeast San Diego County, California

Dear Mr. Power:

The Native American Heritage Commission (NAHC) is the state 'trustee agency' pursuant to Public Resources Code §21070 for the protection and preservation of California's Native American Cultural Resources. (Also see *Environmental Protection Information Center v. Johnson* (1985) 170 Cal App. 3rd 604) The California Environmental Quality Act (CEQA - CA Public Resources Code §21000-21177, amended in 2009) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the California Code of Regulations §15064.5(b)(c)(f) CEQA guidelines). Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. To adequately assess the project-related impacts on historical resources, the Commission recommends the following:

The Native American Heritage Commission did perform a Sacred Lands File (SLF) search in the NAHC SLF Inventory, established by the Legislature pursuant to Public Resources Code §5097.94(a) and Native American Cultural resources were not identified within the APE. However, there are Native American cultural resources in close proximity to the APE. Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Enclosed are the names of the nearest tribes and interested Native American individuals that the NAHC recommends as 'consulting parties,' for this purpose, that may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We recommend that you contact persons on the attached list of Native American contacts. A Native American Tribe or Tribal Elder may be the only source of information about a cultural resource. Also, the NAHC recommends that a Native American Monitor or Native American culturally knowledgeable person be employed whenever a professional archaeologist is employed during the 'Initial Study' and in other phases of the environmental planning processes. Furthermore we suggest that you contact the California Historic Resources Information System (CHRIS) at the Office of Historic Preservation (OHP) Coordinator's office (at (916) 653-7278, for referral to the nearest OHP Information Center of which there are 11.

Consultation with tribes and interested Native American tribes and interested Native American individuals, as consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 and 4(f) of federal

NHPA (16 U.S.C. 470 *et seq.*), 36 CFR Part 800.3, the President's Council on Environmental Quality (CSQ; 42 U.S.C. 4371 *et seq.*) and NAGPRA (25 U.S.C. 3001-3013), as appropriate.

Lead agencies should consider avoidance, as defined in Section 15370 of the California Environmental Quality Act (CEQA) when significant cultural resources could be affected by a project. Also, Public Resources Code Section 5097.98 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'. Discussion of these should be included in your environmental documents, as appropriate.

The authority for the SLF record search of the NAHC Sacred Lands Inventory, established by the California Legislature, is California Public Resources Code §5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code §6254.10). The results of the SLF search are confidential. However, Native Americans on the attached contact list are not prohibited from and may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHPA or at the Secretary of the Interior' discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C. 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibly threatened by proposed project activity.

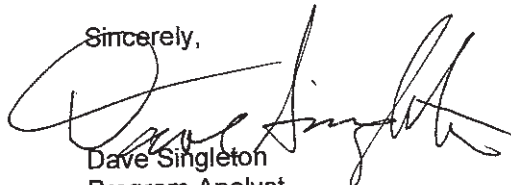
CEQA Guidelines, Section 15064.5(d) requires the lead agency to work with the Native Americans identified by this Commission if the initial Study identifies the presence or likely presence of Native American human remains within the APE. CEQA Guidelines provide for agreements with Native American, identified by the NAHC, to assure the appropriate and dignified treatment of Native American human remains and any associated grave liens.

Health and Safety Code §7050.5, Public Resources Code §5097.98 and Sec. §15064.5 (d) of the California Code of Regulations (CEQA Guidelines) mandate procedures to be followed, including that construction or excavation be stopped in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery until the county coroner or medical examiner can determine whether the remains are those of a Native American. Note that §7052 of the Health & Safety Code states that disturbance of Native American cemeteries is a felony.

Again, Lead agencies should consider avoidance, as defined in §15370 of the California Code of Regulations (CEQA Guidelines), when significant cultural resources are discovered during the course of project planning and implementation

Please feel free to contact me at (916) 653-6251 if you have any questions.

Sincerely,



Dave Singleton
Program Analyst

Attachment: List of Native American Contacts

Cc: State Clearinghouse

Native American Contacts
San Diego County
February 3, 2010

Barona Group of the Capitan Grande
Edwin Romero, Chairperson
1095 Barona Road Diegueno
Lakeside , CA 92040
sue@barona-nsn.gov
(619) 443-6612
619-443-0681

Sycuan Band of the Kumeyaay Nation
Danny Tucker, Chairperson
5459 Sycuan Road Diegueno/Kumeyaay
El Cajon , CA 92021
ssilva@sycuan-nsn.gov
619 445-2613
619 445-1927 Fax

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
PO Box 1120 Diegueno
Boulevard , CA 91905
(619) 478-2113
619-478-2125

Viejas Band of Mission Indians
Bobby L. Barrett, Chairperson
PO Box 908 Diegueno/Kumeyaay
Alpine , CA 91903
jrothauff@viejas-nsn.gov
(619) 445-3810
(619) 445-5337 Fax

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
PO Box 365 Diegueno
Valley Center, CA 92082
(760) 749-3200
(760) 749-3876 Fax

Kumeyaay Cultural Historic Committee
Ron Christman
56 Viejas Grade Road Diegueno/Kumeyaay
Alpine , CA 92001
(619) 445-0385

Santa Ysabel Band of Diegueno Indians
Johnny Hernandez, Spokesman
PO Box 130 Diegueno
Santa Ysabel, CA 92070
brandietaylor@yahoo.com
(760) 765-0845
(760) 765-0320 Fax

Jamul Indian Village
Kenneth Meza, Chairperson
P.O. Box 612 Diegueno/Kumeyaay
Jamul , CA 91935
jamulrez@sctdv.net
(619) 669-4785
(619) 669-48178 - Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code. Also, federal National Environmental Policy Act (NEPA), National Historic Preservation Act, Section 106, and federal NAGPRA.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2004081066; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the General Plan Amendment (GPA-09-01) and Otay Ranch General Development Plan (PSM-09-11) Project; located in the City of Chula Vista and the Otay Mesa Area of southwestern San Diego County, California.

Native American Contacts
San Diego County
February 3, 2010

Mesa Grande Band of Mission Indians
Mark Romero, Chairperson
P.O Box 270 Diegueno
Santa Ysabel, CA 92070
mesagrandeband@msn.com
(760) 782-3818
(760) 782-9092 Fax

Kumeyaay Cultural Repatriation Committee
Steve Banegas, Spokesperson
1095 Barona Road Diegueno/Kumeyaay
Lakeside , CA 92040
(619) 742-5587
(619) 443-0681 FAX

Kumeyaay Cultural Heritage Preservation
Paul Cuero
36190 Church Road, Suite 5 Diegueno/ Kumeyaay
Campo , CA 91906
chairman@campo-nsn.gov
(619) 478-9046
(619) 478-9505
(619) 478-5818 Fax

Clint Linton
P.O. Box 507 Diegueno/Kumeyaay
Santa Ysabel, CA 92070
(760) 803-5694
cjlinton73@aol.com

Kwaaymii Laguna Band of Mission Indians
Carmen Lucas
P.O. Box 775 Diegueno -
Pine Valley , CA 91962
(619) 709-4207

Inaja Band of Mission Indians
Rebecca Osuna, Spokesperson
2005 S. Escondido Blvd. Diegueno
Escondido , CA 92025
(760) 737-7628
(760) 747-8568 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code. Also, federal National Environmental Policy Act (NEPA), National Historic Preservation Act, Section 106, and federal NAGPRA.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2004081066; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the General Plan Amendment (GPA-09-01) and Otay Ranch General Development Plan (PSM-09-11) Project; located in the City of Chula Vista and the Otay Mesa Area of southwestern San Diego County, California.

Thomas A. Davis
1657 Gotham Street
Chula Vista, CA 91913-2618
619-421-4277

February 2, 2010

Steven Power AICP
Principle Planner
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

Re: Notice of Preparation of a Draft Environmental Impact Report dated
January 15, 2010.

I am a private citizen who is concerned with the future of Chula Vista and do not represent any group or organization and wish to respond to the Notice of Preparation of a Draft Environmental Impact Report dated January 15, 2010.

For some personal background, I was a commissioned officer in the United States Navy serving on active duty for 24 years until retiring as a Captain in the regular navy. I have served on various Chula Vista City committees and commissions since establishing a permanent residence here in 1975. After retiring from the navy I formed two businesses licensed in the city. While operating these businesses I served as chairman of the Chula Vista Chamber of Commerce Economic Development Committee; on the Board of Directors; and then became President. I have served on a number of committees involving land use and facilities construction and renovation for Southwestern College and currently serve on the oversight committee for the proposition R administrative center design and construction.

In regard to the notice of preparation of a Draft EIR for the proposed General Plan Amendment associated with about 1,200-acres in the Otay Ranch GDP, I have the following items that I believe should be covered in great detail in the DEIR:

1. I am very concerned that the issue of potable water is not fully considered in the development project proposed. The increase in


residential units from 1295 to 6050 would potentially increase the water requirement by something on the order of 180 acre feet of water per year (in excess of 60 million gallons just for indoor consumption alone). A recent court decision to negate the effect of redirecting agricultural water allocations from the Imperial Valley to the San Diego region will severely impact the available water for projects such as this. In addition, the Colorado River water allocations to the region have been reduced as a result of increased demands from the lower Colorado River basin states. The drive to achieve significant water conservation on the part of the public by the Metropolitan Water District and the subsidiary water distribution agencies underline the impact development projects have on the availability of water. Alternate water sources such as from desalinization plants for potable water, recycled water from liquid waste, and utilization of underground aquifers are not readily available, are decades from use, or inadequate to support projects such as this. There seems no reasonable mitigation that can substitute for the shortfall in the availability of water.

2. The availability of electrical power from the Western Grid is marginal at the present time and is not expected to improve according San Diego Gas and Electric/Sempra Energy. The power company has instituted an extensive and vigorous conservation program and advertising campaign that reflects the marginal capacity of the grid to provide adequate electrical power during peak usage times now. In view of these considerations, increasing the demand the proposed project would impose on the availability of power is not good, and should be carefully considered in reviewing the impact this project will have. Considering the multi decade long planning, funding, and approval process involved in constructing new power plants, adding significantly to the demand for electrical power is risky at best.
3. The treatment and disposal of liquid and solid waste suffers from the same shortfalls as those for water and power. Chula Vista is dependent on the city of San Diego to process liquid waste and to private companies for disposal of solid waste. Although in the past the City of Chula Vista has enjoyed an excess in sewer capacity, this cushion is almost expended and should not be consumed on projects such as this. The Otay landfill is approaching capacity and although there are proposals for new landfills south and east of the city, these facilities are far from operational and place the disposal of solid waste in doubt. The proposed project seems to press the known capacity of waste handling capabilities beyond the limit.

4. Chula Vista has traditionally misestimated the impact of traffic on surface and limited access streets and roads. In the case of freeways the city's view has been that it is the responsibility of the State of California (CalTrans) to provide adequate freeway service. This is a narrow and unrealistic view since it is well known that the state is financially unable to fund the freeways to support the traffic that this and other cities of the region have and are planning to generate. This project will generate at least 50,000 vehicle trips per day, the majority of which will use I-805 and I-5. The SR-125 toll road has failed to relieve a significant number of vehicle trips on the surface roads and freeways. In addition, the provision in the toll road operating agreement prohibits improvements to increase capacity of either I-805 or I-5, and imposes substantial and prohibitive monetary penalties payable to the toll road operator if improvements to the freeways are made even if the state had the funds to do it. Since access and exit to the project will utilize Main Street/Rock Mountain Road and other surface streets, the capacity of the streets will be pushed to unacceptable levels of service that cannot be simply or easily mitigated. There seems to be little or no consideration of, or provision for, utilization of public transportation. The regional transportation plan has no provision for light rail access to this area of the Otay Ranch development and the ability of the City of Chula Vista to provide bus service to the area will most likely result in no or very inadequate bus service; minimizing the ability of public transportation to reduce the load on streets and freeways.
5. Chula Vista has consistently underestimated the requirement for police and fire protection and coverage needed for new developments. The significant increase in residential and commercial coverage of the program area will markedly increase to demand for these public services and should be carefully considered in undertaking a major increase in demand.

In conclusion, I consider that the areas outlined above need full and thoughtful review before changes and additions are made to the General plan and the Otay Ranch General Development Plan.

Sincerely,

A handwritten signature in black ink that reads "Thomas A. Davis". The signature is written in a cursive, flowing style.

Thomas A. Davis



McMillin Land Development
A Corky McMillin Company

City of Chula Vista Planning Department
Attn: Steve Power, AICP, Principal Planner
276 Fourth Avenue
Chula Vista, CA 91910

RE: Notice of Preparation for Supplemental Environmental Impact Report (SEIR-09-01)

Dear Mr. Power,

The McMillin Companies appreciates the opportunity to comment on the Notice of Preparation for the Supplemental Environmental Impact Report evaluating the proposed amendments to the Chula Vista General Plan and Otay Ranch General Development Plan affecting a 1,200 acre portion of the Otay Valley parcel of the Otay Ranch. We have reviewed the NOP and related materials and offer the following comments:

1. The NOP includes Planning Area 12 / Eastern Urban Center as areas subject to change under the proposed amendments; however it is unclear what changes are being proposed which directly affect the Eastern Urban Center, which is defined in the current GP as being that area bounded by Birch Road to the north, the future extension of Hunte Parkway to the south and SR125 and Eastlake Parkway to the west and east respectively. Any changes which directly affect the Eastern Urban Center or the role of the EUC in the Otay plan should be clearly identified.
2. The amendments to the existing General Plan and General Development Plan propose increased densities in the Town Center designation, increases in the square footage of non residential development, as well as a change in the character of the planned non-residential development patterns from neighborhood serving commercial to a more regional serving, arterial based development pattern.

The Existing GP policy LUI 85.5 states that the City shall "carefully consider for each Focus Area land uses that will not diminish or prevent the establishment of uses primarily intended for other Focus Areas of the Eastern District". The proposed land use changes need to be evaluated in a comprehensive market study to ensure that the proposed commercial and high density residential development is market viable, can be absorbed and does not diminish or prevent establishment of other uses primarily intended for other areas of the plan.

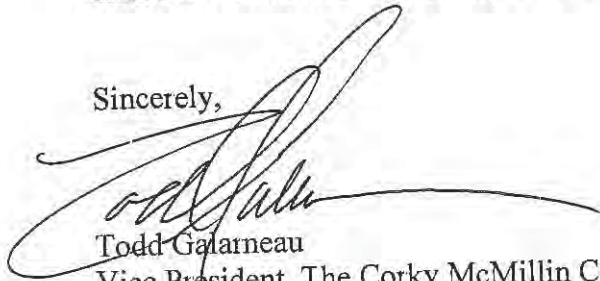
In addition to validating the land uses, the market study will also provide critical inputs into the fiscal study in terms of realistic rates of absorption of the land uses and timing of costs and revenues.



3. The plan changes appear to be removing opportunities for executive and estate housing while at the same time increasing the amount of office opportunities in the plan. These actions appear to be in conflict as the availability of nearby housing for company executives is a primary determinant of whether desirable corporate office users will choose to locate in Chula Vista. The market study should evaluate this issue and what impacts this land use decision may have on the ability to meet employment goals and implement the economic development strategy for the City.
4. The proposed changes include reducing the LOS and street classification of major arterial roads, as well as the deletion of other regional arterials, so it is important that the traffic study evaluate a comprehensive, maximum build out plan, including those for the remaining undeveloped ownerships and ongoing planning efforts of the adjacent jurisdictions. The traffic study should consider the results of the market study in terms of a market-viable mix of land uses in determining total ADT.

Again, we appreciate the opportunity to comment on the NOP and look forward to reviewing the draft Environmental Impact Report when it is available.

Sincerely,



Todd Galarnau

Vice President, The Corky McMillin Companies



U.S Department
of Transportation

Federal Aviation
Administration

Western-Pacific Region
Los Angeles Airports District Office

Federal Aviation Administration
P.O. Box 92007
Los Angeles CA 90009-2007

January 26, 2010

Mr. Stephen Power, AICP
Principal Planner
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

Dear Mr. Power:

**Notice of Preparation of a Supplemental Environmental Impact
Report (EIR) for Amendments to the City of Chula Vista General Plan
(GPA-09-01) and Otay Ranch General Development Plan (PCM-09-11)**

I am in receipt of your Notice of Preparation of a Supplemental Environmental Impact Report (EIR) for Amendments to the City of Chula Vista General Plan (GPA-09-01) and Otay Ranch General Development Plan (PCM-09-11). Based on the map provided, the project area appears to be located approximately three miles north of the Brown Field Airport.

It is necessary under Part 77 of the Federal Aviation Regulations to notify the Federal Aviation Administration (FAA) of any proposal which would exceed certain elevations with respect to the ground and neighboring airports.

CFR Title 14 Part 77.13 states that any person/organization who intends to sponsor any of the following construction or alterations must notify the Administrator of the FAA:

- any construction or alteration exceeding 200 ft above ground level

any construction or alteration:

- within 20,000 ft of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with at least one runway more than 3,200 ft
- within 10,000 ft of a public use or military airport which exceeds a 50:1 surface from any point on the runway of each airport with its longest runway no more than 3,200 ft
- within 5,000 ft of a public use heliport which exceeds a 25:1 surface
- any highway, railroad or other traverse way whose prescribed adjusted height would exceed that above noted standards when requested by the FAA

- any construction or alteration located on a public use airport or heliport regardless of height or location.

To fulfill this requirement, it is necessary to complete and return a copy of the Form 7460-1, Notice of Proposed Construction or Alteration. This form is found on the web at: <http://forms.faa.gov/forms/faa7460-1.pdf>. Once completed please forward the 7460-1, and any related plans for obstruction evaluation to:

Federal Aviation Administration
Southwest Regional Office
Air Traffic Airspace Branch, ASW-520
2601 Meacham Blvd.
Fort Worth, TX 76137-4298

Or coordinate with FAA's Western-Pacific Region System Obstruction Evaluation Specialist Karen McDonald to address any potential air space obstruction issues. Ms. McDonald may be contacted at 310-725-6557 or karen.mcdonald@faa.gov.

Additionally, the FAA has the following comments:

- The Exhibit 1, Vicinity Map provided in the NOP does not portray the airport or airport runway layout in Exhibit 1.
- The City of Chula Vista should be aware that residential neighborhoods affected by aircraft noise will in all likelihood generate complaints from homeowners as well as engender hostility towards the airport.
- Real estate disclosures should be developed advising homebuyers there's an airport that operates on a 24-hour basis 3-miles south of their property and that they may be impacted by aircraft noise.
- Be aware that mitigation measures will not eliminate noise. Homeowners will still be exposed to noise because aircraft will continue to cause noise in the airspace above the homes. Furthermore, sensitivity to noise is an individual matter. Some people are more sensitive to noise than others. Therefore, all the sound attenuation in the world will not eliminate the potential annoyance that individuals experience from noise.

If you have any questions regarding this matter, please feel free to give me a call at (310) 725-3637

Sincerely,



Victor Globa
Environmental Protection Specialist



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANI
DIRECTOR

Notice of Preparation

January 20, 2010

To: Reviewing Agencies

Re: Supplemental EIR (SEIR-09-01) for Amendments to the City of Chula Vista General Plan (GPA-09-01) and Otay Ranch General Development Plan (PSM-09-11)
SCH# 2004081066

Attached for your review and comment is the Notice of Preparation (NOP) for the Supplemental EIR (SEIR-09-01) for Amendments to the City of Chula Vista General Plan (GPA-09-01) and Otay Ranch General Development Plan (PSM-09-11) draft Environmental Impact Report (EIR)

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Stephen Power
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613

Sincerely,

for Scott Morgan
Acting Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2004081066
Project Title Supplemental EIR (SEIR-09-01) for Amendments to the City of Chula Vista General Plan (GPA-09-01) and
Lead Agency Otay Ranch General Development Plan (PSM-09-11)
 Chula Vista, City of

Type **NOP** Notice of Preparation
Description The GPA and GDPA propose to allow implementation of Village 8 West, Village 8 East, Village 9/EUC and the University/RTP site as well as necessary roadway and utility corridor improvements.

Lead Agency Contact

Name Stephen Power
Agency City of Chula Vista **Fax**
Phone (619) 409-5913
email
Address 276 Fourth Avenue **State** CA **Zip** 91910
City Chula Vista

Project Location

County San Diego
City Chula Vista
Region
Cross Streets N/A
Lat / Long
Parcel No. N/A
Township N/A **Range** N/A **Section** N/A **Base** N/A

Proximity to:

Highways 54 805, 125
Airports Brown Field
Railways
Waterways Numerous
Schools Numerous
Land Use Land use, zoning, and General Plan land use designations vary significantly throughout the General Plan Area

Project Issues Air Quality; Biological Resources; Archaeologic-Historic; Geologic/Seismic; Soil Erosion/Compaction/Grading; Water Quality; Other Issues; Toxic/Hazardous; Aesthetic/Visual; Landuse; Noise

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game; Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 11; CA Resources; Recycling and Recovery; Department of Toxic Substances Control; Regional Water Quality Control Board Region 9

Date Received 01/20/2010 **Start of Review** 01/20/2010 **End of Review** 02/18/2010

TOP Distribution List

at

County: SAN VICENTE

SCH#

- sources Agency**
- Resources Agency**
Nadell Gayou
- Dept. of Boating & Waterways**
Mike Sotelo
- California Coastal Commission**
Elizabeth A. Fuchs
- Colorado River Board**
Gerald R. Zimmerman
- Dept. of Conservation**
Rebecca Salazar
- California Energy Commission**
Eric Knight
- Cal Fire**
Allen Robertson
- Office of Historic Preservation**
Wayne Donaldson
- Dept of Parks & Recreation**
Environmental Stewardship Section
- Central Valley Flood Protection Board**
James Herota
- S.F. Bay Conservation & Dev't. Comm.**
Steve McAdam
- Dept. of Water Resources**
Resources Agency
Nadell Gayou
- Conservancy
- h and Game**
- Dept. of Fish & Game**
Scott Flint
Environmental Services Division
- Fish & Game Region 1**
Donald Koch
- Fish & Game Region 1E**
Laurie Harnsberger

- Fish & Game Region 2**
Jeff Drongesen
- Fish & Game Region 3**
Charles Armor
- Fish & Game Region 4**
Julie Vance
- Fish & Game Region 5**
Don Chadwick
Habitat Conservation Program
- Fish & Game Region 6**
Gabrina Gatchel
Habitat Conservation Program
- Fish & Game Region 6 I/M**
Brad Henderson
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Game M**
George Isaac
Marine Region

Other Departments

- Food & Agriculture**
Steve Shaffer
Dept. of Food and Agriculture
- Dept. of General Services**
Public School Construction
- Dept. of General Services**
Anna Garbeff
Environmental Services Section
- Dept. of Public Health**
Bridgette Binning
Dept. of Health/Drinking Water

Independent Commissions, Boards

- Delta Protection Commission**
Linda Flack
- Office of Emergency Services**
Dennis Castrillo
- Governor's Office of Planning & Research**
State Clearinghouse
- Native American Heritage Comm.**
Debbie Treadway

- Public Utilities Commission**
Leo Wong
- Santa Monica Bay Restoration**
Guangyu Wang
- State Lands Commission**
Marina Brand
- Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques

Business, Trans & Housing

- Caltrans - Division of Aeronautics**
Sandy Hesnard
- Caltrans - Planning**
Terri Pencovic
- California Highway Patrol**
Scott Loetscher
Office of Special Projects
- Housing & Community Development**
CEQA Coordinator
Housing Policy Division

Dept. of Transportation

- Caltrans, District 1**
Rex Jackman
- Caltrans, District 2**
Marcelino Gonzalez
- Caltrans, District 3**
Bruce de Terra
- Caltrans, District 4**
Lisa Carboni
- Caltrans, District 5**
David Murray
- Caltrans, District 6**
Michael Navarro
- Caltrans, District 7**
Elmer Alvarez

- Caltrans, District 8**
Dan Kopulsky
- Caltrans, District 9**
Gayle Rosander
- Caltrans, District 10**
Tom Dumas
- Caltrans, District 11**
Jacob Armstrong
- Caltrans, District 12**
Chris Herre

Cal EPA

Air Resources Board

- Airport Projects**
Jim Lerner
- Transportation Projects**
Douglas Ito
- Industrial Projects**
Mike Tollstrup

- California Department of Resources, Recycling & Recovery**
Sue O'Leary

- State Water Resources Control Board**
Regional Programs Unit
Division of Financial Assistance

- State Water Resources Control Board**
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

- State Water Resources Control Board**
Steven Herrera
Division of Water Rights

- Dept. of Toxic Substances Control**
CEQA Tracking Center

- Department of Pesticide Regulation**
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- RWQCB 1**
Cathleen Hudson
North Coast Region (1)
- RWQCB 2**
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3**
Central Coast Region (3)
- RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S**
Central Valley Region (5)
- RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R**
Central Valley Region (5)
Redding Branch Office
- RWQCB 6**
Lahontan Region (6)
- RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7**
Colorado River Basin Region (7)
- RWQCB 8**
Santa Ana Region (8)
- RWQCB 9**
San Diego Region (9)
- Other** _____



San Diego County Archaeological Society, Inc.

Environmental Review Committee

21 January 2010

To: Mr. Stephen Power, Principal Planner
City of Chula Vista
276 Fourth Avenue
Chula Vista, California 91910

Subject: Notice of Preparation of a Draft Environmental Impact Report
Amendments to the City of Chula Vista General Plan (GPA-09-01) and
Otay Ranch General Development Plan (PCM-09-11)

Dear Mr. Power:

Thank you for the Notice of Preparation for the subject project, received by this Society last week.

We are pleased to note the inclusion of cultural resources in the list of subject areas to be addressed in the DEIR, and look forward to reviewing it during the upcoming public comment period. To that end, please include us in the distribution of the DEIR, and also provide us with a copy of the cultural resources technical report(s).

SDCAS appreciates being included in the City's environmental review process for this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'James W. Royle, Jr.', is written over the typed name.

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File

