

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

PROJECT NAME: University Villages EIR 13-01; SCH No. 2013071077 – Village Three North and Portion of Village Four Sectional Planning Area

PROJECT LOCATION: City of Chula Vista

PROJECT APPLICANT: HomeFed Village III Master, LLC/FlatRock Land Company, LLC

DATE: February 22, 2021

1 INTRODUCTION

Otay Ranch Village Three is a mixed use village located in the southwest portion of Otay Ranch. While complete a re-planning effort for the Village Three North area in 2016, HomeFed Village III Master, LLC/FlatRock Land Company, LLC (project applicant) began grading/construction. Village Three North is completely graded, and all associated infrastructure has been constructed, with the exception of Main Street improvements. The village is built-out, with the exception of several industrial pads located north of Heritage Road and the R-6 residential neighborhood. The FlatRock Parcel is partially developed with a water quality basin that serves Village 3 to the north.

The project applicant proposes revisions to the Village Three North land plan in order to increase medium-high and high density residential by changing land use designations for office and industrial uses. The proposal would also transfer 41 units from Village Nine to Village Three and expand the Village Three North and Portion of Four Sectional Planning Area (SPA) to include an approximate 54-acre property located south of Main Street. Amendments to the Chula Vista General Plan, Otay Ranch General Development Plan (GDP), Village Three North and a Portion of Village Four SPA Plan, Village Three Core Master Precise Plan, as well as a rezone and two Tentative Maps (TM) are necessary to implement the proposed changes. The proposed changes also include minor amendments to the Village Nine SPA Plan and TM. A more detailed description is provided below.

The Otay Ranch University Villages Project Comprehensive SPA Plan Amendment Final Environmental Impact Report (FEIR) (EIR 13-01; SCH No. 2013071077; approved December 2014 with an addendum adopted in September 2016) contains a comprehensive disclosure and analysis of potential environmental effects associated with the implementation of Village Three North and a Portion of Village Four, Village Eight East, and Village Ten in the City of Chula Vista (City) (City of Chula Vista 2014 and 2016). Three SPA plans were approved as part of the approved project: (a) Otay Ranch Village Three North and a Portion of Village Four SPA Plan,

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

(b) Otay Ranch Village Eight East SPA Plan, and (c) Otay Ranch Village Ten SPA Plan. Three TMs were also approved: (a) Village Three North and a Portion of Village Four, (b) Village Eight East, and (c) Village Ten. The 2016 Addendum contained revisions to the Village Three North land use plan and TM in order to create a viable mixed-use village core. The 2014 FEIR and the 2016 Addendum are collectively referred herein as the “University Villages FEIR”.

This Addendum to the University Villages FEIR (Addendum) addresses proposed modifications to the applicable land use plan for Village Three North and a Portion of Village Four, including the SPA Plan and TMs. This Addendum will also rely on analyses contained in Final EIR for the Otay Ranch Village Two, Three, and Portion of Four SPA Plan (EIR 02-02; SCH No. 2003091012; approved May 2006) (Village Two, Three, and Four FEIR) for the expansion of the Village Three North and Portion of Four SPA to include the approximately 54-acre property owned by FlatRock Land Company, LLC (referred to herein as the “FlatRock property”) (City of Chula Vista 2006). However, it should be noted that this Addendum is solely amending the University Village FEIR. The University Villages and the Village Two, Three, and Four FEIR are incorporated by reference.

2 PROJECT LOCATION AND REGIONAL SETTING

Otay Ranch lies within the East Planning Area of the City (Figure 1). The East Planning Area is bordered by Interstate 805 (I-805) to the west, San Miguel Mountain and State Route 54 (SR-54) to the north, the Otay Reservoir and the Jamul foothills to the east, and the Otay River Valley to the south. The Village Three North and a Portion of Village Four site encompasses 436.0 acres in the southwest corner of Otay Ranch (Figure 2).

The Village Three North and a Portion of Village Four site includes large, flat mesas, with slopes adjacent to Wolf Canyon and the Otay Valley Regional Park. Village Three North is situated between Wolf Canyon to the east, the Otay Valley Regional Park to the south, the Otay Landfill to the north, and existing industrial uses to the west. The Portion of Village Four included in the proposed project is located on the northeastern edge of Wolf Canyon, north of the Otay River Valley and the Otay Valley rock quarry, south of Otay Ranch Village Two, and west of La Media Road and the future Village Eight West development area (see Figure 2).

3 PROJECT DESCRIPTION

The approved land use plan for Village Three North and a Portion of Village Four would allow for the construction of 1,002 single-family units; 595 multiple-family units; 20,000 square feet of mixed-use commercial; 8.3 acres for a school; 29.3 acres of industrial land use; 2.7 acres of Community-Purpose Facilities (CPF); 8.3 acres of office; 25.9 acres of parkland; and 34.8 acres of open space (Figure 3). The approved land use plan for the FlatRock property would allow for

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

11.3 acres of industrial land use, as well as adjacent open and MSCP Open Space areas (Figure 4, refer to the area marked as “Ownership Boundary”). Together, these approved land use plans constitute the “approved project”.

The proposed modifications to the approved project are as follows (see Figure 5):

Chula Vista General Plan/Otay Ranch GDP Amendments

- Update the Chula Vista General Plan and Otay Ranch GDP land use maps and tables to change the land uses for R-6 from Low-Medium Residential to Medium-High Residential, R-19 from Professional & Office to High Residential, and R-20 from Limited Industrial to Medium-High Residential.

Village Three North and a Portion of Village Four SPA Plan Amendment and Rezone

- Expand the SPA boundary to include the 54-acre FlatRock Parcel, which includes an 11.3 acre parcel currently designated Limited Industrial and adjacent Open Space and Preserve Open Space areas.
- Change the land use designation and rezone a portion of the FlatRock Parcel from Industrial (I) to Residential (RM-1), designate the residential Parcel “R-20” and allocate 116 multi-family units to R-20.
- Change the designation and rezone Parcels O-1 and O-2 from Office (O) to Residential (RM-2), designate the Parcel “R-19”, and allocate 224 multi-family units to R-19.
- Change the designation and rezone Parcel R-6 from Residential (SF-4) to Residential (RM-2) and allocate 78 multi-family units to R-6.
- Relocate the water quality basin within the FlatRock parcel.
- Update SPA Plan text, tables, and exhibits to reflect the proposed land use changes.
- Revise the SPA Plan title from “Village Three North and a Portion of Village Four” to “Village Three and a Portion of Village Four”

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

- Update SPA Appendices – Village Design Plan, Public Facilities Financing Plan (PFFP), Affordable Housing Plan, Water Conservation Plan, and Energy Conservation Plan to reflect the SPA Amendment.

Tentative Maps

- A Tentative Map is proposed for the R-19 Parcel.
- A Tentative Map is proposed for the R-6 and R-20 Parcels.

Village Nine SPA Plan Amendment

- Revise the Village Nine Site Utilization Table to reduce the multi-family units within the Urban Center land use category from 1,912 to 1,871 dwelling units (DUs) and reduce the total authorized units in Village Nine from 4,000 to 3,959 DUs.

Village Nine Tentative Map Revision

- Revise the Land Use Table to reduce the multi-family units in Parcel A by a total of 41 DUs.

Village 3 Core Master Precise Plan

- Update the Core Master Precise Plan to reflect the revised land uses within the Village Core (Prior to design review approval for R-19).

Proposed Land Use Plan

The proposed modifications are summarized as follows:

- Change to parcels designated “Office” to “High Residential” (O-1/O-2 to R-19) within the Village Three Village Core;
- Change the parcel designated as R-6 from “Medium Residential” to “Medium-High Residential;”
- Expand the SPA boundary to include a 54-acre area south of Main Street, currently designated an 11.3-acre Limited Industrial development area, as well as adjacent open and MSCP Open Space areas (FlatRock property). Change the land use from “Industrial” to “Medium-High Residential” (IND-5 to R-20). The adjacent MSCP Open Space area would remain unchanged;

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

- Transfer of 41 DUs from Village Nine to Village Three through an increase of the authorized units in Village Three from 1,597 to 1,638 DUs and correspondingly reduce the authorized unit in Village Nine from 4,000 to 3,959 DUs, resulting in no new residential units within Otay Ranch.

There would be no proposed changes to the Portion of Village Four. The proposed modifications include phased improvements for the Main Street extension, however no changes to the existing or approved street alignments would occur. The proposed modifications would not require an expansion of the development footprint from that studied in the University Villages FEIR and Village Two, Three, and Four FEIR. The proposed modifications would result in a decrease in trip generation and traffic impacts and would not substantially change trip distribution patterns (refer to Section 6 for additional discussion). No additional significant impacts beyond those previously analyzed in the University Villages FEIR and Village Two, Three, and Four FEIR or substantial increases in any identified significant impacts are anticipated. The City has prepared this addendum pursuant to Section 15162 of Title 14 of the California Environmental Quality Act (CEQA) Guidelines to disclose minor changes in the approved project and some of the environmental effects as a result of proposed modifications, and to document that no new or substantially increased impacts will occur with implementation of the proposed modifications.

4 CEQA REQUIREMENTS

Sections 15162 through 15164 of the CEQA Guidelines discuss a lead agency's responsibilities once an FEIR has been certified.

Section 15162 of the CEQA Guidelines provides the following:

- a. When an EIR has been certified ... for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 1. Substantial changes are proposed in the project which will require major revisions of the EIR ... due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the [Final] EIR;
 - B. Significant effects previously examined will be substantially more severe than shown in the [Final] EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the [Final] EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

In the event that one of these conditions would require preparation of a subsequent EIR, but “only minor additions or changes would be necessary to make the [Final] EIR adequately apply to the project in the changed situation,” a lead agency may instead issue a supplement to the FEIR (14 CCR 15163(a)).

In the alternative, where the changes or new information will result in no new impacts, or no more severe impacts than any that were disclosed in the FEIR, a lead agency “shall prepare an addendum” pursuant to CEQA Guidelines Section 15164. That section states that an addendum should include a “brief explanation of the decision not to prepare a subsequent EIR pursuant to § 15162” supported by substantial evidence (14 CCR 15164(e)). The addendum need not be circulated for public review but may simply be attached to the FEIR (14 CCR 15164(c), 15164(e)).

As the lead agency for the approved project, the City must determine whether the proposed project creates previously undisclosed significant environmental impacts or a substantial increase in the severity of previously disclosed impacts (14 CCR 15162, 15163, 15164(a), 15088.5(a), and 15088.5(b)). As the following discussion demonstrates, it is appropriate for the City to prepare this Addendum to the FEIR, pursuant to CEQA Guidelines Section 15164.

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

5 IDENTIFICATION OF ENVIRONMENTAL EFFECTS

The environmental analysis provided in Section 6 of this Addendum supports a determination that approval and implementation of the proposed project would not result in any additional, or more substantial, significant environmental effects beyond those previously analyzed under the FEIRs for the approved project.

6 ANALYSIS

The following environmental issue areas are discussed in the order in which they appear in the University Villages FEIR.

Land Use and Planning

Village 3 North Land Use impacts are addressed in Section 5.1 in the University Villages FEIR. The University Villages FEIR determined that Village Three North and a Portion of Village Four would not physically divide an established community or be incompatible with any adjacent or surrounding land uses. The development standards and guidelines proposed in the SPA plan would ensure that a consistent community character is maintained within each village, as well as character consistent with surrounding development in Otay Ranch. In addition, the University Villages FEIR determined that the approved project would be consistent with applicable planning and regulatory documents.

However, the University Villages FEIR did determine that a potentially significant land use compatibility impact may occur as to General Plan Policy E 6.4 (as corrected) and as to Section 2.5 of the Amended and Restated Otay Landfill Expansion Agreement if any residential units in Village Three North and a Portion of Village Four were constructed within 1,000 feet from the then-active solid waste disposal areas of the Otay Landfill. Mitigation Measure (MM) LU-4 was included to reduce impacts to below a level of significance. MM LU-4 requires the project applicant to provide satisfactory evidence to the Development Services Director (or their designee) that each proposed residential unit is located at least 1,000 feet away from the then-active solid waste disposal areas of the Otay Landfill.

Land use impacts resulting from development of the FlatRock property were analyzed in Section 5.1 of the Village Two, Three, and Four FEIR. A significant and unavoidable impact resulting from changing the SPA Plan area from undeveloped to urban uses was identified. All other land use impacts would be less than significant.

The proposed project would not increase the severity of any land use impacts previously identified in the University Villages FEIR. Although the modifications propose to change land uses in the

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

northern portion of Village Three (the boundary closest to the Otay Landfill), the project applicant would still be required to adhere to MM LU-4 prior to the construction of any unit in Village Three. Similarly, changing the land use within the FlatRock property from industrial to residential uses would not increase the severity of any land use impacts previously identified in the Village Two, Three, and Four FEIR. The open space and MSCP Preserve areas would remain unchanged under the proposed modifications. Additionally, proposed residential land uses within the FlatRock property would reduce land use compatibility issues that may arise from industrial land uses adjacent to other residential and preserve areas. No new significant land use impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Landform Alteration/Aesthetics

Impacts to aesthetics were addressed in Section 5.2 of the University Villages FEIR. As analyzed in the University Villages FEIR, implementation of the approved project would not obstruct, or screen views of local scenic resources identified by the City, including the Otay Valley Regional Park. Development of the approved project and the transformation of undeveloped and natural rolling hills to an urban residential environment would substantially alter the existing visual landscape by increasing density, intensity of use, and human activity in the project area. The approved project would retain open space and preserve areas and locate lower-density residential uses and open space buffers adjacent to the preserve and the Otay River Valley to maintain the scenic value of these areas. In addition, there are no historic buildings or designated or eligible state scenic highways located within the viewshed of the approved project. Furthermore, the approved project would not result in substantial adverse effects to views from a locally designated scenic roadway. As such, implementation of the approved project would not substantially damage scenic resources.

Development of the approved project would create a substantial change in the topography of the Otay Ranch area. The University Villages FEIR found that placing three new residential communities on currently undeveloped land would impact the aesthetic character of the area. Although all appropriate measures would be taken to reduce potential impacts associated with alterations to existing landforms and visibility from future development and roadways, impacts from the approved project were considered to be potentially significant. The University Villages FEIR included MM AES-1 to address visual impacts. MM AES-1 requires the preparation of a Landscape Master Plan to demonstrate compliance with Otay Ranch GDP policies pertaining to blending development harmoniously with natural features of the land, including the Otay Valley Regional Park and its major canyons. Implementation of MM AES-1 would reduce impacts to visual character or quality to the extent feasible. However, because the approved project would result in urban development on the primarily natural, open space site, development would permanently alter the character of the project

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

site. Additional mitigation that would maintain the existing character of the site and its surroundings is not available; therefore, impacts were found to remain significant and unavoidable.

Landform alteration/aesthetic impacts resulting from development of the FlatRock property were analyzed in Section 5.2 of the Village Two, Three, and Four FEIR. Similar to the discussion above, landform alteration and the change from undeveloped to urban uses were considered a significant impact. Additional significant impacts were identified related to the introduction of nighttime lighting to the area (not associated with the FlatRock property) and sound walls built for the project. The Village Two, Three, and Four FEIR included mitigation measures 5.2-1 through 5.2-3, which outline grading plan requirements, preparation of a lighting plan, and preparation of a comprehensive Master Plan. All impacts would be mitigated to a level below significance with the exception of landform alteration and conversion of undeveloped land to urban uses.

The proposed modifications would still result in an overall aesthetic change to the Village Three area. The overall aesthetic nature of the residential development within these areas would not be substantially different than the approved project analyzed in the FEIRs. Some internal views would change due to the replacement of locations designated for office and industrial use with multiple-family homes, which would result in taller buildings at these locations. Where multi-family would replace approved land uses, development would appear at a greater intensity; however, such views and visual character would be similar to other areas of Village Three where multi-family is approved. The proposed modification would not result in changes to any public vantage points or distant scenic vistas from locations such as public trails with the Otay River Valley (refer to Figures 5.2-1 through 5.2-7 of the University Village FEIR for key observation points and visual simulations). In the context of Village Three, and the larger Otay Ranch region, the proposed changes in land uses at these locations would result in substantially similar changes to the visual environment as the approved project. Additionally, all nighttime lighting and sound walls would be similar to that analyzed for the approved project. No changes to the MSCP Preserve areas would occur. Overall, views of the project site would remain substantially the same as those analyzed in the FEIRs. It should be noted that since the time of the certification of the FEIRs, R-6 and R-19 have been graded, while the FlatRock property is partially graded; however, for the purposes of this Addendum, the analysis considers potential impacts of the whole of the project in relation to the original baseline conditions at the time of the original FEIRs. No new significant landform

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

alteration/aesthetic impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Traffic, Circulation, and Access

Approved Project

Impacts to traffic were addressed in Section 5.3 of the University Villages FEIR. In summary, the results of the traffic analysis, as outlined in the University Villages FEIR, are:

- Year 2015 Conditions:
 - No significant impacts to study area intersections, roadway segments, freeways/state highways, or freeway ramps would occur.
- Year 2020 Conditions:
 - Intersections:
 - After implementation of the identified mitigation measures, eight of the nine impacted intersections would operate at acceptable Level of Service (LOS) D or better during both the AM and PM peak hours. The intersection of Interstate (I-) 805 southbound (SB) Ramps / Olympic Parkway, which would remain significant and unavoidable.
 - Roadway Segments:
 - After implementation of the identified mitigation measures, all four directly impacted roadway segments would operate at acceptable LOS C or better in Year 2020 and impacts would be less than significant.
 - The identified cumulative impact to the roadway segment of Orange Avenue between Melrose Avenue and the I-805 SB ramps would remain significant and unavoidable.
 - Freeways/State Highways:
 - Identified cumulative impacts to the I-805 from Market Street to Imperial Avenue and from Imperial Avenue to E Division Street would remain significant and unavoidable.

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

- Ramp Metering:
 - The identified direct impact at the I-805 northbound (NB) on-ramp at Main Street would be mitigated by the Heritage Road connection and impacts would be less than significant.
- Year 2025 Conditions:
 - Intersections:
 - After implementation of the identified mitigation measures, the two directly impacted intersections would operate at acceptable LOS D or better during both the AM and PM peak hours and impacts would be less than significant.
 - The identified cumulative impact to the intersection of I-805 SB ramps/Olympic Parkway would remain significant and unavoidable.
 - Roadway Segments:
 - After implementation of the identified mitigation measures, the two directly impacted roadway segments would operate at acceptable LOS D or better impacts would be less than significant.
 - The identified cumulative impact to the roadway segment of Orange Avenue between Melrose Avenue and the I-805 SB ramps would remain significant and unavoidable.
 - Freeway/State highways:
 - The identified significant cumulative impacts to the five segments of I-805 from State Route (SR-) 94 to Bonita Road would remain significant and unavoidable.
 - Ramp Metering:
 - Impacts to ramp meters under the Year 2025 conditions would be less than significant.
- Year 2030 Conditions:

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

- Intersections:
 - After implementation of the identified mitigation measure, the directly impacted intersection of Discovery Falls Drive/Hunte Parkway would operate at acceptable LOS D during both the AM and PM peak hours.
 - The identified cumulative impact to the intersection of I-805 SB ramps/Olympic Parkway would remain significant and unavoidable.
- Roadway Segments:
 - The identified cumulative impact to the roadway segment of Orange Avenue between Melrose Avenue and the I-805 SB ramps would remain significant and unavoidable.
- Freeway/State Highways:
 - The identified significant cumulative impacts to seven segments of I-805 and four segments of SR-905 would remain significant and unavoidable.
- Ramp Metering:
 - After implementation of identified mitigation measures, the significant impact at the I-805 NB on-ramp at Main Street would be less than significant.

Additionally, a significant impact related to deviations from identified construction phasing was identified. This significant impact would be reduced to a level below significant with incorporation of mitigation. As identified in the University Village FEIR, incorporation of mitigation measures MM TCA-1 through MM-TCA-17 would reduce potentially significant impacts to a level below significance with exception to the specific locations identified to remain significant and unavoidable (see above).

Traffic impacts resulting from development of the FlatRock property were analyzed in Section 5.2 of the Village Two, Three, and Four FEIR. In summary, the results of the traffic analysis, as outlined in the Village Two, Three, and Four FEIR, are:

- Year 2005 without SR-125:
 - No significant impacts to intersections or roadway segments are identified.

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

- Year 2010:
 - No significant impacts to intersections or roadway segments are identified.
- Year 2015:
 - No significant impacts to intersections are identified.
 - The identified cumulative impacts to three segments of Rock Mountain Road would be reduced to a level below significance with incorporation of mitigation.
- Year 2030:
 - No significant impacts to intersections are identified.
 - The identified cumulative impact to one segments of Rock Mountain Road would be reduced to a level below significance with incorporation of mitigation.
- Buildout:
 - The identified direct impact to the intersection of Rock Mountain Road/La Media Road would be reduced to less than significant with incorporation of mitigation.
 - The identified cumulative impacts to three segments of Rock Mountain Road would be reduced to a level below significance with incorporation of mitigation.
- Freeways:
 - Identified impacts to six segments of I-805 would remain significant and unavoidable.
- Project Access:
 - Potentially significant impacts related to project access driveways would be reduced to a level below significance with incorporation of mitigation.

Proposed Modifications

A trip generation review was conducted to compare the trip generation of the proposed modification to the approved project (Chen Ryan 2021). The proposed modifications would generate approximately 20,306 daily trips including 1,741 AM peak hour trips and 1,885 PM peak hour trips; while the approved project would generate approximately 26,997 daily trips including

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

2,470 AM peak hour trips and 2,811 PM peak hour trips. The proposed modifications would generate less traffic (24.7% daily, 29.5% AM peak, and 28.3% PM peak) when compared to the approved project.

Since the nature of the proposed project's land uses would remain largely identical to the approved project's land uses, the external trip distribution patterns to the surrounding roadway network, including roadway segments, intersections, and freeway segments, would remain the same as those studied in the FEIRs.

Because the proposed modifications would generate fewer trips (both daily and during the peak hours) than the approved project and the trip distribution patterns would remain the same as those studied in the FEIRs, it can be concluded that the proposed project would add fewer trips to the surrounding transportation network, including all study area roadways, intersections, freeways, and ramp meters. Fewer project trips to a roadway, an intersection, a freeway, or a ramp meter indicate less or equal potential traffic impacts. As a result, the approved project represents a worst-case scenario. In addition, identified mitigation measures (MM TCA-1 through MM TCA-17 in the University Villages FEIR and 5.10-1 through 5.10-7 in the Village Two, Three, and Four FEIR, as appropriate to the FlatRock property) remain applicable. Therefore, no additional traffic analysis would be required. No new significant traffic, circulation, and access impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Vehicle Miles Travelled

Vehicle Miles Traveled (VMT) has been in general use for analyzing air quality/greenhouse gas emissions for more than a decade, and as such recent revisions to CEQA requiring VMT analysis for documents circulated for public review beginning July 1, 2020 do not represent new information that would require the preparation of a subsequent or supplemental EIR per Public Resources Code Section 21166 and CEQA Guidelines Section 15162(a)(3).

Nevertheless, the City is requiring a review of the proposed changes to the project relative to VMT. This involves preparing a Project Information Form as described in the City's Transportation Study Guidelines to document whether or not the proposed changes would result in an incremental increase in traffic generation, compared to the project as previously approved, that exceeds applicable City screening criteria for small projects. Based on the information provided in the Project Information Form, the proposed modifications would result in a reduction in traffic generation. The project meets the City-adopted small projects screening criterion and therefore the proposed changes would have a less than significant VMT impact. No new significant traffic,

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

circulation, and access impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Air Quality

Impacts to air quality were addressed in Section 5.4 of the University Villages FEIR. The University Villages FEIR concluded that the daily construction emissions for carbon monoxide (CO) and sulfur oxides (SO_x) would not exceed the City's significance thresholds. However, the volatile organic compound (VOC), oxides of nitrogen (NO_x), coarse particulate matter (PM₁₀), and fine particulate matter (PM_{2.5}) emissions associated with project construction would exceed the City of Chula Vista's emission thresholds and impacts would be significant and unavoidable. In addition, criteria pollutant emissions for VOC, NO_x, CO, PM₁₀, and PM_{2.5} are anticipated to be above the thresholds. Therefore, this impact is also considered significant and unavoidable. Furthermore, the University Villages FEIR concluded that as to the development of on-site land uses, impacts arising from the emission of toxic air contaminants (TACs) would be potentially significant if the site is developed to accommodate any light industrial uses, gas stations, or dry-cleaning facilities in proximity to sensitive receptors.

Impacts to air quality were addressed in Section 5.11 of the Village Two, Three, and Four FEIR. Significant impacts were identified related to consistency with air quality plans; emissions of PM₁₀ and precursors to ozone; and short-term significant fugitive dust emission during construction. Implementation of mitigation measures 5.11-1 and 5.11-1 would reduce construction emissions to a level below significance. However, mobile source emissions would remain significant and unavoidable.

An update to the air quality and greenhouse gas emissions analysis was prepared to compare the proposed modifications to the approved project (Dudek 2020a). The proposed project would result in 24.7% fewer daily trips when compared to the approved project (Chen Ryan 2021). As a result, operational emissions (specifically those resulting from mobile sources) associated with Village Three would be reduced (Dudek 2020a). Construction emissions would remain unchanged, as no change in the construction schedule or required construction equipment is anticipated (Dudek 2020a).

The proposed modifications would result in new sensitive receptors (proposed residential land uses within R-19) in proximity of the Otay Landfill. A Health Risk Assessment (HRA) Report was prepared to determine the cancer risk and non-cancer health impacts to future sensitive residential receptors in Village Three due to toxic air contaminant emissions generated by operation of the Otay Landfill (Dudek 2020b). Air dispersion modeling and health risk calculations were conducted using the American Meteorological Society/Environmental Protection Agency Regulatory Model

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

(AERMOD) Version 19191 and the Hotspots Analysis and Reporting Program Version 2 (HARP2). The San Diego Air Pollution Control District’s 2019 Supplemental Guidelines for Submission of Air Toxics “Hot Spots” Program and the Office of Environmental Health Hazard Assessment’s 2015 Air Toxics Hot Spots Program Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments were used to prepare the HRA Report. For the residential health risk, the HRA Report assumes that exposure would start in the third trimester through year 8 (from 2022 to 2030) for the landfill operations and assumes exposure would start in the third trimester through 30 years (from 2022 to 2052) for landfill fugitive and flare sources, at all future sensitive receptor locations.

The landfill-generated TAC emissions are estimated to result in a potential cancer risk at the maximally exposed residential receptor of 7.19 in 1 million, potential chronic health risk of 0.097, and potential acute health risk of 0.055 (Dudek 2020b). Furthermore, following closure of the Landfill in 2030, the cancer risk impact, chronic health risk, and acute health risk from Landfill fugitive and flare emissions would be reduced to 4.00 in 1 million (Dudek 2020b). Potential health risk at future residential receptors from the landfill would result in potential cancer health risk less than the applicable SDAPCD threshold (Dudek 2020b). Chronic health risk and acute health risk from the Landfill would not exceed the applicable SDAPCD thresholds (Dudek 2020b). Furthermore, following closure of the landfill in 2030, the cancer risk impact, chronic health risk, and acute health risk from the landfill would be further reduced (Dudek 2020b).

The associated mitigation measures identified in the FEIRs remain applicable to the proposed modifications. No new significant air quality impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Noise

Impacts to noise were addressed in Section 5.5 of the University Villages FEIR. The noise level associated with future Main Street traffic volumes in Village Three North would exceed the exterior noise criterion of 65 decibels (dB) Community Noise Equivalent Level (CNEL) and is considered a potentially significant impact. Additionally, the noise level associated with future Heritage Road traffic volumes would equal or exceed the exterior noise criterion of 65 dB CNEL and is considered a potentially significant impact. Noise levels associated with the commercial and industrial activities would vary depending on the number of delivery trucks, loading dock areas and customer traffic generated by the commercial site, as well as the location of parking areas. Similarly, HVAC equipment noise would vary depending on the number and types of equipment selected. These impacts would be potentially significant. Traffic-related noise exposure levels within exterior use areas for the schools (i.e., playground, sports fields, athletic courts, etc.) could

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

exceed the established noise standards, thereby resulting in potentially significant noise impacts. Project generated construction noise would pose a potentially significant impact on noise-sensitive receptors if construction hour limitations are not imposed. Other potentially significant impacts would occur unrelated to the portion of Village Three North affected by the proposed modifications. Mitigation measures MM NOI-1 through MM NOI-9, in addition to MM BIO-17 and MM BIO-18, would reduce all potentially significant noise impacts to a level below significance.

Impacts to noise were addressed in Section 5.12 of the Village Two, Three, and Four FEIR. Identified significant noise impacts related to the FlatRock property and the proposed modifications include:

- construction activities, especially heavy equipment, would create short-term noise increases near construction areas;
- traffic on area streets could generate noise levels greater than the City’s residential exterior standard of 65 CNEL at adjacent ground-level sensitive receptors; and
- Noise levels produced on the industrial properties have the potential to affect adjacent residential uses and adjacent wildlife.

All identified noise impacts in the Village Two, Three, and Four FEIR would be reduced to a level below significance with incorporation of mitigation measures 5.12-1 through 5.12-6.

A noise technical memorandum was prepared to analyze the potential noise impacts associated with the proposed modifications compared to the approved project. (Dudek 2020c). The proposed modifications would result in the conversion of planned land uses from office and industrial use to residential. This conversion results in new noise sensitive land uses located in Village Three that were not previously accounted for. Additionally, at the time of certification of the Village Two, Three, and Four FEIR, the entirety of Village Three was identified for industrial, open space, and preserve land uses. With the change of industrial use to residential use within the FlatRock property, operational noise would be reduced adjacent to the MSCP Preserve. The mitigation measures identified in the FEIRs remain applicable to the proposed modifications and would be applied as follows to reflect changes in the proposed land use:

University Villages FEIR:

- MM NOI-1 – This measure shall also apply to proposed planning areas R-6 and R-19 (these areas are identified as R-6 and O-1/O-2 in the University Villages FEIR as amended, respectively).

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

- MM NOI-2 – This measure no longer applies to proposed planning area R-6, nor would it apply to proposed planning area R-19.
- MM NOI-3 – This measure shall also apply to proposed planning areas R-6 and R-19.
- MM-NOI-4 – This measure no longer applies to the planning area O-1/O-2 as it is proposed to be converted to residential (R-19).
- Village Two, Three, Four FEIR:
 - 5.12-1 – This measure shall also apply to proposed planning area R-20 with respect to site design and exterior noise levels for areas adjacent to Main Street.
 - 5.12-3 – This measure shall also apply to proposed planning area R-20.
 - 5.12-6 – This measure no longer applies to the planning area IND-5 as it is proposed to be converted to residential (R-20).

All other mitigation measures would otherwise remain intact and apply to the project as specified in the FEIRs (Dudek 2020c).

Project-generated traffic trips would be reduced when compared the approved project, which would further reduce noise impacts associated with future traffic. Additionally, the proposed modifications would result in the introduction of new noise sensitive land uses within Village Three, including area adjacent to Heritage Road and Main Street (R-19 and R-20), where roadway traffic noise generation would have the highest potential to occur. Both FEIRs assessed traffic noise impacts to future residential land uses adjacent to these higher traffic roadways. Therefore, with the overall reduction in trip generation, the introduction of new residential units in planning areas R-19 and R-20 would result in the same or reduced traffic noise exposure along Heritage Road and Main Street, when compared to the FEIRs.

No new significant noise impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Cultural Resources

Cultural resources were analyzed in Section 5.6 in the University Villages FEIR. A total of four sites (SDI-11,378, SDI-14,204, SDI-12,291b, and SDI-14,211) were identified outside the development area. These sites would not be directly impacted by the approved project since they are within open space areas. Of the four sites within Village Three North and a Portion of Village Four that would not be directly impacted, only SDI-12,291b is identified as a significant resource. Although no direct impacts to this site are anticipated as a result of development of Village Three North and a Portion of Village Four, potential indirect impacts associated with intrusion into this

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

site during or after construction of the project, may occur. Therefore, since development of Village Three North and a Portion of Village Four could cause a substantial change in the significance of this identified archaeological resource as defined in CEQA Guidelines Section 15064.5, impacts to this site were determined to be potentially significant in the University Villages FEIR and mitigation is required (MM CUL-1 through MM CUL-5). Mitigation measures included archaeological and Native American monitoring during grading and procedures to follow if significant artifacts are uncovered.

In addition, no human remains were identified within the project area during the cultural testing program. However, the possibility exists that human remains may be discovered during project grading and construction. Any disturbance of human remains that may occur during project grading or construction would be significant. Therefore, impacts would be potentially significant and mitigation would be required to reduce potential impacts (MM CUL-6). MM CUL-6 detailed procedures to follow if human remains are uncovered on site. All impacts would be reduced to below a level of significance after implementation of MM CUL-1 through MM CUL-6.

Cultural resources were analyzed in Section 5.4 in the Village Two, Three, and Four FEIR. There were 16 prehistoric sites identified within the SPA Plan area. As a result of the testing of these sites, only one site, SDI-12,291B, was determined to be a significant historic resource. This is the same resource identified in the University Villages FEIR. Another historic site was identified within the Village Two area, which does not overlap with the proposed modifications within Village Three. Similar to the University Villages FEIR, avoidance and preservation in place was assumed for SDI-12,291b; however, in the event it was infeasible, a data recovery program was incorporated through mitigation measure 5.4-1. With incorporation of mitigation measures, impacts would be less than significant.

An archaeological and paleontological technical memorandum was prepared to determine whether or not additional archaeological impacts would occur as a result of the proposed modifications (Dudek 2020d). The proposed modifications would not require an expansion of the development footprint from that studied in the University Villages FEIR and Village Two, Three, and Four FEIR. After review of the proposed modifications within Village Three, it was determined that all areas in question were adequately addressed in the University Villages FEIR, Village Two, Three, and Four FEIR, and their respective cultural technical reports (Dudek 2020d). Furthermore, the proposed project would still be required to implement the mitigation measures identified in the FEIRs. No new significant cultural resources impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

Paleontological Resources

Paleontological resources are analyzed in Section 5.7 of the University Villages FEIR. No fossil sites were found within the bounds of the approved project site. However, development of the area within the approved project site would encounter sedimentary rocks with a “high paleontological resource sensitivity” that are assigned to the Sweetwater Formation, the upper sandstone–mudstone member of the Otay Formation and the San Diego Formation; sedimentary rocks with a “moderate paleontological resource sensitivity” are assigned to the Lindavista Formation and Quaternary terrace deposits. Therefore, the University Villages FEIR determined that grading and construction activities could impact fossils potentially buried in the underlying formations. Based on the recognized potential to encounter fossils in these formations, impacts were considered potentially significant, and mitigation, as identified in the FEIR, was required (MM PAL-1 through MM PAL-4). Mitigation measures include retaining a qualified paleontologist, paleontological monitoring, and fossil recovery procedures. Impacts would be reduced to below a level of significance with implementation of the mitigation measures identified in the FEIR.

Paleontological resources are analyzed in Section 5.6 of the Village Two, Three, and Four FEIR. No known paleontological resources would be impacted. However, construction may impact fossils potentially buried in the underlying formations. These underlying formations are the same as described for the University Villages FEIR, above. Paleontological monitoring of construction within sensitive paleontological formations was required through implementation of mitigation measure 5.6-1. Impacts to paleontological resources would be less than significant with mitigation.

An archaeological and paleontological technical memorandum was prepared to determine whether or not additional paleontological impacts would occur as a result of the proposed modifications (Dudek 2020d). The proposed modifications would not require an expansion of the development footprint from that studied in the University Villages FEIR and Village Two, Three, and Four FEIR. After review of the proposed modifications within Village Three, it was determined that all areas in question were adequately addressed in the University Villages FEIR, Village Two, Three, and Four FEIR, and their respective paleontological technical reports (Dudek 2020d). Furthermore, the proposed project would still be required to implement the mitigation measures identified in the FEIRs. No new significant paleontological resources impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Biological Resources

Impacts to biological resources were addressed in Section 5.8 of the University Villages FEIR. As indicated in the University Villages FEIR, implementation of the approved project would result in

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

significant direct and indirect impacts to covered sensitive plant species, sensitive vegetation communities, jurisdictional waters and wetlands, native upland vegetation communities, and wildlife corridors. Implementation of MM BIO-1 through MM BIO-18 would reduce all potentially significant impacts to below a level of significance.

Impacts to biological resources were addressed in Section 5.3 of the Village Two, Three, and Four FEIR. The approved project would result in significant direct and indirect impacts to sensitive species, riparian habitats and other sensitive natural communities, jurisdiction water and wetlands, and regional raptor foraging habitat. Implementation of mitigation measures 5.3-1 through 5.3-13 would reduce all identified impacts to a level below significance, with exception of impacts to regional raptor foraging habitat.

A biological resource technical memorandum was prepared to analyze the impacts of the proposed modifications compared to the approved project (Dudek 2020e). The proposed modifications would not require an expansion of the development footprint from that studied in the University Villages FEIR and Village Two, Three, and Four FEIR. Based on a review of the proposed modifications, the entire project site has been reviewed for impacts to biological resources as documented in the FEIRs prepared for Village Three (Dudek 2020e). Based on a review of the biological resources determined to be present during previous surveys, and the requirement of preconstruction surveys for rare plants and jurisdictional aquatic resources, there are no additional impacts to biological resources beyond those identified in the FEIRs. No new significant biological resources impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Agricultural Resources

Impacts to agriculture are addressed in Section 5.9 of the University Villages. The approved project would convert approximately 476 acres designated as Farmland of Local Importance to residential and village land uses. Although the project area is no longer used for crops because of the lack of reliable and affordable water, the loss would contribute to an incremental loss of Farmland of Local Importance. Once fully developed, the approved project would eliminate all agricultural activity on site; however, there is potential for interim agricultural activity to occur within the project area, which could potentially result in land use conflicts with adjacent ownership areas.

The Otay Ranch GDP Program EIR identified the potential for land use incompatibility as a short-term impact due to noise, odor, rodents, and chemical applications associated with agricultural activities adjacent to developed areas in the vicinity of the project area. The preparation of an Agricultural Plan was identified as mitigation to reduce the potential short-term impacts to below

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

a level of significance. An Agricultural Plan was prepared as part of the SPA plan for Village Three North and a Portion of Village Four. The plan allows for interim agricultural activity within the project area and adjacent ownership area and prevents potential land use impacts between developed land and ongoing agricultural activities by providing separation between urban uses and adjacent agricultural uses. However, the University Villages FEIR determined that the incremental loss of Farmland of Local Importance as a result of the approved project would be a potentially significant and unavoidable impact. No feasible mitigation measures exist.

Impacts to agriculture are addressed in Section 5.7 of the Village Two, Three, and Four FEIR. The Village Two, Three, and Four FEIR reached similar conclusions regarding the incremental loss of Farmland of Local Importance and Grazing Land, as well as short-term impacts resulting from adjacency issues between agricultural and urban uses. Mitigation measure 5.7-1 also requires an Agricultural Plan to address these adjacency issues. However, the Village Two, Three, and Four FEIR determined that the incremental loss of Farmland of Local Importance and Grazing Land as a result of the approved project would be a potentially significant and unavoidable impact. No feasible mitigation measures exist.

The proposed modifications would not require an expansion of the development footprint from that studied in the University Villages FEIR and Village Two, Three, and Four FEIR. No new areas that may contain agricultural resources outside the previously evaluated development area would be encountered. Therefore, the proposed modifications would not result new impacts to agricultural resources beyond what was analyzed in the FEIRs. No new significant agricultural resources impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Hydrology and Water Quality

Impacts to hydrology and water quality were addressed in Section 5.10 of the University Villages FEIR. A Drainage Study and a Storm Water Quality Management Plan (SWQMP) were completed for the approved project as analyzed in the University Villages FEIR. The University Villages FEIR concluded that the project would be in compliance with all applicable federal, state, and local rules and regulations regarding water quality and hydrology. However, the project would substantially alter the existing drainage pattern of the project area in a manner that would result in substantial erosion or siltation on or off site. Additionally, the project has the potential to substantially degrade water quality. Prior to mitigation, impacts would be significant. However, all impacts would be reduced to below a level of significance with mitigation.

The University Villages FEIR stated that the combination of the proposed construction and permanent low impact development best management practices (LID BMPs), which have been

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

incorporated in the design of the approved project, are in place to ensure water quality treatment is maximized throughout the development. However, even with implementation of the BMPs, the approved project would still have the potential to violate water quality standards or waste discharge requirements. Mitigation measures identified in the University Villages FEIR (MM HYD-1 through MM HYD-7) are required to reduce impacts to below a level of significance. Mitigation measures include erosion control, a stormwater pollution prevention plan, supplemental water quality reporting, post-construction/permanent BMPs, limitation of grading, hydromodification criteria, and a scour analysis. Relative to the FEIR, water quality conditions would be improved with the proposed project.

Impacts to hydrology and water quality were addressed in Section 5.9 of the Village Two, Three, and Four FEIR. The Village Two, Three, and Four FEIR determined that a significant impact would occur from converting an existing undeveloped site to an urban landscape with multiple land uses, resulting in the introduction of new impermeable surfaces and pollutant sources. Mitigation measures (5.9-1 through 5.9-3) which require the preparation of detailed drainage design studies, implementation of a Stormwater Pollution Prevention Plan (SWPPP), and compliance with all applicable drainage and water quality regulations, would reduce impacts to a level below significance.

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

The proposed modifications would continue to comply with all applicable rules and regulations including compliance with National Pollutant Discharge Elimination System permit requirements for urban runoff and stormwater discharge. BMPs for design, treatment, and monitoring for stormwater quality would be implemented as delineated in the FEIRs with respect to municipal and construction permits. The proposed modifications would comply with the most recent City of Chula Vista BMP Design Manual that contains added stipulations that were not in effect when the original project was approved, which would result in improved water quality discharge. Compliance with all applicable rules and regulations governing water quality as well as implementation of all mitigation measures would ensure that no additional impacts to hydrology and water quality beyond those previously analyzed would occur as a result of the proposed modifications. No new significant hydrology and water quality impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

Geology and Soils

Impacts to geology and soils were addressed in Section 5.11 of the University Villages FEIR. The University Villages FEIR concluded that the approved project would have potentially significant impacts associated with expansive soils. All impacts would be mitigated to below a level of significance through implementation of recommendations contained within the project's geotechnical investigations.

Impacts to geology and soils were addressed in Section 5.5 of the Village Two, Three, and four FEIR. Significant impacts to geology and soils could result from project development on compressible and expansive soils. Implementation of project-specific design mitigation measures would be required to reduce or avoid significant impacts resulting from compressible and expansive soils. Potential impacts resulting from geologic hazards would be reduced below a level of significance through project design measures, including compliance with the requirements of the governing jurisdictions, building codes, and other standard practices.

The proposed modifications would not require an expansion of the development footprint from that studied in the University Villages FEIR and Village Two, Three, and Four FEIR. Therefore, no new soils or geologic hazards outside the previously evaluated development area would be encountered. The proposed modifications would result in similar development within Village Three that was assumed within the FEIRs. Previous mitigation measures requiring implementation of recommendations from project geotechnical investigations would still apply to the proposed modifications. Similarly, the proposed modifications would comply with the requirements of applicable building codes and other standards with respect to minimization of geologic hazards. No new significant geology and soils impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Public Services

Public services are addressed in Section 5.12 in the University Villages FEIR. Prior to mitigation, the approved project would have potentially significant impacts on fire and emergency medical services and on police services, due to the increase in demand for service and the subsequent increase in average response times. The approved project would also have significant impacts prior to mitigation on school facilities, parks, and libraries, due to the increases in demand for these facilities. As identified in the University Villages FEIR, MM PUB-1 through MM PUB-15 would reduce impacts to below a level of significance. Mitigation measures include payment of the Public Facilities Development Impact Fees (PFDIFs), incorporation of Crime Prevention through Environmental Design Features, school mitigation agreements or school facility mitigation fees,

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

and park land dedication and/or the payment of park development fees or a combination or both per the City's Parkland Dedication Ordinance.

Public services are addressed in Section 5.13 in the Village Two, Three, and Four FEIR. The conclusions of the Village Two, Three, and Four FEIR are similar to that of the University Villages FEIR. The approved project would result in a significant impact to public services including police, fire, schools, library services, and parks. Mitigation measures requiring the payment of applicable fees and monitoring by the Growth Management Oversight Committee are included to reduce potentially significant impacts to a level below significance.

While the proposed modifications would result in a direct increase in potential residential population (and therefore, demand for public services) within Village Three, the increase would be balanced through the reduction of authorized units within Village Nine. The development of Village Three under the proposed modifications would be substantially similar to that of the approved project. Therefore, the proposed modifications would not increase demand for public services beyond that analyzed in the FEIRs. Mitigation through payment of applicable fees and monitoring of growth by the City. Additionally, no changes to the community park within the Portion of Village Four are proposed. No new significant public services impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Utilities

Impacts to utilities were addressed in Section 5.13 of the University Villages FEIR. The University Villages FEIR concluded that impacts to water, sewer, solid waste, and energy would be reduced to below a level of significance with mitigation measures, with the exception of wastewater treatment facilities. The University Villages FEIR determined that the approved project, in conjunction with other cumulative development within the City, could require sewer treatment capacity beyond the City's existing wastewater treatment capacity rights and allocated additional treatment capacity.

Impacts to utilities were addressed in Section 5.13 of the Village Two, Three, and Four FEIR. The University Villages FEIR concluded that impacts to water, sewer, solid waste, and energy would be reduced to below a level of significance with and without mitigation measures, with the exception of potable water supply. At the time of certification of the Village Two, Three, and Four FEIR, potential available water supplies was in question due to ongoing litigation; as such, the City could not conclusively determine that the impact on water supply would be less than significant.

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

A comparison of water and sewer demand was completed for the proposed modifications against the approved project (Dexter Wilson 2020a, 2020b, and 2020c). The proposed modifications would result in a decrease in water demand by approximately 17.0 percent when compared to the approved project (Dexter Wilson 2020a). This decrease in demand would not impact the proposed water line sizing for Village Three (Dexter Wilson 2020a). A Water Supply Assessment prepared in conjunction with the University Villages FEIR estimated the water demand would be approximately 2,393 acre-feet per year (AF/YR), and the subsequent revisions to the approved project in 2016 increased that estimate by 81 AF/YR (Dexter Wilson 2020a). The proposed modifications would result in a reduction of 122 AF/YR (including the FlatRock property) when compared to the approved project (Dexter Wilson 2020a). Additionally, the proposed modifications would decrease total water conservation savings by 4.8 percent (Dexter Wilson 2020b). The estimated recycled water use is slightly decreased from the 2016 report due to a shift in the proposed land uses. Residential water conservation savings are also decreased slightly due to the decrease in the number of single family residential units. Therefore, the proposed modifications do not result in any new or more severe impacts to water infrastructure or supply.

The proposed modifications would result in a 25 percent decrease in sewer flow projected from the original sewer study prepared for the University Villages FEIR in 2014 but would result in an increase in sewer flows by approximately 6 percent when compared to the approved project (Dexter Wilson 2020c). This incremental increase in sewer flows would still be accommodated by planned on site sewer system sizing as well as regional sewer infrastructure (Salt Creek Interceptor) (Dexter Wilson 2020c). Therefore, the proposed modifications do not result in any new or more severe impacts to sewer infrastructure.

No new significant utilities impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Global Climate Change

GHG emissions and global climate change were addressed in Section 5.14 in the University Villages FEIR. As described in the University Villages FEIR, the approved project would not result in a significant impact related to compliance with Assembly Bill 32. However, the approved project would have significant and unavoidable impacts related to substantially increased exposure to the potential adverse effects of global warming. The University Villages FEIR determined the approved project would result in further degradation to regional and local air quality from the formation of ozone precursors. For purposes of mitigating the formation of ozone precursors and minimizing the project's exposure to the effects of global warming, Section 1.3 of the University Villages FEIR identified project design features that would assist with the reduction of operational

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

emissions contributing to ozone formation. However, no feasible mitigation measures are available to reduce impacts to levels below significant.

Global climate change was not analyzed in the Village Two, Three, and Four FEIR as analysis of such issues was not yet required by CEQA.

An update to the air quality and greenhouse gas emissions analysis was prepared to compare the proposed modifications to the approved project (Dudek 2020a). The proposed project would result in 24.7% fewer daily trips when compared to the approved project (Chen Ryan 2021). As a result, operational emissions (specifically those resulting from mobile sources) associated with Village Three would be reduced (Dudek 2020a). Construction emissions would remain unchanged, as no change in the construction schedule or required construction equipment is anticipated (Dudek 2020a). Overall, GHG emissions would be reduced under the proposed modifications when compared to the approved project. No new significant climate change impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Hazards and Risk of Upset

Hazards were addressed in Section 5.15 in the University Villages FEIR. The University Villages FEIR determined that impacts associated with historic agricultural use of the property and the proximity to Brown Field Municipal Airport would result in potentially significant impacts. The University Villages FEIR also determined that Munitions of Explosive Concern exist on the Village Ten site. However, since the proposed modifications does not involve modifications to the Village Ten site, this impact and associated mitigation are not included in the analysis below.

Otay Ranch land was historically cultivated for agricultural use (primarily dry-farmed grain crops). In some areas, contaminated soils associated with former agricultural use have been identified. Soils in the project area may contain organochlorine pesticides, organophosphorus pesticides, organochlorine herbicides, and metals including arsenic. In the event that the proposed project encounters contaminated soils during grading and excavation, increased health risks to construction workers and future residents could occur, as well as potential impacts on water quality. The University Villages FEIR determined that prior to mitigation the project would have potentially significant impacts associated with exposure of construction workers and future residents to pesticide residues. MM HAZ-1 requires a soils assessment to be prepared to determine whether residual pesticides, herbicides, and/or arsenic are present on site.

The nearest airport to Village Three is the Brown Field Municipal Airport, which is located approximately 3 miles south. The University Villages FEIR determined that the Village Three

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

North and a Portion of Village Four SPA does not lie within the Flight Activity Areas on either the runway approach or departure paths. However, the Village Three North and a Portion of Village Four SPA is located within the Brown Field Airport Federal Aviation Administration (FAA) height notification boundary (Federal Aviation Regulations at 14 CFR, Part 77 (FAR Part 77)). FAR Part 77 is issued by the FAA and establishes the standards which govern the height of objects on and around an airport. The University Villages FEIR determined that impacts would be potentially significant prior to mitigation. Since the proposed project is in the same location as the approved project, compliance with MM HAZ-3 through MM HAZ-5 would be required in order to reduce impacts to below a level of significance. Mitigation measures include filing a Notice of Proposed Construction or Alteration with the FAA, providing proof of FAA clearance to the satisfaction of the Development Services Director, and recording the Airport Overflight Agreement with the County Recorder's office.

The University Villages FEIR further determined that implementation of a Fire Protection Plan (FPP) prepared for the approved project would reduce wildland fire risk to a less than significant level. The FPP outline defensible space requirements based on the potential risk and predicted fire behavior. The structures of the approved project would include ignition resistant materials per the latest Chula Vista Fire and Building Codes. Structure protection would be complemented by a system of improved water availability, capacity and delivery; fire department access; monitored defensible space/fuel modification; interior fire sprinkler systems in all structures, monitored interior sprinklers in applicable structures; and other components that would provide properly equipped and maintained structures with a high level of fire ignition resistance.

Hazards were addressed in Section 5.14 in the Village Two, Three, and Four FEIR. The Village Two, Three, and Four FEIR determined that potentially significant impacts related to previous agricultural use would be mitigated to a level below significance. The Village Two, Three, and Four FEIR similarly concludes that implementation of an FPP would reduce risk of wildland fire.

The proposed modifications would not substantially alter the land uses which could cause an increase in the severity of previously identified impacts. Impacts could still result due to earthmoving activities and the historical agricultural use of the land. Mitigation measures identified in the FEIRs would still be required to reduce potentially significant impacts from hazardous materials to a level below significance. Similarly, coordination and notification with FAA would still be required of the proposed modifications.

The proposed modifications would introduce residential structures adjacent to Wolf Canyon, which will remain as open space after project implementation and poses a wildfire threat. An update to the FPP was prepared for the proposed modifications (Dudek 2021f). The Village Three North and Portion of Village Four FPP for the approved project was approved by the City Chula

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

Vista Fire Department (CVFD) in 2014. In October 2016, Section 4.3 of the Village Three North and Portion of Village Four FPP was revised to address the application of Chapter 7A of the California Building Code (CBC). The first amendment to the Village Three North and Portion of Village Four FPP was approved by the CVFD in December 2016.

The approved FPP, as revised, was compared with the proposed modifications (Dudek 2021f). Based on the evaluation of both documents, it was determined that the findings of the approved FPP, as revised, remain applicable and valid with some minor changes. The second amendment to the FPP incorporates the R-20 parcel into the FPP boundary and establishes a 100-foot fuel modification zone at the perimeter. The second amendment also includes text updates to Section 1.3 to address current 2019 Chula Vista Fire Codes and 2019 California Fire Code; Section 3.0 to update CVFD Fire Response Capabilities; Section 4.1 to require compliance with the Approved and Prohibited Plant Lists; Section 4.1.2 to address the interface of Village 3 at Heritage Road; Section 4.2 to address Fire Access Road requirements; Section 4.2.1 to require 24-foot minimum fire apparatus access roads; Section 4.2.; to require dead end fire apparatus access road, where appropriate; Section 4.2.5 to require fire hydrant spacing at 300 or 500 feet depending on building type and Section 4.3 to require CVFD/maintenance access every 1,000 linear feet at the project boundary. (Dudek 2021f). These amendments are consistent with the approved FPP and analysis contained in the University Village FEIR. Therefore, the proposed modifications would not increase potential impacts related to wildland fire. No new significant hazards or risk of upset impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Housing and Population

Population and housing impacts associated with the approved project are discussed in Section 5.16 in the University Villages FEIR. As stated therein, the approved project would result in an approximate population increase of 5,174 people. The University Villages FEIR determined that although the approved project would result in substantial population growth, compliance with the General Plan and Otay Ranch GDP amendments and the Growth Management Oversight Commission and related thresholds, preparation of a Public Facilities Financing Plan, payment of Development Impact Fees and Transportation Development Impact Fees, and adherence to the updated San Diego Association of Governments (SANDAG) 2050 Regional Growth Forecast would ensure that the approved project would have less than significant impacts associated with population growth. Therefore, no mitigation measures would be required.

Population and housing impacts associated with the approved project are discussed in Section 5.8 in the Village Two, Three, and Four FEIR. As discussed in the Village Two, Three, and Four FEIR, the approved project would result in an increase in population of 0.01 percent over the adopted

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

Otay Ranch GDP. This increase would not result in a substantial change therefore, it does not represent substantial population growth or a significant direct impact on the environment. Impacts were determined to be less than significant.

The proposed modifications would result in the transfer of 41 DUs from Village Nine to Village Three through an increase of the authorized units in Village Three from 1,597 to 1,638 DUs and correspondingly a reduction in the authorized unit in Village Nine from 4,000 to 3,959 DUs. While the proposed modifications would result in a direct increase in potential residential population within Village Three, the increase would be balanced through the reduction of authorized units within Village Nine. Therefore, potential population growth within Otay Ranch would remain as analyzed in the FEIRs. Additionally, the proposed modifications would not require an expansion of the development footprint from that studied in the University Villages FEIR and Village Two, Three, and Four FEIR. Therefore, there would be no new potential to displace existing people or housing. No new significant mineral resource impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Mineral Resources

Mineral resources are addressed in Section 5.17 in the University Villages FEIR. As stated in the University Villages FEIR, the Village Three North and Portion of Village Four site is located in Mineral Resource Zone 3 (MRZ-3). The MRZ-3 classification for mineral resources represents an area that has the potential for mineral deposits but where no resources have been identified. As determined in the University Villages FEIR, although Village Three and a Portion of Village Four would be located on MRZ-3 land, implementation of the approved project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. As such, impacts would be less than significant.

Mineral resources are addressed in Section 9.1 in the Village Two, Three, and Four FEIR. It was determined that known significant mineral deposit do not occur within the approved project area.

The proposed modifications would not require an expansion of the development footprint from that studied in the University Villages FEIR and Village Two, Three, and Four FEIR. Therefore, no new areas that may contain mineral resources outside the previously evaluated development area would be encountered. No new significant mineral resource impacts would occur beyond those identified in the University Villages FEIR and the Village Two, Three, and Four FEIR; no additional mitigation is required.

Addendum to EIR
University Villages – Village Three North and a Portion of Village Four

7 CONCLUSION

This document identifies all changed circumstances and provides on the proposed modifications that were not previously disclosed in the University Villages FEIR. The City has determined that none of the changes associated with the proposed project require the preparation of a Subsequent or Supplemental EIR pursuant to CEQA Guidelines Sections 15162 and 15163.

Pursuant to Section 15164 of the CEQA Guidelines and based on the above discussion, I hereby find that approval and implementation of the proposed modifications will result in only minor technical changes or additions, which are necessary to make the University Villages FEIR adequate under CEQA.

Name/Title

Date

Attachments: Figure 1, Regional Map
Figure 2, Project Area
Figure 3, Approved Site Utilization Plan – Village Three North and a Portion of Village Four
Figure 4, Approved Site Utilization Plan – FlatRock Property
Figure 5, Proposed Site Utilization Plan – Village Three and a Portion of Village Four

Addendum to EIR

University Villages – Village Three North and a Portion of Village Four

8 REFERENCES

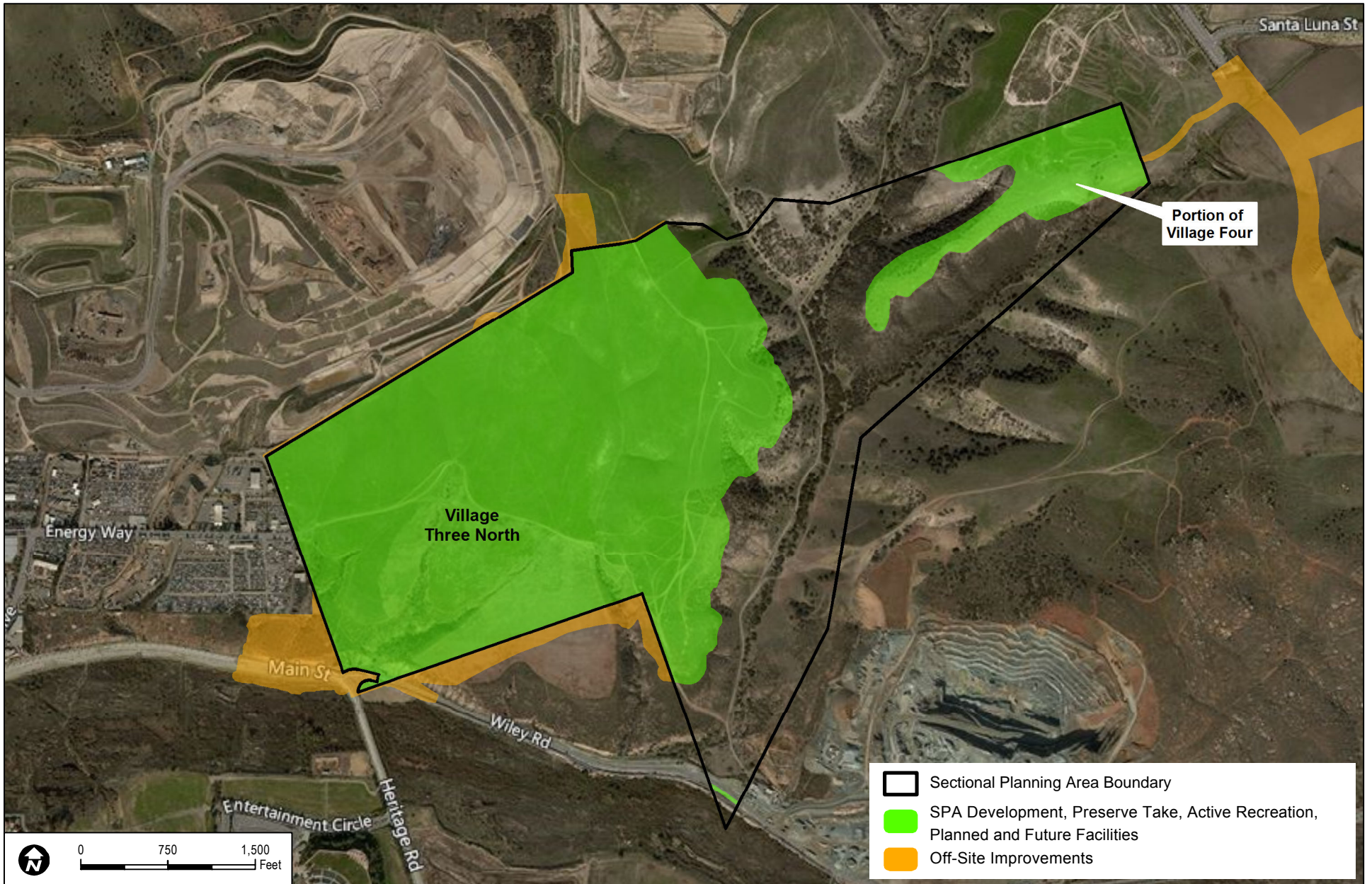
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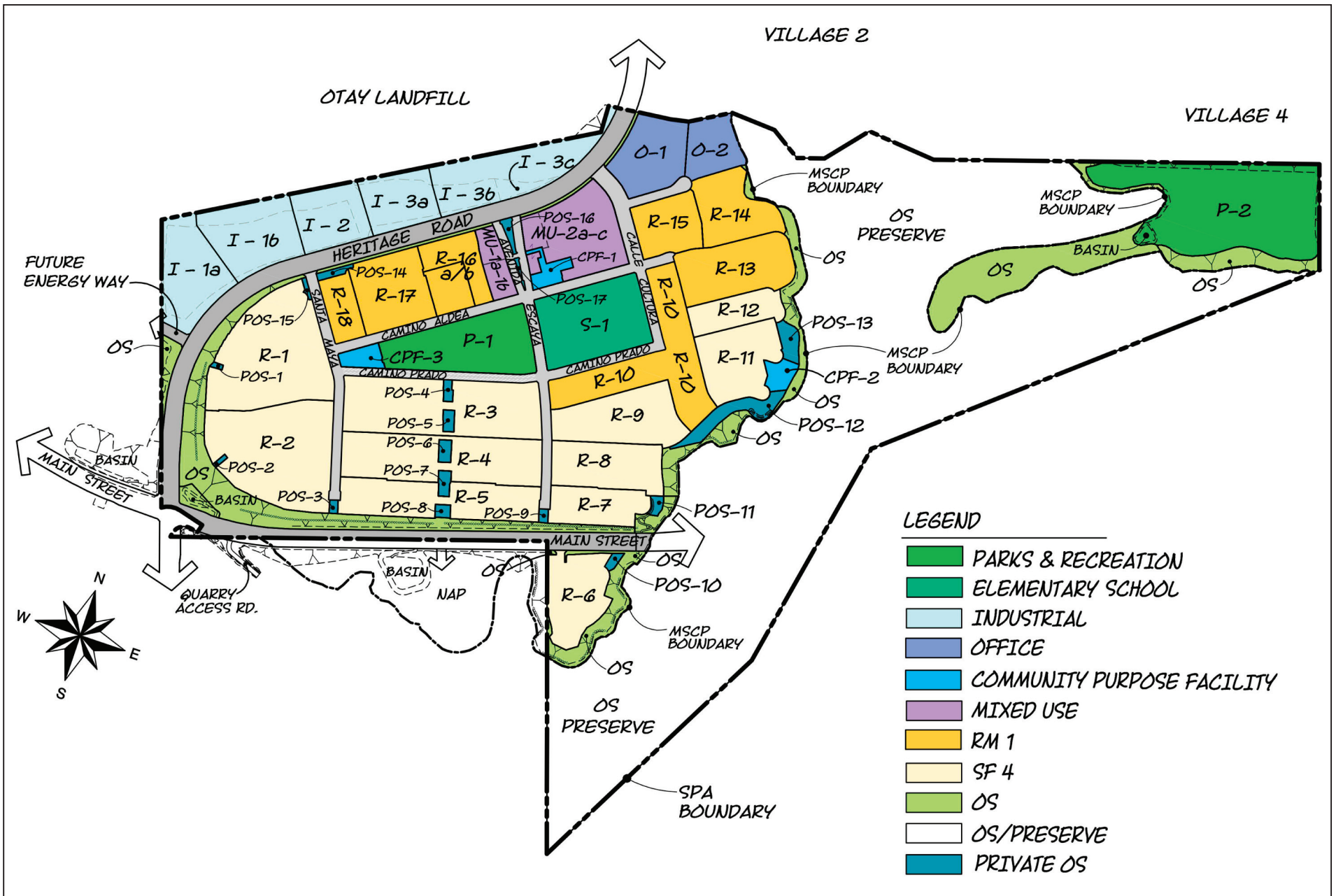


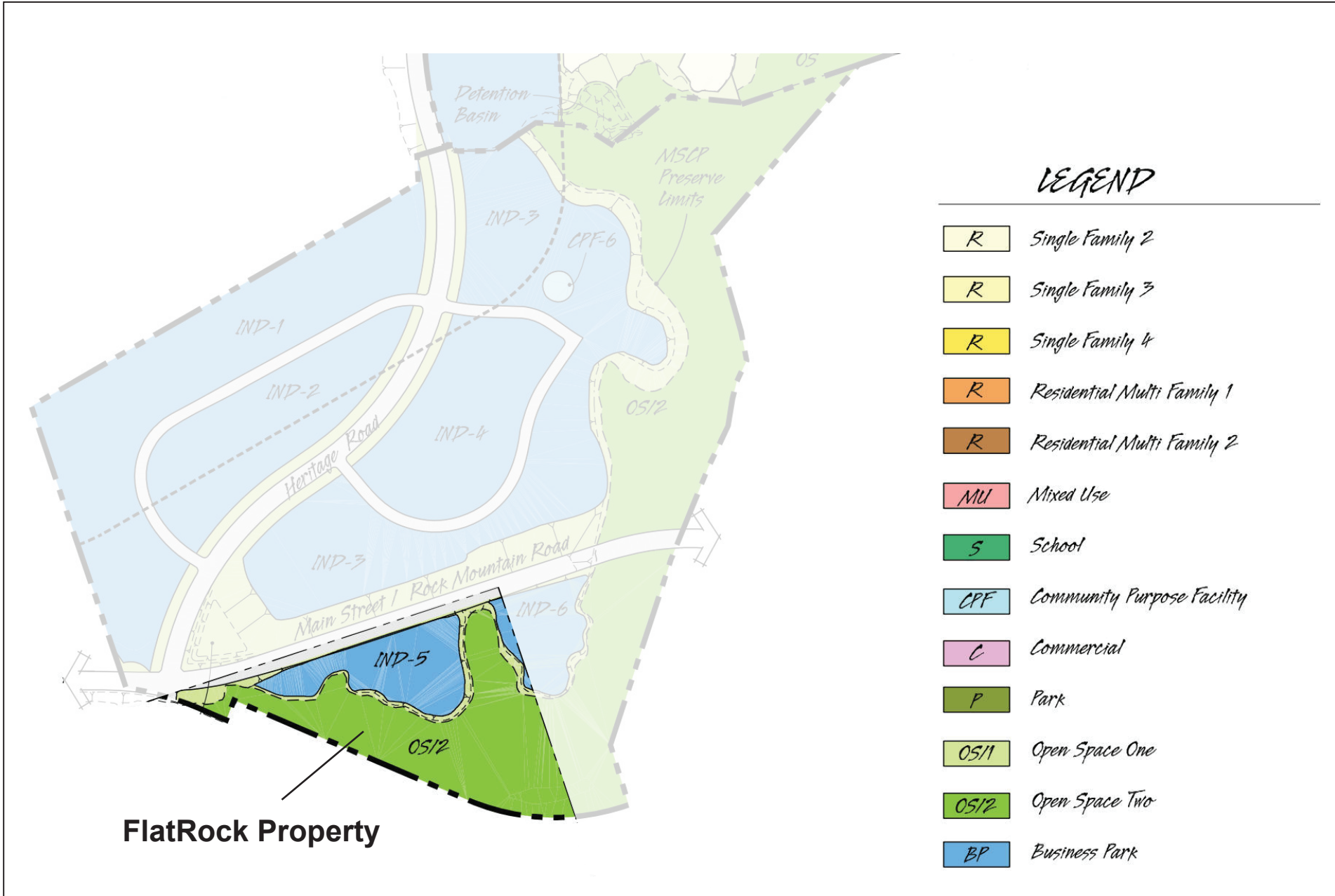
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**FIGURE 1
Regional Map**

University Villages— Village Three North and a Portion of Village Four Sectional Planning Area Addendum







FlatRock Property

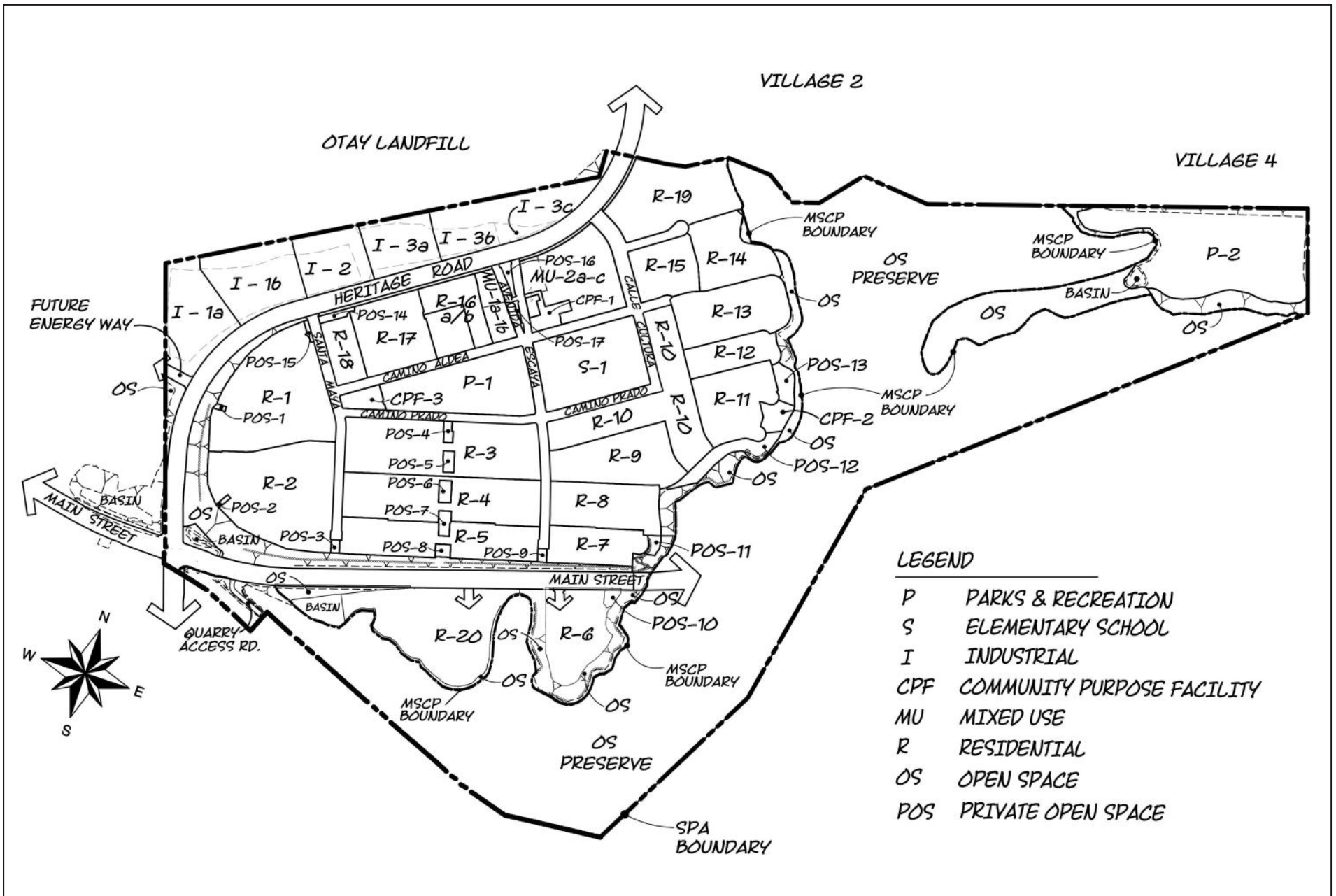


FIGURE 5

Proposed Site Utilization Plan - Village Three and a Portion of Village Four