

ENVIRONMENTAL IMPACT REPORT

EIR-75-1

Three Year Community Development Program

COMMUNITY BLOCK GRANT

Title I Housing & Community Development Act of 1974

Adopted by the
Chula Vista Planning Commission
on April 23, 1975

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1.0 Introduction

1.1 Purpose

It is the objective of this EIR to provide a general background and analysis of the three year community development program. This program is to be carried out on a City wide basis with specific projects to be determined on a year to year basis. When more specific projects are identified, additional environmental impact analysis will be conducted to more specifically evaluate any possible significant impacts.

The one year community development block grant application has been previously reviewed prior to action by the City Council. All of the short term projects were found to be categorically exempt from environmental review under CEQA.

1.2 Relationship of NEPA and CEQA

Both the National Environmental Protection Act (NEPA) and the California Environmental Quality Act (CEQA) require the review of the environmental impacts of projects. One of the primary differences between the two acts is the threshold point at which an EIR must be prepared.

The environmental review procedures for the Community Development Block Grant Program states that any project which may have a significant effect on the environment as requiring an EIS. CEQA, on the other hand, requires the preparation of an EIR when the project could arguably have any possible significant impact on the environment. The Block Grant Program identifies a project with 500 dwellings as one which may have a significant impact. A project with substantially less than 500 units would normally require an EIR under CEQA. Therefore, in assessing this specific project proposal, an action which may have a possible significant effect as defined in CEQA may not require an EIR under NEPA.

1.3 Program Description

The City of Chula Vista's Three Year Community Development Program under Title I of the Housing and Community Development Act of 1974 consists of the following objectives:

1. To improve citizen participation in City-wide decision making.
2. Promote a program which will provide suitable housing through the elimination and prevention of substandard structures and maintenance of viable neighborhoods.
3. To promote a desirable environment for both commercial and residential areas, providing sufficient community facilities to include, but not be limited to, park and recreational facilities, right-of-way improvements such as curbs, gutters, sidewalks, storm drains, wheel chair ramps, street improvements, landscaping, etc.
4. Increase employment opportunity for unemployed/underemployed residents through establishment of economic activities directed toward development of the City's economic growth potential.

2.0 Description of Environmental Setting

2.1 Earth Characteristics

2.1.1 Geology

The City of Chula Vista's planning area is traversed by a total of five faults, including two potentially active faults, the Sweetwater and La Nacion; and three inferred faults, the Otay River Valley Fault, the Telegraph Canyon Fault, and the San Diego Bay-Tijuana Fault.

There is considerable speculation among published professionals concerning the possibility that the latter faults, in fact, may be a portion of the larger, more tectonically active Newport-Inglewood-Rose Canyon Fault System. Actually, there is little agreement on any issue involving these faults, including their activity.

Little information has been compiled concerning landslides in the Chula Vista planning area because of the probable location of landslide in the steeper terrain in the eastern portion of the planning area and the fact that there is little surface evidence due to surface erosion and vegetation. Several slides have been discovered through soil/geology reports on specific projects. There are several areas in the Chula Vista area, primarily in flood plains and near San Diego Bay which are subject to liquefaction due to high water table and loose sand or silt.

2.1.2 Soils

The soils in the bayfront area of Chula Vista are primarily Huerhuero loams, terrace escarpments and man made lands. The central Chula Vista area is Huerhuero loams, while the flood plain contains Chino fine sand loam, Chino silt loam and Tijuana sand. In the eastern portion of the planning area most of the surface soils in the project area are Linne clay loam or Diablo clays with San Miguel Exchequer rocky silt loams being found in the Mt. Miguel area. Some of the clays are highly to moderately expansive. If they exist only on the surface, the problems associated with these clays can be treated during grading; if there are any deep deposits, problems could arise.

2.1.3 Drainage Patterns.

The project site drains into the South San Diego Bay through these main drainage systems: Sweetwater River, Otay River and the Telegraph Canyon Creek. A flood control channel in the lower Sweetwater River in conjunction with the construction of I-54, has been designed but these facilities have not yet received final approval by various environmental agencies. The Army Corp of Engineers is conducting a study of the Telegraph Canyon Creek flood problems and Otay River is under flood plain management as is the Sweetwater River.

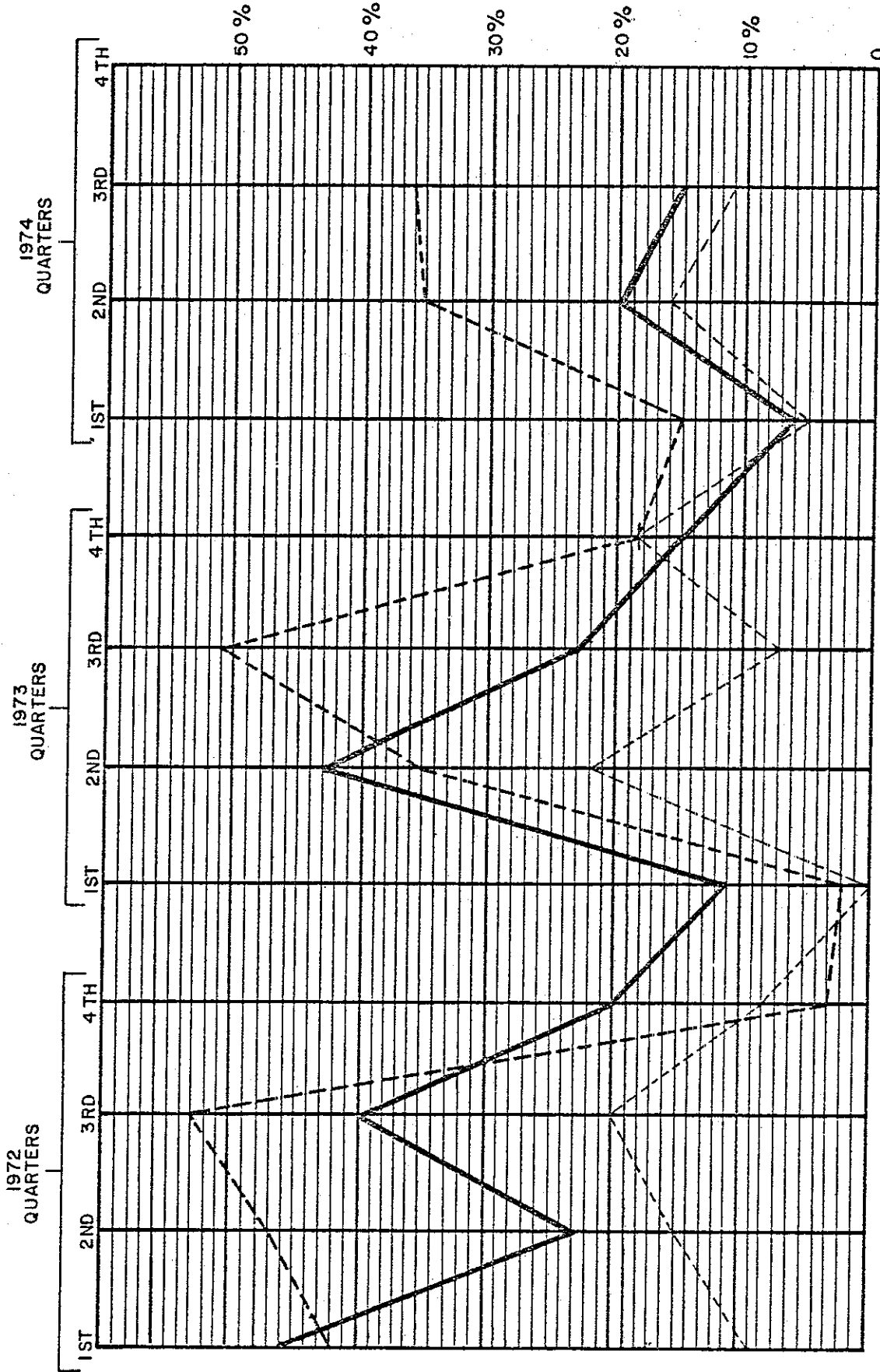
2.1.4 Mineral Resources

Extensive sand and gravel deposits represent Chula Vista's most important mineral resource. There are two types of deposits: river and marine terrace. The river deposits are the most valuable because they have a high degree of uniformity and are generally free of residual debris. The marine terrace are remnants of ancient beach sand. They are located east of the urbanized area under extensive overburden which has generally rendered extraction expensive.

The southern portion of the Chula Vista planning area contains commercial quantities of Bentonite clay. These deposits are no longer considered to be economic resources because of greater availability at other locations and are no longer being mined.

Trend in Percent of Days Exceeding Oxidant Standards

BASED ON FEDERAL STANDARD OF 0.08ppm PER ONE HOUR AVERAGE

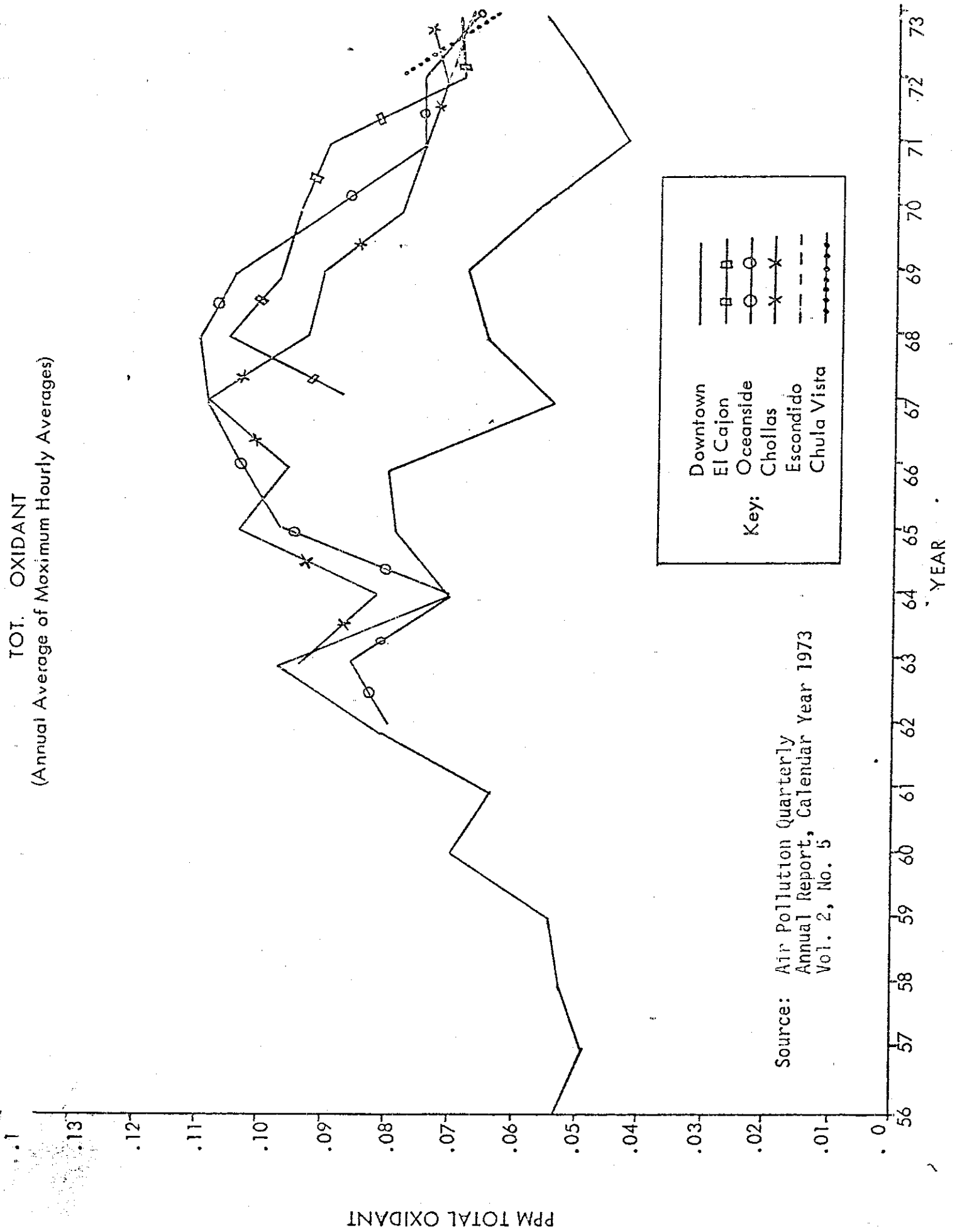


--- SAN DIEGO
 - - - EL CAJON
 - · - CHULA VISTA

TABLE 1

TABLE 2

TOT. OXIDANT
(Annual Average of Maximum Hourly Averages)



Source: Air Pollution Quarterly
Annual Report, Calendar Year 1973
Vol. 2, No. 5

Key:

- Downtown
- El Cajon
- Oceanside
- ×— Chollas
- Escondido
- Chula Vista

2.3 Water Quality

At present there are four major pipelines which convey imported Colorado River water to the region supplying over 90% of the region's water demands. Combined, these four pipelines have a total capacity of 600,000 acre-feet or enough water to satisfy the needs of approximately 2 million people.

The quality of the region's water related most directly to the type, location, and discharge points of waste treatment facilities, and the characteristics of pollutant matter which is received in storage reservoirs and coastal waters by rainfall and irrigation runoff. The quality of the region's water is regulated by the Regional Water Quality Control Board and the Department of Public Health. Waste treatment facilities consist of four regional systems located on or near the coast and a number of smaller facilities located inland. Three of the four coastal systems provide primary treatment with ocean outfalls which dispose of treated effluent. The fourth system, located in Oceanside, will provide secondary treatment when construction is completed. Effluent from this system will be injected into the groundwater basin for recharge and will also have an ocean outfall as a backup failsafe. Present estimates indicate that total ocean discharges exceed 100 million gallons per day. EPA regulations as currently in effect will require secondary treatment of all coastal systems by 1977.

2.4 Noise

2.4.1 Mobile Sources

The main source of noise in the Chula Vista area is from ground transportation sources. The Noise Element of the General Plan made the following findings:

Analysis of the 1973 data, in light of the basic 65 dBA State requirements, reveals that nearly two-thirds, 65.5% of the street segments studied have day-night equivalent (L_{dn}) noise levels which fall within 2.5 dB of that mandate. Since a 2-3 dB margin for error is common in acoustics, a substantial vehicular noise level problem does not exist in Chula Vista. Furthermore, nearly a third, 29.8%, of the remaining segments have noise levels below 62.5 dBA. Of the 4.8% of the segments which clearly exceed the State standard, the highest L_{dn} rating was 71.5 dBA.

The Legislature suggested 45 dBA levels for areas involving health facilities and outdoor recreation sites, revealing Chula Vista's major noise problems. The City's truck routes pass through residential areas, adjacent to outdoor recreation sites (e.g., municipal golf course and Memorial Park) and on two sides of Bay General Hospital and Fredericka Manor retirement center. Alternative truck routes which would correct these areas of source-receiver incompatibility were considered by the City Traffic Engineer, but alternatives simply do not exist presently for the east-west through routes ("E" and "L") and will not exist for the north-south trucks routes (Broadway and Fourth Avenues) until, and if, the Route 54 freeway is completed. Since rerouting vehicles away from noise-sensitive areas is not

a feasible abatement technique, reduction of the noise levels of individual vehicles as a combative method was evaluated. The State Vehicle Code sets noise emission levels, charging local law enforcement agencies with enforcement responsibility. However, the Vehicle Code also prescribes stringent criteria for vehicle noise measuring sites, essentially precluding field application of the noise statute in urbanized areas.

Motorcycle noise, a major source of annoyance to Chula Vista residents, is also subject to State regulatory control. Motorcycle noise is related both to equipment and mode of operation. Although the State prohibits modifying motorcycle equipment in any way which would change conformance to specifications, a law enforcement officer must be able to determine a modification has been made in order to cite the cyclist. In addition to the weaknesses in the California Vehicle Code, the extreme mobility of these vehicles further handicaps police attempts to enforce the noise statutes.

2.4.2 Stationary Sources

Industrial noise is most effectively regulated locally. Differing types of intrusive noises are produced by individual plants; local control of zoning together with noise nuisance ordinances and performance standards have provided an early opportunity for noise abatement.

Industrial activity in Chula Vista ranges from small, single machine garage operations to large multimillion dollar, multiproduct operations. Existing Chula Vista industries would not be categorized as excessively noisy and generally are either isolated geographically (South Chula Vista, west of I-5 and the Sweetwater Valley) from residential land use or noise emissions are reduced by intervening commercial land uses or ambient traffic noise levels.

Enforcement of Chula Vista's performance standards which apply to industrial noise is the responsibility of the Current Planning Division of the City Planning Department. The noise provisions which are specified in the Zoning Enforcement Officer through the nuisance provisions of the City Code.

2.5 Biology

The Chula Vista planning area contains several resources which are of environmental sensitivity in that they are rare endangered, endemic or of importance to the total ecological system. There are also areas which are being used for agricultural purposes at this time.

The Sweetwater Marsh functions as an important resting site for migratory water fowl as well as a nesting and feeding area for wildlife that inhabits the marsh the year around. It has been identified as a nesting site for the endangered Clapper Rail as well as an environment for the unique shrub *Frankenia Palmeri*. The marsh serves as a filter, capturing silt, soil and other materials, thereby increasing the clarity and purity of bay water. In addition, the marsh serves as a nursery for the young growth of shellfish and other fish species, and as a source of nutrients

exported to adjoining waters and used by fish in later growth stages.

The chain of life extends in closely related links outward to the large fin-fish of the deeper water. In addition, nature's organic factories in marshes provide other nutrients in the form of sugar and phosphates which are flushed out to sea with the tides and which form part of the basis for coastal planktonic life. Moreover, marshes are the interface between the organic worlds of the sea and the air-winged wildlife depend on marshland for the propagation and nourishment of its species.

Vegetation in South San Diego Bay consists mostly of salt marsh flora noted as important food sources for water fowl, maritime brush, the type of vegetation found on the border line between tidelands and uplands, provide food and shelter for a few small animals and birds. Also there are nourishing species of phytoplankton (plant plankton) and benthic algae; that, algae rooted to the soil at the tideline. Intermediate in the life cycle in the South Bay are crustaceans which transform vegetation into edible food for carnivorous marine life. This in turn becomes a food source for larger fish and water-fowl. Ocean fish, sea lions and porpoises are now able to enter the unpolluted bay to feed on the medium size marine life.

The foothills of the planning area contain several rare and endangered plant species including the *Opuntia serpentina*, *Ferocactus viridescens*, *Selaginella cinerascens* and *Berberocactus emoryi*.

Also then are several species which have a high probability of being found on the site: *Adolphia californica*, *Harpagonella palmeri*, *Artomisia palmeri*, *Bloomeria clevelandii*, *Dudleya variegata* and *Ophioglossum californicum*. The vegetation throughout this area is primarily of the Coastal Sage scrub plant community.

No species of animal life which are rare or endangered are known to exist in the foothills area. However, the Cactus Wren is endemic to this area and is quite common in more arid areas.

2.6 Archaeology

The primary archaeological resources which have been found in the Chula Vista planning area are several, evidence of settlements of pre-historic La Jolla Era cultures have been found in the Lower Sweetwater Valley and scattered San Dieguito flaking stations which served as tool manufacturing areas have been located in the foothills to the east of I-805.

2.7 Paleontology

No paleontological investigation has been made of the subject site. However, in view of the fact that the great bulk of the area is of the Pliocene San Diego Formation, it is reasonable to expect that a number of fossil bearing strata will be found within the project site upon examination and survey for specific plans. Numerous fossils of mollusca have been observed in the San Diego Formation in the immediate area.

Some of the fine grained beds probably contain microfossils as they occur in this formation in many parts of the city. Both megafossils and microfossils are fairly well known in the San Diego Formation and are not generally considered unique or unusual. They are wide-spread and common in the surrounding regions. Fossils are very rare in the overlying Pleistocene Formation found in limited extent on several of the ridge - crests and mesas.

2.8 History

The City was incorporated only 63 years ago in 1911 and was settled only about 30 to 40 years prior to that date. In the same 100 years since the settlement growth has been accelerating rapidly in recent years from a slow beginning. As with most areas undergoing rapid urbanization, there has been a significant change in the character of the community. The area presently comprising Chula Vista was initially a part of the large landholding of the Rancho del Rey, later Rancho de la Nacion, and used primarily for grazing. In the late 1880's, with development of water supplies from the new Sweetwater Dam, the City was platted into 40-acre blocks on present main thoroughfares at one-quarter mile intervals. These 40-acre blocks were subdivided into 5 acre lots and marketed with the intent of selling to upper-middle class orchardists who would build large homes and establish orchards on their holdings. In many areas this was achieved, and even today many of the old "orchard houses" are extant and occupied. With the growth of the area, the National City and Otay Railroad was built connecting San Diego with the Chula Vista area. Early in this century drought destroyed many of the orchards, and many were converted to truck farming. The construction of the two dams on the Otay River further enhanced agricultural and residential development. Rapid growth, however, awaited the outbreak of World War II. Rohr Industries first located here in 1940 and the influx of war workers and servicemen occasioned the construction of housing projects and development during that conflict. The rapid mushrooming of growth and expansion of the City in the post World War II era is familiar to all.

2.9 Housing/Social/Economic Factors

2.9.1 Methodology

The tabulations contained herein were compiled from data gathered from the 1970 census. Where appropriate and/or applicable, update information was also used. In order to be consistent, households and the statistics pertaining thereto were utilized rather than the data established for families. Mathematical calculations and averages from census data were utilized in order to obtain specific data that was not readily available.

Substandard overcrowded housing figures were obtained by utilizing the census definitions for homes lacking plumbing and homes with more than one person per room per dwelling unit. Other estimates were obtained from the Comprehensive Planning Organization, the Chula Vista Building and Housing INSpection Department, the Chula Vista Planning Department, the San Diego, California, and the Phoenix, Arizona, Federal Housing Administration Insuring Offices, the Apartment Owner's Association, and the County of San Diego Welfare Department.

2.9.2 Description of Housing Assistance Needs

2.9.2.1 Relocation

The following tables illustrate in general the relocation assistance that will be required by all displacing entities within the City of Chula Vista. No State or Federal highway displacement is anticipated. Route 54 Freeway construction in its proposed alignment will not require the acquisition of any dwelling units. The City's Capital Improvement Program does not contemplate major relocation requirements (more than three families) during the next several years.

(1) FIRST PROGRAM YEAR
RELOCATION

Project	Families/Individuals							
	Total	Non-Minority	Minority* Elderly	M/A+	Bedroom Space			
					0	1	2	3+
Capital Improvements	1	1						1
Bayfront	0							
Third Avenue	0							
Utilities	0							
State Highway Department	0							
Code Enforcement	0							

(2) PROGRAM YEARS TWO AND THREE
RELOCATION

Project	Families/Individuals							
	Total	Non-Minority	Minority* Elderly	M/A+	Bedroom Space			
					0	1	2	3+
Capital Improvements	**							
Bayfront	19	7	5	7	4	7	8	
Third Avenue	20	3	12	5	8	7	5	
Utilities	0							
State Highway Department	0							
Code Enforcement	10	3	2	5	2	4	4	

(3) TOTAL RELOCATION DISPLACEMENT
YEARS ONE THROUGH THREE

Project	Families/Individuals							
	Total	Non-Minority	Minority* Elderly	M/A+	Bedroom	Space		
					0	1	2	3+
Capital Improvements	**							
Bayfront	19	7	5	7	4	7	8	
Third Avenue	20	3	12	5	8	7	5	
Utilities	0							
State Highway Department	0							
Code Enforcement	10	3	2	5	2	4	4	

*Mexican/American households constitute 81% of minority households. Thus, for purposes of this report, it is the only category provided in the estimate (2% black and 17% 'other' category).

**To be computed.

2.9.2.2 Housing needs of lower income elderly persons (age 65 and over)

Rent income ratio of those 65 years of age and over

The median income for the 2,947 elderly households in Chula Vista is \$4,322. Those receiving 80% of the median (\$3,458) or less, number 1,378. For purposes of this report, 1,378 elderly households are considered in the low and moderate income category.

Of these low and moderate income households, 891 are owner-occupied and 487 live in rented units. Of those that are renter-occupied, 434 households are paying more than 25% of their income for rent.

Structural condition of present units occupied by those 65 years of age and over

Overcrowding - Overcrowding is not considered a significant housing problem for the elderly.

Substandard conditions - It is assumed that low and moderate income households occupy the majority of the 283 substandard dwelling units in Chula Vista. Of the low and moderate income category, 13% are elderly households; therefore, 37 substandard units are likely to be occupied by the elderly.

2.9.2.3 Housing needs of lower income (families) households

Rent/income of all households except elderly

There are 19,091 households in the City with the head of household under 65 years of age; 60% live in their own units while 40% rent. The City-wide median income for all families is \$10,533. However, in order to be consistent, the median for households under 65 is \$10,225. Those receiving 80% or less per year (\$8,180) number 6,954 households. The Census data indicates that 2,827 low and moderate income households under 65 are paying in excess of 25% of their income for rent. For purposes of this report, these 2,827 households constitute the low-moderate income households under 65 years of age within the City. We have based this on the assumption that the majority of low and moderate income households are renters.

Overcrowding

There are 1,606 units, 7.3% of the City's total, that are considered overcrowded. Furthermore, it is assumed that low and moderate income families occupy the majority of these units.

Substandard units

Of the 283 substandard units in the City, 87%, or 246, are occupied by households under the age of 65.

2.9.3 DEMAND FOR ASSISTED HOUSING - CURRENT AND PROJECTED

2.9.3.1 Population forecast

The Comprehensive Planning Organization estimates that the City of Chula Vista will increase its population by 12,500 persons in the next five years. From the 1970 Census, the City has grown from 67,783 to 77,000. Hence, by 1980, the population should approach 90,000. Applying the 1970 Census ratios of low and moderate income households and the average size of 2.7 persons per household, 4,629 units are projected. A breakdown of the estimated required units is as follows:

	<u>0-1 Bedroom</u>	<u>2 Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>Total</u>
Elderly	500	100			600
Households Under 65	100	500	2,700	700	4,000
Total	600	600	2,700	700	4,600

2.9.3.2 Elderly requirements

There is currently a waiting list of 460 qualified applicants for the one 185-unit Sec. 236 complex within the City. To meet the needs of the future, 600 units should be built as calculated above; 47%, or 282 units, should be available to meet the needs of the low and moderate income. The percentage relates to the ratio of low and moderate elderly income households to the total elderly households.

There are also 434 elderly renters with low and moderate income paying more than 25% of their income for shelter, and 1,378 elderly households considered in the low and moderate income categories. From this, 434 households would appear to need some form of housing assistance; 282 more units will be required to meet the needs of the future, and upwards of 944 additional households (1,378 less 434) could utilize an assistance program if available.

2.9.3.3 Households under 65

The vacancy factor for the City for both units for sale and for rent is approximately 3%. With 4,000 family units projected to be built within the City, 37% or 1,480 should be available to those of low and moderate income. This 37% is the percentage of low and moderate income households in relation to the total households under the age of 65.

The 2,827 households in the City of low and moderate income that pay in excess of 25% of their income for rent, including those who live in sub-standard and overcrowded units, will require in varying degrees some form of housing assistance.

2.9.3.4 Relocation

The relocation needs can be met by utilizing existing housing along with authorized assistance payments.

2.9.4 DESCRIPTION OF CURRENT HOUSING RESOURCES

Private Market

An Apartment Owner's Association Bulletin, dated September 16, 1974, indicated a vacancy within the City of 519 rental units. Applying 1970 Census ratios

for vacant units by bedroom and rent (wherein 547 units were vacant), the following are estimates of rental units as of September 1974. Due to increases in rents since 1970, the Census rent range categories have been juxtaposed one category to reflect inflationary trends. This is consistent with Comprehensive Planning Organization and Apartment Owner's Association information available.

BEDROOMS - - -	0-1	2	3	4+
\$ 80 - Below	16	--	--	--
\$ 80 - \$ 99	16	--	--	--
\$100 - \$149	--	--	--	--
\$150 - \$199	163	50	--	--
\$200 - \$249	64	112	--	--
\$250 - Above	33	33	32	--

Information from records of construction activity supplied from the City of Chula Vista Building and Housing Inspection Department indicates that, since 1970, 2,560 single family and 1,698 multiple residential units have been constructed in Chula Vista. The average price range of single family units is in excess of \$40,000. The cost per rental units for multiples is \$13,500, exclusive of land costs (\$15,500 with land costs), or an average of \$155 per month and up. From these statistics of housing currently being constructed, it is evident that the housing needs of the elderly and low/moderate income groups are not being met.

2.10 Community Resources

2.10.1 Schools

The Chula Vista planning area is served by two school districts; namely, the Chula Vista City School District serving students from the kindergarten through the sixth grade, and the Sweetwater Union High School District, including junior high school and senior high school students. In addition, the Sweetwater Community College District offers a two year college curriculum for area residents. All three districts have expanded by annexation at rates equal to or greater than those of the City of Chula Vista. There is every indication that this trend will continue.

The Chula Vista City School District is an elementary school district of approximately 16,000 pupils. The District has twenty-six schools (twenty-two within the Chula Vista planning area) and owns seven additional school sites. At the present time, approximately one-third of the district is completely developed. The remainder of the undeveloped land is owned by the Otay Land Company, primarily in the eastern portion of the City's planning area. Plans for an additional three schools are in the final stages of preparation and approval.

The Chula Vista City School District had an average yearly increase in enrollment of about 1,000 students between the fiscal years 1966 and 1971. Attendance was constant in the fiscal year 1972, and is expected to drop in the fiscal year 1973 by approximately 200 pupils. Growth in the years ahead should be influenced by a drop of enrollment in the central and eastern portions of the City caused by new housing developments, and the use of the year-around school year as a method to more fully utilize existing educational resources. This last growth factor will probably slow down the expansion of new school site construction.

The Sweetwater Union High School District is a secondary school district comprised of approximately 22,600 pupils attending 9 junior high schools, and 7 senior high schools. Only 4 of the junior high schools and 4 of the senior high schools are within the Chula Vista planning area designated by Highway 54 in the north, the Otay River in the south, the San Diego Bay in the west, and the Otay Reservoir in the east. The 4 junior high schools in the planning area are Bonita Vista, Castle Park, Chula Vista, and Hilltop Junior High Schools. Likewise, the 4 senior high schools in the planning area are Bonita Vista, Castle Park, Chula Vista and Hilltop Senior High Schools. These eight existing schools have a total student population of approximately 11,400. The school district plans an additional 4 junior high schools and 2 senior high schools in the Chula Vista planning area in the future.

2.10.2 Existing Chula Vista Park System

Chula Vista's location in San Diego County gives it several advantages from a park and recreation standpoint. Two major county regional parks are planned in close proximity to Chula Vista. The Sweetwater Regional Park, located on the north side of Chula Vista in the Sweetwater River Valley and surrounding the Sweetwater Lake, is projected to contain 5,000 acres and is planned to provide a variety of general recreation, water recreation and cultural facilities.

The Otay Reservoir, located near the southeast edge of the City's planning area, is projected to include 4900 acres, and will provide convenient large scale activity areas for water sports and fishing, general recreation and off-road activities. Further, the Silver Strand State Beach Park is located within easy driving distance from Chula Vista.

With these major facilities available, it is not necessary for the City to plan to provide regional parks or large urban parks as proposed in the N.R.P.A. standards. Instead, Chula Vista can concentrate on neighborhood and district (community) parks as proposed in the N.R.P.A. standards.

The current estimated population of the City is 73,100, so that under the standard of 4 acres of park land per 1000 population (exclusive of school playgrounds) the City should own 292 acres of park land.

Using the modified standard, an additional 89 acres are to be required to accommodate the existing population. Development of the planning area in accordance with the General Plan would result in a need for 709 acres of neighborhood and community park land, 507 acres more than exists at present.

Another important factor that must be evaluated to judge the adequacy of a park system is the distribution of the park land in relation to the population it serves. When the distribution of the existing park land is considered, it becomes evident that not all areas of the City are receiving adequate service.

The community park facilities are generally well distributed and provide good service coverage for the whole City. The only problem in these facilities is that most of the community parks are too small to handle the demands for their use, and in most cases are not in a position to be easily or economically expanded.

The majority of the existing neighborhood park land is located in the southeastern and eastern portions of the City in the more recently developed areas. This leaves the remainder of the City with less acreage, fewer and more widely spaced parks. The area north of L Street and west of I-805 is particularly lacking in park area. However, this area is almost entirely developed so that provision

of suitably located park land is difficult and expensive.

2.10.3 Fire & Police

Fire protection is provided to the City of Chula Vista by four fire stations located throughout the community manned by about 70 personnel. Reaction time, fire hydrant flow rates and access are all adequate to provide an adequate level of fire protection for the citizens of Chula Vista and their property.

The Chula Vista Police Department currently provides officers at a ratio of 1.1 per 1000 population with a total of 81 sworn peace officers.

2.10.4 Waste Disposal

Solid waste collection services are being provided by the Chula Vista Sanitary Service Company as necessary in the project area. This company provides solid waste pickup service on a weekly basis for all residential and commercial areas of Chula Vista, under a franchise granted by the City. Individual property owners contract directly with the company for this service.

Disposal of solid wastes is accomplished by the company at the sanitary landfill site operated by the County of San Diego on Otay Valley Rd. approximately one mile east of its intersection with I-805. This disposal site is located in the southeastern portion of the project site.

2.10.5 Utility Support

The project site is served by the San Diego Gas & Electric Company. Development of the site will require the San Diego Gas & Electric Company to provide electric service as development progresses, in accordance with the mandate of the State Public Utilities Commission in granting the utility franchise.

The San Diego Gas & Electric Company has power generating facilities as follows:

South Bay Power Plant	Chula Vista	6 miles
Station B Power Plant	San Diego	10 miles
Silver Gate Power Plant	San Diego	8 miles
Encina Power Plant	Carlsbad	40 miles
San Onofre Nuclear Gen. Plant	San Onofre	55 miles

The total capacity of these facilities plus inter connection capability resulted in a total system capacity as of December 31, 1972 of 2,390 billion watts. The peak load on the system was 1.533 billion watts. Expansion of generating facilities at the South Bay, Encina and San Onofre plants is in progress in order for the company to keep abreast of regional needs and provide adequate margins of reserves.

Natural gas in the Chula Vista area is also supplied by the San Diego Gas & Electric Company. Gas lines are laid throughout this project site. The San Diego Gas & Electric Company anticipates no problems in maintaining adequate capacity to service domestic needs for the next several years. Curtailment of services due to temporary shortage or extra heavy peak demands is limited to industrial customers who have special interruptible gas rates.

California American Water Company and the Otay Municipal Water District provide water service to the area. See Sec. 2.3 for a discussion of present and future water sources.

2.10.6 Transportation/Access

The only transportation of significance in the Chula Vista planning area are surface streets. Both private automobiles and bus lines utilize this circulation system. Regional access is primarily provided by I-5 and in the near future by I-805. Access from the east will be provided in the future via State Route 54.

Circulation of the planning area is provided by a system of arterial, major and collector roads. The predominant mode of transportation is the private automobile.

3.0 Project Alternative /No Project Analysis

3.1 Activity Alternatives which are eligible

The Housing and Community Development Act of 1974 provides Federal funds to urban communities in order to assist in community development. The new law consolidates several existing categorical programs for community development into a single program of community development block grants. The existing programs to be consolidated into the new block grant approach are as follows: Model Cities, Urban Renewal, Rehabilitation Loans, Water and Sewer, Open Space, Public Facility Loans, and Neighborhood Facilities.

This Act the first omnibus housing bill in six years, contains eight titles Under Title I of the Act, which is of immediate concern because it deals with existing funding, \$8.4 billion in contract authority will be distributed over a three-year period with annual disbursement limitations of \$2.5 billion in fiscal year 1975, \$2.95 billion in fiscal year 1976, and \$2.95 billion in fiscal year 1977. Based on an objective needs formula, the City of Chula Vista will receive from this amount, \$264,000 for fiscal year 1975, \$627,000 for fiscal year 1976, and \$956,000 for fiscal year 1977, for a three year total of \$1,847,000.

It is the intention of Title I that all applicants for block grants propose activities to eliminate or prevent slums and blight where such conditions or needs exist, provide housing for low and moderate income persons, and improve and upgrade community facilities and services. The specific alternative activities which are eligible are as follows:

1. Acquisition of real property which is:

- a. Blighted, deteriorated, undeveloped or inappropriately developed;
- b. Appropriate for rehabilitation or conservation activities;
- c. Appropriate for the preservation or restoration of historic sites, the beautification of urban land, the conservation of open spaces, natural resources and scenic areas, the provision of recreational opportunities, or the guidance of urban development; and
- d. To be used for the provision of public works, facilities and improvements.

2. Acquisition, construction, reconstruction, or installation of public works and facilities. This includes such activities as neighborhood facilities, senior centers, historic properties, utilities, streets, street lights, water and sewer facilities, pedestrian malls and walkways, flood and drainage facilities, and parks, playgrounds, and recreational facilities when it is determined that assistance for such activities is not available under other federal programs. Parking facilities, solid waste disposal facilities, and fire protection services and facilities are also eligible for funding if they are located in designated community development areas that receive concentrated assistance. Generally, a particular activity is eligible for funding only if it was eligible for funding under one of the consolidated categorical programs;

3. Code enforcement in deteriorated or deteriorating areas where such activity, combined with other public improvements and services may be expected to stop the decline of the area;
4. Clearance, demolition, removal, and rehabilitation of buildings and improvements;
5. Removal of architectural barriers restricting the mobility and accessibility of elderly and handicapped persons;
6. Provision of payments to housing owners for losses of rental income incurred in holding units to be utilized for the relocation of persons displaced by program activities under this title;
7. Disposal of real property acquired pursuant to No. 1 above;
8. Provision of public services including those concerned with health, child care, employment, drug abuse, education, crime prevention, economic development, welfare, and recreation if such activities are determined to be necessary to support other activities being carried out in a concentrated manner, and if assistance for such activities is applied for and denied under other federal programs. These services need not be available in areas of concentrated community development activity so long as they serve primarily residents of such areas. It is the expectation of Congress that not more than 20% of a recipient's block grant will be used to support such services;
9. Provision of the non-federal share (matching requirement) of a federal grant-in-aid program if the grant-in-aid is used to support the community development program;
10. Payment of the cost of completing unfinished conventional urban renewal projects;
11. Provision of relocation payments and assistance for individuals, families, businesses, organizations and farm operations displaced by activities under this title;
12. Preparation of a comprehensive community development plan and development of planning and management capacity to more rationally and effectively employ block grants. Such activities would include those necessary to develop the capacity to determine needs, set long-term goals and short-term objectives, evaluate the progress of such programs in accomplishing these goals and objectives, and carry-out management, coordination, and monitoring activities necessary for effective planning implementations; and
13. Payment of reasonable administrative costs and carrying charges related to the planning and execution of the community development program, including the provision of information and resources to residents of areas designated for concentrated activities.

3.2 Community Needs

To adequately evaluate the possible alternative activities available to the City, the needs of the community must first be identified. The general needs of the community are:

1. Development of a process which will ensure maximum-broad citizen participation in program planning, input and evaluation. Such a process to include dissemination of bilingual information.
2. The City of Chula Vista has the need to develop and promote, and to implement a program which will eliminate substandard housing and include the monitoring/maintenance of sound housing.
3. Additional public facilities and improvements are required in order to provide residents an environment conducive to their well being. These would include, but not be limited to, parks/playgrounds, community/senior centers, open space, and improvements within the public right-of-way (landscaping, curbs and gutters, sidewalks, storm drains, removal of unsightly objects, streets, and removal of architectural barriers) in neighborhood and commercial areas.
4. Various segments of Chula Vista's citizens, particularly those below the poverty level, require employment opportunities that are presently non-existent. Therefore, the City needs to further develop its employment base through the promotion of potentially productive areas; and undertake possible commercial and industrial development and redevelopment. A site for employment counseling services (staffed by other agencies) on a trial basis, located within the City, is also desired in order to increase employment opportunities.

3.3 Analysis of Alternatives

Given these community needs, it is necessary to assess the potential environmental impact of the alternative objectives against available alternatives. The alternative program objectives which are most germane to the City of Chula Vista are in summary:

1. Industrial development to create new jobs within target areas for local residents.
2. Housing rehabilitation to preserve and improve existing housing stock and enhance local neighborhoods in selected target areas.
3. Commercial development to redevelop and revitalize commercial facilities in target areas.
4. Public facilities and services for improvement of street rights-of-way and other urban support systems.
5. Social services to provide support as needed for temporarily displaced individuals during rehabilitation activities.

6. Removal of architectural barriers to improve mobility and accessibility of the elderly and handicapped in areas throughout the City.

7. Growth management study to accommodate logical and planned growth within the San Diego region.

8. Citizen participation study to improve public awareness of and participation in local government.

With the community's needs identified and available alternative program shown, an analysis of the alternatives may be performed.

1. Industrial Development could increase employment opportunity for unemployed/underemployed residents through establishment of economic activities directed toward development of the City's economic growth potential.

Environmentally, this objective could have the advantage of providing employment opportunities within the City thereby reducing transportation and energy needs of the community's citizens who may have to travel outside of the City for employment.

A potential hazard of accelerated industrial development would be the rapid expansion of industry without adequate planning thereby causing a possible increase in the levels of pollution, both air and noise as well as detracting from the overall visual appearance of the City. A larger industrial base could also serve as a growth inducing force attracting population, causing residential development and increase urban support requirements.

2. Housing Rehabilitation consists of promoting a program which could provide suitable housing through the elimination and prevention of substandard structures and maintenance of viable neighborhoods.

A housing rehabilitation program could assist in eliminating substandard and unsafe housing as well as blighted sections, and neighborhoods or blocks within the City. By effectively monitoring housing, the existence of additional substandard structures can be avoided and attractive well planned neighborhoods can be maintained.

While improving the existing housing stock through rehabilitation, priorities should be given to sites which are accessible to social, recreational, educational, and health facilities and also reasonably convenient to commercial centers and job opportunities thus avoiding possible adverse environmental conditions. Also provision to ensure that overcrowding will not occur in the rehabilitated houses could be used to insure that no significant population increase and concomitant stress on the urban support systems resulted.

3. Commercial Development consists of redeveloping and revitalizing commercial facilities resulting in an increase in the availability of goods and services.

The revitalization of commercial areas which are deteriorating could reduce the subsequent detrimental effects on the physical environment and also the lessening of the availability of goods and services from deteriorating uses.

Commercial development must be carefully planned in order to avoid negative environmental affects such as traffic congestion and noise pollution.

4. Public Facilities and Services projects result in the improvement of such facilities as sidewalks, curbs and gutters, storm drains, removal of unsightly objects, landscaping and the maintenance of open space.

The improvement of public facilities and services could benefit traffic circulation, pedestrian mobility, and drainage control, all usually environmentally desirable. In addition the removal of unsightly objects, landscaping, and the maintenance of open space all contribute to the aesthetic environment of the community.

It is important that the additional public facilities and services be well coordinated. Street improvements without surrounding sidewalk reconstruction would not significantly contribute to the improvement of overall traffic circulation. Drainage system improvements which over load downstream facilities could have adverse impacts. The environment must be considered in its totality. Without a cohesive plan combining public facility improvements with effective landscaping and open space maintenance, the desired environmental objectives will not have been achieved.

5. Social Services to provide support for temporarily displaced individuals during rehabilitation activities would include such activities as child care centers, youth service centers, health care activities, and various programs for senior citizens.

The intent of this objective is to provide those social services necessary to sustain the housing, industrial and commercial development, and public facilities efforts in developing viable communities within the City. The improvement of the physical environment without adequate supportive social services does not contribute to the overall well-being of the community. The social environment must complement the physical environment.

In order to improve the social environment in relation to rehabilitation activities, a coordinated plan is required. Programs must be directed toward those areas which demonstrate the greatest need for social services and should be comprehensive, not fragmented.

6. Removal of Architectural Barriers will focus on removing material and architectural barriers which restrict the mobility of the elderly and handicapped.

By removing architectural barriers, the elderly and the handicapped will have greater access to all areas of the City and could be more able to participate in public meetings, social activities and community affairs. Not only could potentially hazardous barriers be removed but also the elderly and the handicapped could realize that efforts are being undertaken to address their particular needs thus contributing to the overall social environment.

7. Growth Management studies are aimed at developing strategies oriented to promoting urban growth in a logical manner and will be coordinated with other similar efforts being undertaken in the region.

This type of project could provide for a planned urban growth policy and assist in limiting possible abuses to the environment. Also it should be flexible enough to allow for future changes in technology, economic conditions, and social attitudes all of which affect the environment. Finally the study could contribute to the desired goal of regional coordination of environmental policies and programs.

8. Citizen Participation studies will ensure maximum-broad citizen participation in program planning, input and evaluation and could include dissemination of bilingual information.

By increasing citizen participation in program planning all projects which require environmental review will receive maximum attention and review. Citizens will have an input concerning programs which affect the community and be able to assess environmental consequences as required by law.

This citizen participation process should not enable any single community or interest group authority to monopolize citizen input and review, thereby negating effective environmental assessment.

3.4 Selection of Project for Detailed Impact Analysis

3.4.1 Industrial Development has been chosen as one of the objectives to be pursued. This will involve the development and expansion of the employment base through the promotion of potentially productive areas and also a site for employment counseling services in order to increase employment opportunities.

By expanding the employment base the City will increase employment opportunities locally for its residents and stimulate the overall economy, moreover there will be a reduction of transportation needs of citizens who currently must travel outside of the City for employment, thereby conserving energy.

The selection and location of the industry promoted will be carefully planned so as to limit potential air and noise pollution, and the scale of any activity or project will be reviewed in relation to any growth inducing effects.

3.4.2 Housing Rehabilitation has been designated as a potential objective of the Community Development Plan and consists of the development, promotion and implementation of a program to eliminate substandard housing and include the monitoring/maintenance of sound housing.

By instituting a housing rehabilitation program the City could upgrade current housing which is inadequate and also prevent the occurrence of future substandard housing. Attractive neighborhoods can be maintained and blighted sections caused by deteriorated housing can be eliminated, thereby contributing to the improvement of the physical environment of the City.

Rehabilitation activities would occur throughout various sections of the City concentrating on those areas where exist the most sub standard housing. The City is committed to the principle of a balanced community and the provision of decent housing for all economic segments of the population.

3.4.3 Commercial Development has not been chosen as a specific project in the Community Development Plan because the City currently is involved in the revitalization of the downtown business district. This redevelopment project consists of renovating business firms in the downtown district with the objective of attracting additional business to the area.

3.4.4 Public Facilities and Services will be a program instituted in the Community Development Plan and would include but not be limited to parks/playgrounds, community/senior centers, open space and improvements within public right-of-way in residential and commercial areas.

The intent of this program will be to provide residents an environment conducive to their well being. Recreation and community centers will address social needs and the physical environment will be enhanced by landscaping and open space provisions. Also, traffic circulation and pedestrian mobility will be assisted by improvements in sidewalks, streets, curbs and gutters.

3.4.5 Social Services will not be a project implemented in the Community Development Plan because no extensive rehabilitation and relocation activities are anticipated which would necessitate these services.

There are existing social service programs some of which are partially city supportive, which are utilized by the community and these services should be adequate to support the limited number of individuals who might be displaced during rehabilitation activities.

3.4.6 Removal of Architectural Barriers is a program which will be undertaken and consists of removing material and architectural barriers which restrict the mobility of the elderly and the handicapped.

By implementing this program potentially hazardous barriers to access of the elderly and the handicapped will be removed allowing for increased mobility to all parts of the community and participation in public meetings, community and social affairs. Thus, not only the physical environment will be aided by the removal of barriers but also the social environment as the elderly and handicapped are made to feel more a part of the community.

3.4.7 Growth Management studies have not been selected as one of the activities in the Community Development Plan. The current Planning Department update of the General Plan of the City of Chula Vista and various studies by San Diego County and the City of San Diego and the Comprehensive Planning Organization will discuss urban growth policies in a manner relating to the needs of Chula Vista and the need for regional coordination of environmental policies and programs.

3.4.8 Citizen Participation studies will be undertaken in the Community Development Plan with the objective of eliciting maximum broad citizen participation in program planning, input and evaluation.

City officials both elected and non-elected will have a better idea of community desires if citizen participation is increased and more citizens become active in civic affairs. Also, projects requiring environmental review will receive closer scrutiny with an effective citizen participation process. By eliciting broad based citizen participation, special interest groups can be prohibited from exerting undue influence on legislation.

4.0 Environmental Impact Analysis

4.1 Earth Characteristics

4.1.1 Impact

The areas of hazard or resource which were identified in Section 2.1 of this report are located in specific geographical locations in the planning area. The adoption of specific objectives for long range community development will have no significant impact on these resources and none of the hazards previously identified will adversely effect these objectives. The development of a physical facility could adversely impact a resource if access to the resources were deminished. Likewise if a physical project were located in an area of hazard identified in Section 2.1, the project could be adversely impacted.

4.1.2 Mitigation

Mitigation of the above possible adverse effects can be accomplished at the time of yearly community development block grant review. All non-exempt projects will be subject to the Initial Study requirement to determine if there are any possible adverse effects. If there are any possible impacts, a supplement to this EIR will be prepared to analyze the impact, mitigation and alternative projects.

4.1.3 Analysis of Significance

The objective of the Chula Vista Community Development plan will have no significant impacts. Environmental review of each years projects will be done at the time of project development and if necessary, additional analysis is necessary on precise plans, it will be conducted at that time.

4.2 Air Quality

4.2.1 Impact

The growth inducing qualities which may result from the investigations of increased employment opportunities could result in an exacerbation of the current air quality violation if the resulting project attracts employees from parts of the region beyond the Chula Vista area.

4.2.2 Mitigation

Full mitigation of adverse air quality impacts is beyond the control of the project proponent.

The proposed improvements in street right of ways will improve the flow of traffic and therefore a small reduction in carbon monoxide levels near these rights of way will result. The regional impact of oxidant pollution could, if the project is growth inducing, be mitigated by measures in the Transportation Control Plan for California as promulgated by the EPA. Because the basic problem is regional in nature, many of these mitigative measures are regional in scope. Others such as car pooling requirements could be incorporated into

yearly project plans.

4.2.3 Analysis of Significance

An evaluation of the significance of providing employment opportunities on air quality can only be made after the feasibility study is complete and a more precise project definition is possible.

4.3 Water Quality

4.3.1 Impact Analysis

No significant water quality impact will result from the adoption of these objectives nor is it likely that any annual project will have any significant impacts.

4.4 Noise

4.4.1 Impact

The most serious source of noise is the traffic on public rights of way. If any future facility is located near any major streets, adverse consequences could result.

4.4.2 Mitigation

Through the control of project location and line of site barrier techniques, most acoustical impacts can be effectively mitigated near high volume rights of way, there may be circumstances which preclude complete protection however.

4.4.3 Analysis of Significance

The adoption of these objectives will not result in any significant impacts. The location of project facilities will have to be evaluated when adequate information is available on specific projects. Future construction activities could result in noise impact for a short duration.

4.5 Biology

4.5.1 Impact

Significant undisturbed natural habitats would not be impacted by the program; rather, lands already committed to urban development would be rehabilitated. The program would reduce the demand for housing in open space areas and natural habitats in outlying areas in the region.

4.5.2 Mitigation

Prior to industrial site development, field studies should be conducted to identify biological resources on the site and methods of preserving such resources. No rare or endangered plant or animal life is known to live in target areas.

4.5.3 Analysis of Significance

The project will probably not result in any significant impacts, however a final finding must await precise development plans.

4.6 Archaeology

4.7 Paleontology

4.8 History

4.8.1 Evaluation

A full analysis of possible significant effects on any of the above resources (Sections 4.6-4.8) must await the selection of specific sites. The mere adoption of objectives will not result in any significant impact and the descriptions contained in Section 2.6-2.8 should provide adequate guidance for environmentally sound site selection.

4.9 Land Use

4.9.1 Impact

The proposed rehabilitation is an attempt to restore and improve existing neighborhoods rather than a commitment of open, undeveloped areas to urbanization. The program would thus be land conserving, contributing to a balanced land use in the community. Rehabilitation would not increase residential densities.

Proposed industrial development study may utilize vacant lands as well as lands previously developed with commercial and industrial facilities within the program areas. Development of industrial sites would increase employment opportunities for local residents, contributing to a more balanced, self sufficient community.

4.9.2 Mitigation

Industrial development proposals should incorporate features which insure their compatibility with surrounding land uses. Sufficient setbacks and landscape buffers should be provided to complement uses on adjacent lands.

4.9.3 Analysis of Significance

The overall effect will be one of land use conservation, the review of any specific employment programs will be conducted when precise proposals are made.

4.10 Aesthetics

4.10.1 Impact

Rehabilitation activities would improve the appearance and function of existing residential developments. Concurrent development of street improvements and housing rehabilitation would contribute to an improved cohesive community appearance.

4.10.2 Mitigation

Landscaping of median strips and street shoulders would improve appearance of street improvements and contribute to the visual quality of communities.

4.10.3 Analysis of Significance

The project, as proposed, would have an overall beneficial aesthetic impact.

4.11 Social Economic Factors

4.11.1 Impact

The program will provide a variety of goals to promote rehabilitation, increased level of urban services, public participation in community affairs, higher quality housing and employment opportunities.

4.11.2 Mitigation

Improvement of public facilities would be coordinated with proposed rehabilitation activities to reduce the disruption to local communities. Additionally, assistance would be provided to persons temporarily effected during housing rehabilitation.

4.11.3 Analysis of Significance

The program would provide a wide variety of rehabilitative services and improve the economic base of the community by possibly increasing local employment opportunities. The program would focus on the restoration of existing urban communities and would provide greater citizen input during the development of program activities. There will be an overall beneficial impact by the adoption and implementation of these objectives.

4.12 Community Resources

4.12.1 Impact

Public improvements would be implemented in conjunction with the housing rehabilitation. Rather than extend urban support systems to open, undeveloped areas, the program would consolidate existing urban communities and contribute to the rehabilitation of older, substandard areas. The program would not increase the demand for urban support systems but rather upgrade existing systems and services to City standards.

Improvements of public facilities and services would be coordinated with housing rehabilitation projects. Housing insulation would be improved in some rehabilitation activities thus reducing total energy consumption in the community. Housing rehabilitation would contribute to the conservation of natural resources by restoring older housing stock rather than constructing new residential units. Future possible development of industrial or program sites may increase energy consumption in the community.

Program target areas are close to the urban center; rehabilitation of the areas would decrease total fuel consumption in the region.

4.12.2 Mitigation

Each program activity should utilize lighting fixtures and space heating appliances which reduce energy consumption to the minimum required for the proposed function. Capital improvement projects scheduled for construction in target areas would be developed concurrently with Block Grant activities to reduce disruption to local communities and provide a more efficient level of service.

4.12.3 Analysis of Significance

There should be no adverse effect on the community resources. An upgrading of the urban support system should result from the programs implementation.

5.0 Unavoidable and Adverse Environmental Impacts

No unavoidable adverse environmental impacts will result from the adoption of these general objectives. Each program instituted to implement the objectives will be reviewed to insure that any adverse impacts are disclosed to the decision making body prior to any action on the project.

6.0 Relationship between Local Short-Term use of the Environment and the Maintenance and Enhancement of Long-Term Productivity

The cumulative and long range effects of the proposed project will be beneficial to the community and its environment. The lack of adverse impacts and the availability of funding now justify the project's implementation now rather than reserving future options or alternatives.

7.0 Irreversible Environmental Changes that will result from the Proposed Project

The rehabilitation, public facilities and citizen participation projects consists of a generally conservational activity that will not result in any significant irreversible commitment of a non renewable resource. The eventual employment program that may result from the feasibility study will have to be given additional review because an industrial activity may use non renewable resources.

8.0 Growth Inducing Impact of the Proposed Project

The entire metropolitan region have undergone recent rapid population growth away from the center of the region. Schools and other public facilities, commercial centers, and transportation networks have been inadequate in most new, outlying areas. Conversely, some centrally located urban areas have been abandoned or allowed to deteriorate, with a resultant loss of jobs, deterioration of housing and severe reduction in the quality of life in some areas within the urban core.

Proposed rehabilitation of deteriorated urban areas would counteract the trend of peripheral growth. A more compact city with balanced land uses could be developed as the existing community is restored and enhanced. Rehabilitation of older housing stock in central areas of the City could reduce the demand for housing in undeveloped outlying areas.

The proposed employment study could result in a future activity that would have growth inducing characteristics. An evaluation of that potential impact must await the more detailed information on what if any employment activities are proposed.

9.0 Sources

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Usage, Chula Vista Planning Department, 1973

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An Archaeological Survey of the Sweetwater River Flood Control Channel,
Dr. Paul H. Ezell & Charles Bull, San Diego State University Foundation.
November 19, 1973

Public Buildings Element, General Plan 1990, City of Chula Vista

Park & Recreation Element, General Plan 1990, City of Chula Vista

Safety Element, General Plan 1990, City of Chula Vista

Chula Vista Planning Department

Chula Vista Redevelopment Department

10.0	<u>Input</u>	
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Memorandum

to : Honorable Ronald Robie, Director
 Department of Water Resources
 1416 Ninth Street
 Sacramento, CA 95814

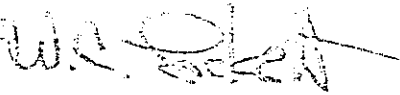
Date : March 27, 1975

Attention: Mr. Ken Fellows

Subject: Draft EIR of Three-
 Year Community
 Development Program
 Chula Vista
 San Diego County
 SCH. No. 75030091

from : Air Resources Board

William C. Lockett, Chief
 Evaluation and Planning



The EIR/EIS associated with this request for housing and community development block grant does not adequately analyze the cumulative impact on air quality of the total funds proposed. It is probable that the required analyses cannot be performed within the present planning framework by the jurisdictions requesting funds within the air basin within the current year.

Project-by-project localized environmental impact analyses will be required for approval of specific projects as required by State and Federal regulations. The cumulative air quality impact on the jurisdiction and of the associated jurisdictions in the air basin needs to be adequately considered.

In the next two years the ARB in cooperation with local government will participate in the development of an air quality maintenance plan (AQMP) for those areas in which growth and development are projected to prevent either the attainment or if attained the maintenance of the national air quality standards in the next ten years. The Department of Housing and Community Development, in the absence of an adequate EIR for block grants, should provide as a condition for receiving block grants an agreement by the grant recipient to participate in the development of an air quality maintenance plan. HUD should provide that funds be set aside either out of this money or 701 funds to proceed with adequate analysis of local cumulative air quality impacts for each jurisdiction and on an air basinwide basis. This analysis must be integrated with the local comprehensive and regional transportation planning process to provide the basis for decision makers to include air quality in determining the net benefits. This is necessary if government is to carry out this portion of its responsibility in protecting the public health from the continued effects of polluted air in the metropolitan regions of the State.

LA 030200010001

To : Mr. James P. Tryner, Chief
Resource Management and
Protection Division

Date : April 3, 1975

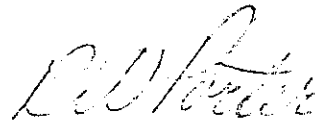
Subject: Three Year Community
Development Program
Chula Vista, San Diego
County

From : Department of Parks and Recreation

To ensure the protection of historic and prehistoric cultural resources in the areas to be affected by this undertaking and to comply with the procedures pursuant to the California Environmental Quality Act of 1970, as amended in 1973, the staff of the State Historic Preservation Officer suggests that the applicants for the three year community development program for the City of Chula Vista address the question of potential impact to archeological, architectural, and historical resources in the area. To accomplish this and to comply with Executive Order 11593, the staff suggests that the applicants initiate an architectural, archeological, and historical records search and take appropriate measure to protect the integrity of identified sites prior to approval of any particular project within this undertaking.

In areas of high archeological, architectural, or historical potential and for projects which will cause physical change in the environment, a field survey would be necessary. If demolition or removal of buildings are planned, an architectural and historical evaluation should be undertaken prior to approval of this action. For information regarding archeological survey work and record search, we suggest the sponsors contact the Department of Anthropology, San Diego State University, San Diego, California 92115. For information regarding possible historic and architectural resources, we suggest Serra Museum Library and Tower Gallery, Royal Presidio of San Diego, San Diego, California 92651 and John D. Henderson, 2827 Presidio Drive, San Diego, California 92110 respectively.

As the Department of Housing and Urban Development will be involved in the funding of this program, it should be noted that to comply with Executive Order 11593, "as early as possible and in all cases prior to agency decision concerning an undertaking, the Agency Official shall identify properties located within the area of the undertaking's potential environmental impact that are included in or eligible for inclusion in the National Register." Procedures for compliance with this Executive Order are outlined in the February 4, 1975 issue of the Federal Register.



Russell W. Porter, Chief
Grants and Statewide Studies Division

RWP:WCS

CR-20

Item 3 -- Block grants

1. Validity of using 80% of median figure for elderly households--
2. p. 14 2.9.3.1 -- Chart refers to total additional units required. State ment on line 4 is confusing.

What is ~~is~~ total need for elderly
 low income
 moderate income
 rehabilitated
 new construction

Eir does not clarify sufficiently what the proposed programs would be. This makes it difficult to evaluate the EIR --Could the application, or significant portions, be attached to the ETR?

1. Industrial development--

The kind of industrial development can make considerable differenece in creating jobs for locally unemplyed, or as is mentioned in the EIR, creating considerable number of growth inducing jobs if requirements for the jobs are different from the skills available locally. Unless the user of the EIR is aware of measures to evaluate the employment needs of local area workers, and the skill requirements of the industrial facilities induced to lacate here, the social effects and growth inducement effects cannot be determened. (This program is unlikely to create new jobs. Only the ~~national~~ national economy can do that. It will locate in this area which can be beneficial if it spaks to local area needs. Employment and worker housing should be located in proximity to each other)

2. Rehabilitation--

Other than relocating 10 households and demolition of their substandard housing through code enforcement(39 in Bayfront and Downtown--funded by tax increment funds through redevelopment program), what is proposed under this program?

How are you going to assure that relocated families find affordable housing? subsidize rents?

p. 24 -- "While improving existing housing stock through rehabilitation"-- How is this rehabilitation going to be accomplished? through loans or grants with the block grants? Does the Housing and Community Development application explain?

3. Public Facilities--

What is planned in this area? This program, of course, will be coordinated with neighborhood rehabilitation efforts, but I couldn't find where it said so. (It will not be used to fund projects in regular capital improvement program.) Neighborhood parks are especially needed in rehabilitation areas.

4. Citizen Participation--

What program is envisioned here? How will the "ordinary citizen" be gaining access to information and decision making? (Neighborhood planning groups could be one way.)

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APR 10 1975

How will the dollars be allocated among the various programs?

11.0 Response of the City of Chula Vista to Input

11.1 Air Resources Board

Because this EIR discusses the possible adverse impacts of 3 year objectives, there is insufficient data to further analyze effects of final utilization on air quality at this time. Generally, however, if funds are used to restore or rehabilitate existing structures there will be incrementally less pressure to develop more remote areas and therefore less new regional VMT will result. As was the case of the first yearly program, each subsequent project year will be subjected to a detailed air quality impact analysis. With the substantial increase in funding levels, the second and third year, a greater potential for a significant impact exists.

The City of Chula Vista is an active participant in the Air Quality Task Force in the San Diego air basin which is formulating regional strategies to attain and maintain ambient air quality in the regional air basin.

11.2 Parks & Recreation

In response to the information requested by the Department of Parks & Recreation (State). A record search was conducted by the Museum of Man, and Southwestern College Archaeology Dept. was contacted. Their information is on the following page.

If there is any possibility that archaeological significant sites could be impacted by a development, a field survey will be conducted.

REPORT ON ARCHAEOLOGICAL SITE FILES RECORD SEARCH

Source of Request: City of Chula Vista Planning Department - Pamela Buchan

Date of Request: 11 April 1975 () Letter () Telephone (x) In Person

Date Request Received: 11 April 1975 (x) Map Received (x) Map Returned

Name of Project: Chula Vista General Plan

() The Museum of Man files show no recorded sites for the project area.

(x) The Museum of Man files show the following sites (x) within (x) in the vicinity of the project area.

Site No. W-170 Culture(s): La Jolla II, Yuman III

Description: River valley permanent village site; flaked stone tools, projectile points, pottery sherds.

Site No. W-283 Culture(s): San Dieguito II, La Jolla II, trace of Yuman III

Description: Intermittent camping sites in Proctor Valley; flaked stone tools, manos and metates, sherds.

Site No. W-486 Culture(s): San Dieguito

Description: Lithic workshop; heavily patinated large tools, cores, and flakes.

Site No. W-487 Culture(s): San Dieguito

Description: Lithic workshop; patinated large tools, cores, and flakes.

Site No. W-520 Culture(s): San Dieguito III

Description: Lithic workshop; patinated large tools, cores, and flakes.

NOTE: Locations only on file for sites W-494 thru 514, a series of sites along the north side of Otay River Valley. For site details, contact Mrs. Charlotte McGowan, Southwestern College. All site locations on this report approximate due to nature of map provided.

Please note: The project area may contain archaeological resources in addition to those noted above. This report is made from San Diego Museum of Man files only and may not include data pertaining to localities other than those covered in previous Museum of Man surveys or gathered by other institutions or by individuals.

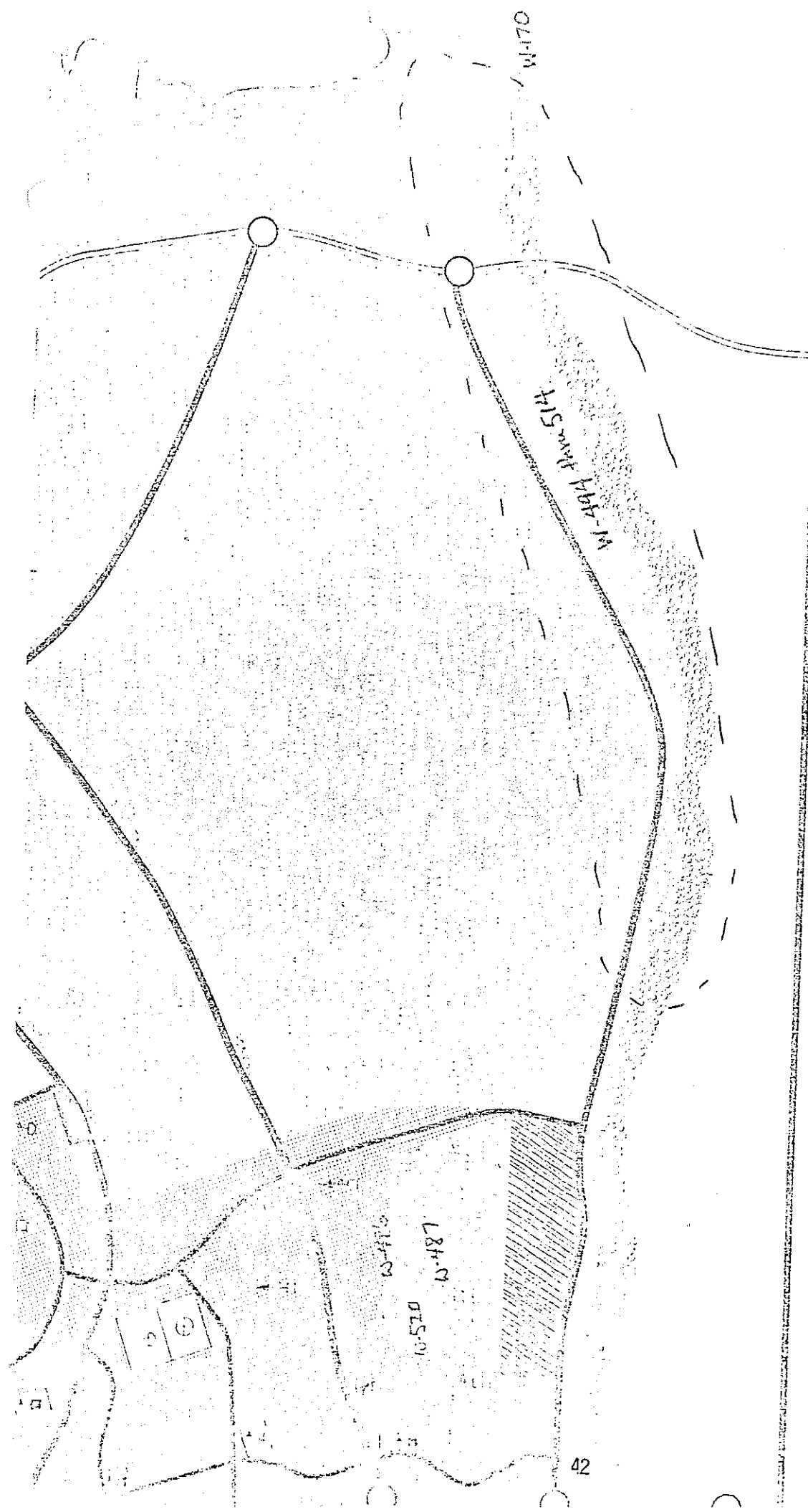
RECEIVED

Reviewed check by: Ken Hedges BY _____

Date: 11 April 1975

APR 14 1975

Signed: Lowell E English



SYMBOLS		CIRCULATION																															
<table border="0"> <tr> <td>○</td> <td>SCHOOL</td> <td>⊙</td> <td>FIRE STATION</td> </tr> <tr> <td>□</td> <td>ELEMENTARY</td> <td>⊕</td> <td>HOSPITAL</td> </tr> <tr> <td>△</td> <td>UNOR HIGH</td> <td>▲</td> <td>PROPOSED PARK</td> </tr> <tr> <td>○</td> <td>HIGH</td> <td></td> <td></td> </tr> <tr> <td>⊕</td> <td>CIVIC CENTER</td> <td></td> <td></td> </tr> </table>	○	SCHOOL	⊙	FIRE STATION	□	ELEMENTARY	⊕	HOSPITAL	△	UNOR HIGH	▲	PROPOSED PARK	○	HIGH			⊕	CIVIC CENTER			<table border="0"> <tr> <td>⊙</td> <td>EXIST PROP</td> </tr> </table>	⊙	EXIST PROP	<table border="0"> <tr> <td>====</td> <td>FREEWAY</td> </tr> <tr> <td>——</td> <td>MAJOR ROAD</td> </tr> <tr> <td>——</td> <td>COLLECTOR ROAD</td> </tr> <tr> <td>——</td> <td>RAILROAD</td> </tr> </table>	====	FREEWAY	——	MAJOR ROAD	——	COLLECTOR ROAD	——	RAILROAD	<p>THIS GENERAL PLAN WAS APPROVED BY THE CHULA VISTA PLANNING COMMISSION IN RESOLUTION 6746-8-68 AND ADOPTED BY THE CITY COUNCIL IN RESOLUTION 6746 (FEBRUARY 1969)</p>
○	SCHOOL	⊙	FIRE STATION																														
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——	COLLECTOR ROAD																																
——	RAILROAD																																



SOUTHWESTERN
COLLEGE

900 Otay Lakes Road / Chula Vista, California 92010 Phone 420-1080

RECEIVED

City of Chula Vista
Planning Department
P.O. Box 1087
Chula Vista, CA 92012

BY _____

APR 1 1975

April 14, 1975

Attn: Pamela Buchan

PLANNING DEPARTMENT
CITY OF CHULA VISTA, CALIFORNIA

Ms. Buchan:

This letter is to confirm what I spoke to you about in our telephone conversation of April 11, 1975.

I hesitate to make a list of, or place on a map, any archaeological sites known to me or surveyed by me or my students for the simple reason that if they are placed people who are responsible for Environmental Impact Reports go to those maps and seeing that there are none listed assume that there are none when in reality the case may be that there has never been a survey.

As you know I am in charge of an excavation near the College; it is a Kumayaai Indian village site and I know of several sites in the immediate vicinity of the site. I suspect that all the South Bay area is archaeologically very rich because of the climate and the availability of water and hope that the heritage of the area will be properly preserved.

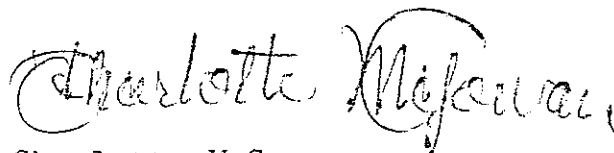
I do have several sites listed in the area of Southwestern College and I am sure that there are many more. I will be happy to share any information I have with a qualified archaeologist who is in the process of doing an Environmental Impact Report.

My suggestion to you and your department is that any area which is to be developed be surveyed by a qualified archaeologist and any sites which are found be either excavated or preserved. There are several commercial firms in the area which are competent and San Diego State University has a staff of qualified archaeologists who do this type of work.

I regret being able to cooperate with you. Far too many of the archaeological sites in the South Bay area have been bulldozed over indiscriminantly (including a very important La Jollan site where the football field now stands at Southwestern College).

If I did give you a list or place on a map the sites that I have mapped, the time you give me, from Friday afternoon to Tuesday is far too short to accomplish the task.

Sincerely,

A handwritten signature in cursive script that reads "Charlotte McGowan". The signature is written in dark ink and is positioned above the typed name.

Charlotte McGowan
Professor of Archaeology

11.3 Commissioner Rudolph

The response to Mrs. Rudolphs' input is in two parts; part one is in response to the section on industrial development and part two is in the form of a memo to the Environmental Review Coordinator from the Community Development Dept.

Industrial Development

After a specific proposal is formulated, an analysis of the degree of match between employment needs of the Chula Vista community and employment opportunities provided by the project can be undertaken. This analysis will provide data on the growth inducement impacts of the proposed project due to the possible attraction of new residents to Chula Vista and the surrounding area because of employment opportunities.

RECEIVED

BY

April 11, 1975

APR 11 1975

PLANNING DEPARTMENT
CHULA VISTA, CALIFORNIA

TO: Douglas Reid, Environmental Review Coordinator
FROM: Robert L. Thomas, Administrative Aide *RJT*
SUBJECT: Response to Comments on Block Grant E.I.R.

Per our conversation today, I am responding to Mrs. Rudolph's comments concerning the E.I.R., on the Three Year Community Development Program for the Community Development Block Grant. My remarks correspond with the outline which she has provided. I also am attaching the Community Development Program Budget.

Item 3

1. The Department of Housing and Urban Development's regulations specify that low and moderate income people earn 80% or less of the median income of the area. The regulations do not differentiate between elderly and non-elderly income levels.
2. The projections for additional units are based on the percentage of people classified as low or moderate income as a proportion of the population estimates of the City for the next five years.

The first year goal for the elderly in housing assistance contemplates 50 units, all existing. The three year goal for the elderly calls for the provision of 212 units comprised of 100 new units, 75 existing units and 37 rehabilitated units. It should be noted that these goals are not binding as we hope to provide more units than projected.

2 Rehabilitation

Rehabilitation activities will occur throughout various areas of the City with the objective of eliminating substandard units. These activities will include a code enforcement program and a program of loans and grants for the purpose of housing rehabilitation. Funds have been allocated for these activities in the first year's program.

Concerning relocation, the relocation needs will be met by utilizing existing housing along with authorized assistance payments. The City of Chula Vista currently contracts with the City of San

Diego for relocation services which includes assistance in locating comparable housing.

3 Public Facilities

The public facilities program will consist of the following activities:

- a. Obtain joint use with the schools for a park site to be located at Mueller Elementary School.
- b. Provide a sport field adjacent to Loma Verde Park.
- c. Reconstruction of damaged and deteriorated curbs and gutters, sidewalks and driveway approaches.
- d. Removal of architectural barriers and construction of wheel chair ramps.

4 Citizen Participation

The citizen participation program is aimed at increasing the citizens' awareness concerning the operation of the City and the various public meetings where important policy decisions are made. Newspapers, bulletin boards and information sheets all could be utilized in order to publicize City Council, Boards and Commission Meetings. The overall objective would be increased citizen involvement in the decision-making process.

RLT:iy

Attachments

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT PROGRAM

Project & Activity Description (1)	Related Objective (2)	Environmental Review Status (3)	Census Tract/or Enumeration District (4)	ESTIMATED COST (\$000)		Estimated Other (Funds) Sources or Plans	
				Current Program Year (5a)	Subsequent Program Year (5b)	Amount (6a)	Source (6b)
<p><u>Citizen Participation</u></p> <p>Citizen participation will be increased by the establishment of neighborhood improvements groups to assist in City-wide decision-making process and code enforcement. Also, a program will be instituted to explore all possible channels of communication to disseminate information to all citizens of Chula Vista as well as participating with local ethnic groups to assist in dissemination of bilingual technical data.</p>	A-1	Exempt	City-wide	10		10	City on-going project
<p><u>Housing Activity</u></p> <p>Housing activities include code enforcement inspection and neighborhood environment surveys.</p> <p>Also, a program of loans and grants to qualified owners will be initiated.</p>	A-2	Exempt <i>ANN</i>	123, 125, with option to pursue 124.02, 126 & 130	25		10	City Building and Planning Departments