

RESOLUTION NO. EIR-78-3  
RESOLUTION OF THE CITY PLANNING COMMISSION ADOPTING  
AN ENVIRONMENTAL IMPACT REPORT

WHEREAS, San Marcos Development Company has requested the approval of a tentative map for the subdivision of 20 acres into 55 lots, 54 of which are proposed to be developed with single family dwellings, to be known as Chula Vista Woods, and

WHEREAS, the Environmental Review Committee of the City of Chula Vista conducted an Initial Study, 78-2, of the potential impacts of said project and determined that it could have a significant environmental impact and therefore required that an Environmental Impact Report be prepared on the project, and

WHEREAS, San Marcos Development Company selected Grabhorn Engineering Corp. from the approved list of environmental consultants, and

WHEREAS, an application for a draft Environmental Impact Report was submitted to the City of Chula Vista on October 6, 1977, and

WHEREAS, consultation with other responsible agencies was carried out by the Environmental Review Coordinator, and

WHEREAS, the draft Environmental Impact Report on said project was issued by the Environmental Review Committee on October 27, 1977, and

WHEREAS, legal notice of the availability of said draft Environmental Impact Report was given through publication in a paper of general circulation on August 28, 1977, and a notice of completion was filed with the Secretary of Resources for the State of California, and

WHEREAS, comments on the adequacy of the draft Environmental Impact Report were received, and

WHEREAS, a response to said comments was prepared by the Environmental Review Section of the Planning Department of the City of Chula Vista, and

WHEREAS, a public hearing on said draft Environmental Impact Report was held before the City Planning Commission on November 23, 1977.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

From the facts presented to the Planning Commission, the Commission finds that EIR-78-3 evaluating the impact of the Chula Vista Woods subdivision has been prepared in accordance with California Environmental Quality Act of 1970, the California Administrative Code, and the Environmental Review Policy of the City of Chula Vista, and hereby certifies that the Planning Commission will consider the information contained in the said Environmental Impact Report as it reaches a decision on the project.

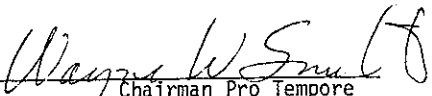
PASSED AND APPROVED BY THE CITY PLANNING COMMISSION OF CHULA VISTA, CALIFORNIA

on the 23rd day of November, 1977, by the following vote, to-wit:

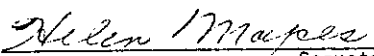
AYES: Commissioners Pressutti, G. Johnson, O'Neill, Renneisen and Smith

NOES: None

ABSENT: Commissioners Chandler and R. Johnson

  
\_\_\_\_\_  
Chairman Pro tempore

ATTEST:

  
\_\_\_\_\_  
Secretary

FINAL

Environmental Impact Report

EIR-78-3

CHULA VISTA WOODS

Issued by  
the Environmental Review Committee  
of the  
City of Chula Vista

October 27, 1977

Adopted by the  
Chula Vista Planning Commission

November 23, 1977

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<p>Appendices which are on file in the Chula Vista Planning Department, 276 4th Avenue, Chula Vista, and are available for public review are listed below:</p>	
<p>    Appendix A -- Soil and Geologic Reconnaissance</p>	
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## 1.0 INTRODUCTION

This environmental impact is prepared pursuant to the California Environmental Quality Act of 1970 and the City of Chula Vista's Environmental Review Policy. The information provided herein pertains to the proposed Chula Vista Woods residential development located approximately 400 feet westerly of Brandywine Avenue between 950 feet and 300 feet northerly of Dora Lane in the City of Chula Vista, County of San Diego, California. The site is shown graphically on Figure 1. The project is to be developed by San Marcos Development Company, 1140 Union Street, Suite 211, San Diego, California, 92101.

This project has been reviewed by the Environmental Review Committee of the City of Chula Vista (IS-78-2). It was found that the project could have significant impacts in the nine areas discussed in Section 3 of this report. That Initial Study is referenced in Section 8 of this report to identify the areas in which there will be no significant impact.

## 1.1 Purpose

This report assesses the proposed development with respect to the local, regional, short-term and long-term environmental impacts associated with the implementation, completion, and habitation of the project. The intent is to provide data and information relating specifically to the particular site and other cumulative aspects.

The material and information in this report are intended to enable the public agencies involved to evaluate the project impacts, prescribe mitigative measures, if appropriate, and consider alternatives to the proposal.

The Chula Vista Woods project proposes the construction of 54 single family detached dwelling units on 20.0<sup>±</sup> acres. The requested action of the City consists of the consideration of a tentative subdivision map.

## 1.2 Executive Summary

1.2.1 Geology. There are no apparent seismic hazards on the site. A Geologist will be present during grading of the site to insure that no splinters of the La Nacion fault transverse the the site.

1.2.2 Soils. There are no unusual soil conditions that can not be mitigated through measures proposed by the soils engineer.

1.2.3 Drainage. The project will result in a minor change in the volume of runoff which can be mitigated with measures proposed as part of the project.



1.2.4 Land Form. 98,000 cubic yards of earth-work will be necessary to prepare the site, almost 70% of the site will be graded. The result will be an irreversible land form change. This impact will be mitigated by the retention of the main canyons in their natural state, the use of 2:1 slope ratios and the provision of slope landscaping.

1.2.5 Biology. The site contains plant specie which was thought to be extinct in California. This stand of about 400 plants has been incorporated into the open space lot to be dedicated to the City.

1.2.6 Population Increase. The project will result in a population increase in a generally undeveloped area of the community. This growth is in conformance with the Chula Vista General Plan.

1.2.7. Schools. The school systems in this area are currently operating over capacity. The approximately students from this project may add to this problem. The school districts have given assurance that the educational facilities are available to students from this project.

1.2.8. Waste Disposal. The project will require the extension of an off-site sewer line southwest of the project to a connection point near E. Palomar St. and Oleander Ave. The project area will also have to be annexed to the Montgomery Sanitation District.

1.2.9. Transportation/Access. The most critical point along the access roads to this subdivision, is the intersection of Telegraph Canyon Rd. and Brandywine Ave. The City has budgeted the funds for this signal and installation of the signal will be undertaken prior to the completion of this subdivision in 1979.

## 2.0 PROJECT DESCRIPTION

The 20<sup>+</sup> acre project proposes a total of 55 lots. Fifty-four lots are proposed for the construction of single family detached residences with Lot 55 being offered to the City of Chula Vista for the extension of Greg Rogers Park. This lot comprises approximately 7.3 acres or 36.6 percent of the project site. The project site is designated in Chula Vista General Plan as medium density residential (4-12 d.u./a.c.) and Open Space, Parks and Public Open Space. The residential lot sizes vary from a minimum of 6,000 square feet (Lot 20) up to approximately 13,500 square feet (Lot 4) with an average lot size of approximately 7,880 square feet and 13,540 square feet excluding and including the park lot, respectively. Approximately 2.9 acres of the site will be devoted to public street. The configuration of the project can be more clearly understood by referring to the Chula Vista Woods Tentative Map attached to this report.

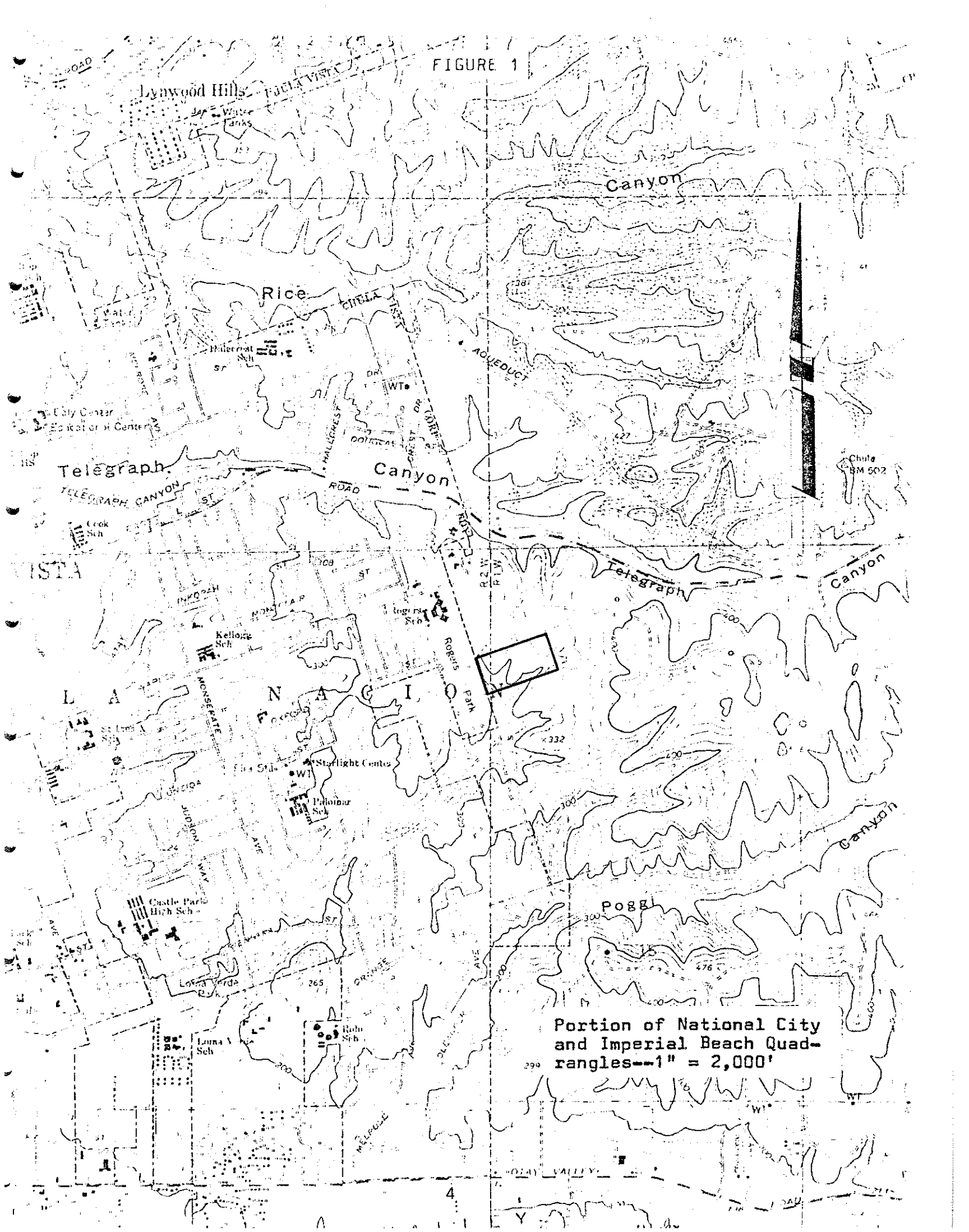
Approximately five floor plans are anticipated with a collective total of approximately 17 front elevations. The size of the proposed residences ranges from approximately 1,300 to 2,170 square feet. Average housing cost is expected to be approximately \$63,000 based on current costs. FHA backed mortgages for buyers of the residences are proposed by the Developer.

Through the City's acceptance of the park lot, approximately 6.0 acres of the property will be retained in natural open space which will preserve the stands of Lemonadeberry and the populations of several sensitive plant species. These species are located primarily in the water courses traversing the southwesterly and southeasterly portions of the project site.

The property is currently land-locked. However, access is proposed via a street extension to Brandywine Avenue which is approximately 400 feet easterly of the eastern project boundary. The Developer will request the City to initiate condemnation proceedings to obtain the necessary street rights-of-way and easements through property not under control of the developer. All proposed streets are to be public. A pedestrian walkway is proposed from the westerly terminus of Tuzas Court to extend westerly to Greg Rogers Park to facilitate pedestrian access to the park and neighboring elementary schools.

Construction phases of the project are estimated to commence approximately twelve months after approval of the tentative map with completion estimated to be approximately twelve months after start of construction.

FIGURE 1



Portion of National City  
and Imperial Beach Quad-  
rangles--1" = 2,000'

## 3.0 IMPACT ANALYSIS

### 3.1 Geology

3.1.1 Project Setting. The subject property is comprised of three southerly trending canyon areas separated by broad ridge areas. The site ranges in elevation from elevation 275 on the southerly boundary to a high point of elevation 350 at the northeasterly project corner.

The nearest known earthquake fault to the project site is the La Nacion Fault which lies approximately 700 feet easterly of the easterly project boundary. A discussion of the regional geology of the area is contained in Chula Vista Woods, Geocon Incorporated, June 24, 1977, which is included as Appendix A to this report. The reader is directed to that geologic report for more detailed information.

There are no known faults which traverse the site, and the portions of the La Nacion Fault nearest the project have not been active for approximately 11,000 years.

3.1.2 Impact. The La Nacion and related faults can be considered potentially active although the risk of future movement is relatively low. A major earthquake occurrence on the La Nacion or Rose Canyon Fault systems would cause severe ground shaking. The occurrence of major seismic events on the La Nacion and related faults cannot be accurately predicted, however, it might be expected that one event every 300 years could occur..

3.1.3 Mitigation. No geologic hazards are known to exist on the site and it is the opinion of Geocon Incorporated that the seismic design criteria established in the Uniform Building Code are adequate to safeguard the project dwellings from seismic risk.

Qualified geotechnical personnel should supervise grading operations and conduct field inspections so that any soils or geologic conditions which differ from those thought to be representative of the site can be suitably analyzed and corrective actions taken. An additional geologic report should be prepared based on the final grading plan and submitted for City approval.

3.1.4 Analysis of Significance. The impact of seismic activity is expected to be similar to that which would be experienced throughout the San Diego Metropolitan area. Incorporation of the specified mitigative measures will mitigate any possible adverse effects.

## 3.2 Soils

3.2.1 Project Setting. The site is underlain by the San Diego and Lindavista geologic formations. The Lindavista formation overlies the San Diego formation with geologic contact at approximately elevation 325. Surficial soil deposits consist of alluvium deposits and topsoils. The topsoil covering both geologic formations are expected to be two to three feet in depth and is considered expansive. Alluvium deposits up to 20 feet in depth in the water courses are anticipated.

The site is free of landslides and cut and fill slopes at gradients of 1.5 horizontal to 1 vertical in formational materials should be free from deep-seated failures.

The formational soils which consist of fine to medium grained, cemented sands will provide excellent foundation characteristics.

3.2.2 Impact. The site does not contain any severe soil conditions such as landslides. Two features which will require attention are the treatment of the expansive topsoils and the loose alluvium materials in the centrally located water course.

Prior to the maturing of landscaping, the soils will be exposed to climatic conditions which will increase the probability of wind and water erosion and sedimentation of down stream water courses. This will be a relatively short term impact and can be substantially mitigated.

3.2.3 Mitigation. All proposed slopes in the project will be at 2 horizontal to 1 vertical inclinations, although 1.5:1 slopes would be stable. Two of the three water courses on the site will be left natural thereby minimizing the detrimental effects of alluvium material. These loose soils may have to be excavated and recompacted prior to accepting fill in the one canyon proposed to be filled. Expansive topsoils should not be placed within the upper two feet of building pads. Through selective grading, only the formational materials will be used to cap the upper two feet of all lots thereby allaying the impact of expansive surface topsoils.

A more detailed soils investigation based on the detailed grading plan and incorporating the recommendations of Chula Vista Woods, Geocon, Incorporated, July 24, 1977, will be prepared when the grading plan is submitted for City approval. The grading will be performed under the supervision of a soils engineer so that any unforeseen conditions which arise during construction can be properly handled.

The slopes will be planted pursuant to City regulations, and project residents will undoubtedly landscape their lots in accordance with their personal tastes and desires to minimize the effect of wind and water erosion.

3.2.4 Analysis of Significance. No unusual soils conditions exist which cannot be mitigated by the incorporation of the above suggested measures.

### 3.3 Drainage

3.3.1 Project Setting. Run-off from the site and the three water courses which flow through the site are tributary to a man-made drainage system at Oleander Avenue. Intermittant drainage is experienced in all of these water courses.

These water courses meet a confluence approximately 300 feet southerly of the southerly project boundary. The most westerly and most easterly canyons each have a tributary area at the southerly project boundary of approximately 56 acres. The centrally located canyon has a tributary area of only 27 acres. Both of the larger canyons are to be preserved in their natural area. Storm run-off in the centrally located water course will be conveyed through the site in a closed drainage system and discharged in the natural water course approximately 100 feet northerly of the southerly project boundary. At the point of discharge a velocity dissipator will be constructed to reduce the flows to non-erosive velocities.



3.3.2 Impact. The impact of Chula Vista Woods on surface run-off is virtually unmeasurable, although the area of impermeable surface area will be increased. Creation of pads which will permit greater times of concentration upon which run-off is, in part, based will increase percolation into the soils and decrease run-off which would not otherwise occur on sloping natural land, thereby resulting in a negligible change in the resulting volume of flows.

Inasmuch as the project will be connected to the sewage facilities of the City of Chula Vista with domestic water supplied by the Otay Municipal Water District, no impact to the supply, quality or capacity of an aquifer is expected.

3.3.3 Mitigation. The change in volume of flows will be incremental; however, a velocity dissipator should be required at the outlet of the proposed drainage system to minimize erosion from excessive velocities.

3.3.4 Analysis of Significance. Incorporation of the above mitigative measures will mitigate any impacts pertaining to drainage aspects.

### 3.4 Landform

3.4.1 Project Setting. A slope analysis of the site shows that approximately 6.6 acres (33%) are in the 0-10 percent slope category, 8.2 acres (41%) in the 10-20 percent slope category and 5.2 acres (26%) have natural slopes in excess of 20 percent.

3.4.2 Project Impact. It is estimated that approximately 98,000 cubic yards of earthwork will be necessary to prepare the

site for the envisioned housing. All material would be moved on-site without the need for any export or import.

Approximately 13.6 acres of the site will be graded leaving 6.4 acres or 32 percent in its natural state. This natural area includes much of the steeper side slopes on the site. Exposed cut and fill slopes, to a height of approximately 34 feet and 25 feet, respectively, are proposed at a slope gradient not to exceed 2 horizontally to 1 vertically. These maximum slopes occur in the San Diego Gas and Electric Company easements at the side of Lot 33 and along the northerly line of Lot 55.

The construction activities will result in the permanent alteration of the land form and biological environment of approximately 69.9 percent of the site.

3.4.3 Mitigation. The grading proposed leaves approximately 30.1 percent of the site in its natural condition. This natural area includes two water courses and the steeper side slopes of the canyon areas. Slopes are proposed at 2:1 gradients which will aid the rapid establishment of ornamental landscaping. Although it is not proposed, the use of drought resistant native landscaping would reduce the project's demand of the domestic water supply.

All lots will be buffered from the natural areas by ornamental landscaping thereby reducing the threat of fire from the surrounding coastal sage scrub vegetation.

3.4.4 Analysis of Significance. The impact to landform is believed to be insignificant if the mitigating measures described above are incorporated in the project.

### 3.5 Biology

3.5.1 Project Setting. A biological survey of the site was made to identify the types and extent of existing vegetation and wildlife. This report, prepared by Mitchel Beauchamp of Pacific Southwest Biological Services on July 28, 1977, is included as Appendix B of this report. The site is primarily covered with Inland Sage Scrub which provides a dense vegetation cover for several species of birds. Gullies found in the northwest and southern portions of the property contain mature stands of Lemonade-berry and a few other forage trees. The water draining off the adjacent park combined with the vegetation growth in the gullies supports a large and diverse population of birds and mammals. None of the observed animal species are considered rare, threatened, or endangered by state or federal agencies. However, three of the observed bird species, American Kestrel, Loggerhead Shrike and Bewick's Wren are listed on the 1977 Blue List.

Plant cover on the property consists chiefly of Inland Sage Scrub, much of which is located on the more level, upper portions of the site. A woodland of Rhus integrifolia occurs on slopes and lower portions.

Several species of plant taxa which reach their northern distributional limit in San Diego County were discovered on the site. One of these plant taxa, Cordylanthus orcuttianus, which is represented by two stands totaling over 400 plants, was thought to be possibly extinct in California in 1974. However, subsequent field work has revealed a small population several hundred meters north of the Tijuana border.

The biological report in the appendix should be consulted for more specific information.

3.5.2 Impact. The development will remove approximately 14.0 acres of the existing vegetation on the site while retaining 6.0 acres substantially in its native state. Most of the vegetation to be removed consists of the coastal sage scrub; however, minor populations of sensitive plant taxa will be destroyed. Loss of this vegetation does constitute an incremental reduction of natural vegetation.

Development of much of the site will reduce the quality of this property for resident animal species as well as for migrant birds. Construction on the site may displace much of the animal habitants, and domestic animals of future residents may further reduce the animal populations.

3.5.3 Mitigative Measures. Approximately 6.0 acres or 30 percent of the site will remain in its current status as a natural park. This natural area will serve as a place of refuge for animals displaced by construction operations. The population of Cordylanthus orcuttianus lies within this open space area and will be preserved as will the mature stands of Lemonadeberry. Ornamental landscaping will be planted by future project residents to off-set the reduction in native habitat.

Further requirements to reduce the impact of the project on the fauna and vegetative communities include rear yard fencing along the open space lot to deter resident interference and the restriction of construction equipment from Lot 55 except as required to complete the project.

Consideration to fencing the Cordylanthus orcuttianus should be given to discourage intrusion to its population; however, this may have the effect of calling attention to the species and thereby encourage mischievous actions to destroy the population.

It is noted that recommendations regarding the location of the off-site sewer line have been incorporated in the current project submittal.

3.5.4 Analysis of Significance. The mitigating measures as described above will render the impact to biological elements insignificant.

### 3.6 Community Social Factors

3.6.1 Project Setting. The site lies within the medium residential density category and the Open Space category of the 1990 Chula Vista General Plan. Approximately half of the project area lies within each of these designations. Application of the density range (4-12 du/ac) of the residential category would permit between 40 and 120 residential units.

The site abutts Greg Rogers Park to the west and is in close proximity to the Greg Rogers and Park View Elementary schools to the northwest and southwest, respectively. Westerly of the three public facilities lies urbanized areas of single family detached housing. Areas to the east, north and south are under common private ownership and have in the past been cultivated. The Chula Vista Community Hospital lies approximately 1,000 feet easterly of the site on Dora Lane.

The property is zoned R-1-H. The average slope of the site calculated in accordance with the Hillside Modifying District is 13.34 percent. This requires that 27.5 percent of the site (5.5 acres) remain ungraded and that maximum gross density not exceed 3.33 dwelling units per acre.

3.6.2 Project Impact. The site adjoins the existing park to the west and is in close proximity to the Community Hospital to the east. The neighboring undeveloped lands to the north and south are

under one large common ownership which is shown for residential use on the City's Master Plan.

The proposed density and use is compatible with the General Plan designation and exceeds the requirement of the Hillside Modifying District. The project will incrementally add to the growth of the City and Region.

3.6.3 Analysis of Significance. The small size of the project (54 residential lots) and the low density (2.7 du/ac) should set a favorable precedent for residential development of the area.

Impact to the Social Community Factor is insignificant as proposed and mitigating measures are not deemed necessary.

### 3.7 Schools

3.7.1 Environmental Setting. The project lies within the Chula Vista City School District for elementary school and within the Sweetwater Union High School District for junior high and high school students. The following table shows the schools that the students would attend and relevant data pertaining to each school.

TABLE 1  
SCHOOLS AND CAPACITIES

<u>GRADES</u>	<u>SCHOOL</u>	<u>DISTRICT</u>	<u>CAPACITY</u>	<u>ENROLLMENT</u>	<u>DISTANCE FROM PROJECT (VIA STREETS)</u>
K-6	Parkview School	CVCSD	280	305	2.2 miles
7-9	Bonita Vista Jr. High	SUHSD	1,410	1,500	3.9 miles
10-12	Bonita Vista H. S.	SUHSD	1,512	1,671	3.4 miles

Both the Bonita Vista Junior High School and High School utilize temporary class rooms and no permanent additions are currently planned at either school. Since the project is close to the boundary of the attendance areas of these schools, the District has indicated there is potential for adjustment of attendancy boundaries. Parkview Elementary school is also operating over its capacity.

Bus service is provided for students as a function of the grade and distance from the school on the following criteria:

TABLE 2

<u>GRADE</u>	<u>MAXIMUM DISTANCE FROM SCHOOL</u>
K-6	1.0 miles
7-9	1.75 miles
10-12	2.5 miles

This qualifies all students generated by the project for busing to school.

3.7.2 Environmental Impact. The project is expected to generate school age children as shown on the following Table 3.

TABLE 3

STUDENT GENERATION

<u>GRADE</u>	<u>GENERATION FACTOR</u>	<u>STUDENTS</u>
K-6	.7	38
7-9	.3	16
10-12	.2	11
TOTAL		65

The students generated by the project will be introduced into the school systems which will contribute to the crowded condition at the schools which serve this project.

3.7.3 Mitigative Measures. In accordance with the City's policy, the applicant has entered agreements with the school districts for financial assistance. Confirmation of these agreements which will off-set the costs of facilities by the generated students by the school districts is included in Appendix E of this report.

3.7.4 Analysis of Significance. The project's direct impact is insignificant with respect to schools; however, the cumulative effect when combined with other projects in this area may be significant. Inasmuch as the Developer has already entered a financial agreement with the school districts, the direct impact on the school systems is insignificant.

### 3.8 Waste Disposal

3.8.1 Environmental Setting. The project can be sewerred to existing facilities of the City of Chula Vista located at the intersection of East Palomar Street and Oleander Avenue. Since these proposed connections will be through the Montgomery Sanitation District system, the agreement between the City and the District will have to be amended to include the project area. The existing facilities will not be overtaxed by the proposed connections. Letters from the City's Public Works Department and the Montgomery Sanitation District discussing sewer service for this project is included in Appendix E for the reader's reference.



3.8.2 Environmental Impact. Future residents of Chula Vista Woods will generate approximately 15,120 gallons of liquid waste per day based on two hundred and eighty gallons per unit per day. This represents an incremental increase of the current flows being experienced by the District. The project will require an "off-tract" sewer easement through property which the applicant-developer has no control and condemnation will probably be required.

3.8.3 Mitigative Measures. A request to the City to initiate action to amend their agreement with Montgomery Sanitation District has been made by the Developer's agent. The associated cost of \$70 per acre will be paid by the Developer. The location of the off-tract easement will be subject to the approval of the City's Public Works Department.

3.8.4 Analysis of Significance. The project impacts to sewer facilities are insignificant.

### 3.9 Transportation/Access

3.9.1 Environmental Setting. Telegraph Canyon Road and Brandywine Avenue are the primary streets which will provide vehicular access to the project. The project area is currently land locked, and the project proposes to extend a residential street from Brandywine Avenue westerly approximately 400 feet to the easterly project boundary to provide the necessary access to the site. This strip of land is neither owned nor under the control of the Developer and condemnation will likely be required.

On May 24, 1977, the City Council of the City of Chula Vista restated their policy of being willing to use eminent domain if the City believes that a project is appropriate and in the best interest of the City.

A detailed traffic report titled Traffic Impact of Chula Vista Woods, Federhart and Associates, was prepared to assess the existing and future traffic conditions. This report is included in Appendix C of this report for the reader's reference. This report analyzed average daily traffic and peak hourly traffic data for 60 dwelling units. It should be noted that the present proposal is for 54 dwelling units.

All of the project traffic will utilize the Brandywine Avenue-Telegraph Canyon Road intersection. Proposed and on-going street improvements will aid traffic at this intersection and in the project region. The widening of Telegraph Canyon Road to four lanes between 805 and Oleander Avenue by the City is under construction and should be open to traffic by October, 1977. In addition, Telegraph Canyon Road between Oleander Avenue and Paseo Ladera will be widened to four lanes in conjunction with the improvement of El Rancho del Rey, Unit 5 subdivision. The plans for this improvement are being checked by the City; however, a firm construction schedule is not known. The City has agreed to install a traffic signal at the intersection of Telegraph Canyon Road and Brandywine Avenue in conjunction with the construction of medical offices near the Chula Vista Community Hospital. The funds for this signal are budgeted this year and it is thought the signal will be installed prior to project occupancy.

3.9.2 Project Impact. The project's average daily traffic (ADT) of approximately 512 trips will be generated and introduced in the public street system. All of this traffic will use the Brandywine Avenue-Telegraph Canyon Road intersection. It is the conclusion of Federhart and Associates, traffic consultants, that the associated impacts are insignificant based on the current geometrics of the intersection. Again, it should be noted that the Federhart Report (Appendix C) was based on the development of 60 lots and not the current application for 54 lots.

If the planned traffic signal at the Telegraph Canyon Road/Brandywine Ave. intersection is not constructed prior to project occupancy, significant delays for traffic approaching this intersection from Brandywine Ave. can be expected.

3.9.3 Mitigation. Since the existing geometrics of the Brandywine Avenue-Telegraph Canyon Road intersection will probably be improved prior to generation of the project's traffic, no mitigative measures are deemed necessary to improve the intersection geometrics. Project generated traffic will use this intersection and participation to defray a portion of the cost for installation of a traffic signal at this intersection may be appropriate to mitigate the increase in traffic volumes.

3.9.4 Analysis of Significance. Impacts to the local and regional transportation network are insignificant and mitigative measures other than participation in the aforementioned traffic signal and normal subdivision requirements are not necessary.

#### 4.0 UNAVOIDABLE ADVERSE IMPACTS

Grading over 70 percent of the site will create a permanent alteration of the natural land form and biological habitat causing dispersal of the faunal population, the reduction of faunal habitat and minor reduction of sensitive plant taxa. During construction phases, soils will be void of vegetation and subject to wind and water erosion. The junior high and high school will be placed further beyond their capacities by the project's students. Additional demand on vehicular access routes will be made.

## 5.0 ALTERNATIVES TO THE PROPOSED ACTION

Alternatives to the Chula Vista Woods development as proposed can be categorized into the following four types:

- A. No project
- B. Lower density residential development
- C. Higher density residential development
- D. Alternate land uses.

### No Project

By not developing the site, the adverse impacts as described in Impact Analysis would be eliminated. Favorable economic impacts recognized by an increase in increased consumer purchasing power, increased tax base for public funding and the generation of construction related jobs would also be eliminated. The apparent need for additional family shelter would not be provided by the subject property.

### Lower Density Residential Development

Development of a residential project at a lesser density than the 2.70 dwelling units per acre would not eliminate any of the adverse impacts associated with the proposal. The magnitude of the impact on traffic and schools would be reduced proportionally with the reduction of any lesser density alternative.

Lower density considerations would place an economic penalty upon the Developer, raise the housing cost and would reduce the potential supply of homes in the City and region.

### Higher Density Residential Development

Higher density development would have substantially the same adverse impacts that are associated with the proposed project. Impacts to traffic and schools would be greater in proportion to the increase in density of an alternate proposal. To achieve a higher density would require either an increase in graded area, a rezone or development under PUD regulations. A rezone to the R-1-5 zone was originally requested. This request was subsequently withdrawn by the Developer. This size and useable slope of the site combined with current poor market acceptance of attached housing makes the PUD approach impractical to the Developer.

### Alternate Land Uses

Commercial, manufacturing and institutional uses would be inconsistent with the City's General Plan, the current zoning and existing land uses in the area. Other uses such as churches and school sites which could be found consistent with the General Plan do not appear to be required.

## 6.0 GROWTH INDUCING IMPACT

After occupancy of the project, which is expected to commence in mid 1979, it is expected that ultimately 54 households will occupy the site.

There are no significant direct growth inducing impacts associated with Chula Vista Woods since all life support systems and streets necessary for the development of neighboring vacant land are currently available to them.

The project will not require expansion of sewer or water treatment facilities which would initiate expansion with excess capacity. Sewer facilities will be constructed through vacant land lying southerly of the project and will be extended to the northerly subdivision boundary for future extension to the north. Inasmuch as the abutting lands to the north, east and south are under common ownership, it is not felt that the project will either directly encourage development nor create a barrier to future developments since these lands could provide similar on & off-site facilities.

The project is in close proximity to proposed shopping facilities at Telegraph Canyon Road and I-805, elementary schools and public parks. Retailors and service businesses in this area are expected to recognize favorable economic growth as a result of the community's increased purchasing power generated by the development of Chula Vista Woods.

Should the project be successful, the project will have indirect growth inducing effects in the Chula Vista area and region.

## 7.0 CERTIFICATION OF ACCURACY AND QUALIFICATIONS

### 7.1 Certification of Accuracy

The environmental information in this report has been compiled and analyzed from the sources and individuals indicated. To the best of my knowledge and belief, this information is accurate and correct and reflects same.

  
Richard G. Grabhorn

### 7.2 Qualifications

This report was compiled by Grabhorn Engineering Corp. (GEC) of San Diego, California as a consultant for San Marcos Development Company. Outside consultants were retained by GEC to report on environmental aspects requiring specialized knowledge and expertise. These consultants and their contribution to this document are as follows:

#### Soils and Geology

Geocon Incorporated  
6645 Convoy Court  
San Diego, California  
Telephone: 292-5100

#### Biology

Mitchel Beauchamp  
Pacific Southwest  
Biological Services  
P.O. Box 985  
National City, California  
Telephone: 474-7219

#### Archeology

Archeological Systems  
Management  
801 Washington  
San Diego, California  
Telephone: 295-2824

#### Traffic

Federhart and Associates  
5252 Balboa Avenue, Suite 709  
San Diego, California  
Telephone: 278-3365



8.0 Effects found not to be Significant

The Environmental Review Committee of the City of Chula Vista conducted Initial Study IS-78-2 of the possible significant environmental impacts of this project. It was found that the project would not have any significant impact on a number of environmental factors. This EIR discusses only those aspects of the proposed project which could have a significant impact.

Anyone wishing to review the analysis of the potential impacts found to be insignificant may review IS-78-2, on file in the Planning Dept., 276 Fourth Ave. Chula Vista, California 92010.

9.0 Persons, Organizations Consulted and References

Grabhorn Engineering Corp.

Geocon Incorporated

Pacific Southwest Biological Services

Archaeological Systems Management

Federhart & Associates

Chula Vista Planning Dept.

Chula Vista Public Works Dept., Eng. Planning & Env. Sections

Local Agency Formation Commission

County of San Diego, Dept. of Sanitation and Flood Control

Otay Municipal Water Dist.

Chula Vista Elementary School Dist.

Sweetwater Union High School Dist.

Sec. 10.0

**UNITED ENTERPRISES, INC.**  
**1007 FIFTH AVENUE**  
**SAN DIEGO, CALIFORNIA 92101**  
**(714) 232-2000**

November 21, 1977

*Reid*

City Planning Commission of  
Chula Vista, California  
276 Fourth Avenue  
Chula Vista, California 92010

RE: EIR 52 - CHULA VISTA WOODS  
SAN MARCOS DEVELOPMENT

Gentlemen:

We have reviewed the Environmental Impact Report #52 on the above development and herewith submit to you our outside comments as invited.

As owners of the adjacent land being directly affected by the proposed 54 unit, single-family project we make the following remarks:

1. EIR 52 states the property to be developed is currently land-locked and the developer requested the City to initiate condemnation proceedings to obtain the necessary street right-of-way and easements through property not under control of the developer.

As stated in various previous meetings United Enterprises, Inc., who is the adjoining property owner, opposes condemnation by the City of Chula Vista and this is so stated in the EIR.

However, the EIR fails to mention or cover the subject of impact on the 400 ft. access route running east to Brandywine over United Enterprises' ground. The EIR only covered the 20 acres of San Marcos Development but was silent as the effect of the approximate one acre directly affected on the east.

2. EIR 52 states Drainage impact virtually "unmeasurable" but, again even then the Report still does not mention the possible impact on the area southwest of the project through which three water courses will converge. It suggests that a velocity dissipator be installed on the project 100 feet north of the south boundary might reduce flow to a non-erosive velocity. By suggesting the use of such a mitigating measure, it is admitted that runoff water will be greatly increased, yet no study as to the effect of consequences to the neighboring land is mentioned.

United Enterprises, Inc.      -: 2 :-      Chula Vista Planning Commission

3. EIR 52 Analysis of Significance of Sewer-Waste Disposal mentions the project's impacts to sewer facilities are insignificant. Again, no check into the effect on adjacent land to the south has been made. Not only as to underground piping, but as to a paved surface road 12 feet wide having to be acquired from United Enterprises, Inc. as well.

It seems also that EIR 52 states any alternate land uses such as churches and school sites which could be found consistent with the General Plan do not appear to be required. This does not correspond with inquiries we have for prospective churches, hospitals, health care centers, expansion of park sites, etc.

In summary, as neighbors directly affected, as our property is the property that surrounds the proposed project, we find the EIR 52 lacking in scope and fails to consider the impact on the adjacent land in the areas cited. We believe that to be complete, the report #52 should examine the impacts to these areas which it has not done.

Very truly yours,  
UNITED ENTERPRISES, INC.

  
Patrick J. Patek,  
Property Manager.

PJP:p

November 22, 1977

TO: Planning Commission  
FROM: <sup>George Gillow</sup> George Gillow, Chairman/Environmental Control Commission  
SUBJECT: EIR-78-3 (Chula Vista Woods)

The Environmental Impact Report on the Chula Vista Woods project appears to meet the CEQA guidelines.

The major environmental problems that should be considered in approval of the project are:

- (1) Impact on schools (temporary classrooms are inadequate)
- (2) Impact on animal habitat

The ECC would like to commend the EIR for the following:

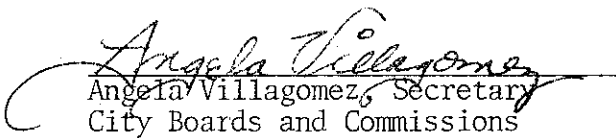
- (1) Not removing the "lemonadeberry trees"
- (2) Design of the sewer lines

GG/av

COMMENTS APPROVED AT ECC MEETING OF NOVEMBER 22, 1977 BY THE FOLLOWING VOTE, TO-WIT:

AYES: Commissioners Gillow, McCandliss, Klein, Hastings,  
Donovan and Snedecor.  
Noes: None.  
Abstain: None.  
Absent: Commissioner Roeder.

ATTEST:

  
Angela Villagomez, Secretary  
City Boards and Commissions

NOVEMBER 22, 1977



#### 4. PUBLIC HEARING: EIR-78-3 on Chula Vista Woods Subdivision

Environmental Review Coordinator Reid reported that this focused EIR was prepared due to the determination by the Environmental Review Committee that this project could have an adverse impact in several areas.

Mr. Reid pointed out that the project involves the subdivision of 20 acres into 54 residential lots and one open space lot which would be offered for dedication to the city as part of the natural open space in the adjacent Greg Rogers Park. The project also includes offsite improvements, such as extension of streets and sewers. Implementation of the project would require the grading of about two-thirds of the site.

Mr. Reid reviewed the mitigating measures which are suggested to reduce the significance of adverse impact relating to the presence of the La Nacion earthquake fault, the land form change required, preservation of an endangered plant species, school capacities and traffic generation.

He reported that input received from the Environmental Control Commission indicates that the report satisfies C.E.Q.A. He called attention to the written comments submitted by United Enterprises, Inc., and to the staff response to those comments, which will be included in the final environmental impact report.

This being the time and place as advertised, the public hearing was opened.

Richard Grabhorn, 8333 Clairemont Boulevard, San Diego, advised that he is the author of the draft report and that he wished to address the comments submitted by United Enterprises. He contended that the acquiring of one-half to one acre of land from United Enterprises to be used for offsite street right of way would not be a significant impact as it relates to the thousands of acres held by that company. He also pointed out that the question of drainage has been addressed by the staff and that the sewer line will be placed in the 10 to 15 ft. wide bottom area of a canyon, which would not affect the farming operations of United Enterprises.

Pat Patek, 1007 Fifth Avenue, San Diego, property manager for United Enterprises, reported that the land to the south of the proposed project is presently being farmed. He asked for a response from the Planning Department on each of the points raised in their letter of November 21.

Such response had been prepared for the Planning Commission's consideration and for inclusion in the environmental impact report. A copy was given to Mr. Patek, who asked for a recess in the hearing in order that he and his principals might review that information.

Chairman Pro Tem Smith declared the public hearing on EIR-78-3 recessed. He advised that this hearing and item no. 5 on the agenda would be considered following items 6 and 7.

4. PUBLIC HEARING: EIR-78-3 on Chula Vista Woods Subdivision

Chairman Pro Tem Smith reopened the public hearing.

Jack Meek, 233 A Street, San Diego, realty appraiser representing United Enterprises, expressed appreciation for the opportunity to review the response to their comments. He pointed out that the gist of their letter was that the EIR addressed only the 20 acres of development and did not address any of the land outside of that site. He contended that the impact of taking the one acre for offsite street right of way does not become less due to the thousands of acres owned by United Enterprises.

Mr. Grabhorn pointed out that all written input and comments offered during the public hearing become part of the environmental impact report which is submitted in final form to the City Council prior to their consideration of the project. He called attention to the mitigating measures to require crossings over the street for farm equipment.

It was the opinion of Environmental Review Coordinator Reid that response to the written input was prepared for the Commission's consideration and for inclusion in the environmental impact report.

MSUC (Pressutti-G. Johnson) The Planning Commission adopts EIR-78-3 for the Chula Vista Woods subdivision and certifies that the EIR has been prepared in accordance with CEQA.

Sec. 11.0 Response to comments received from United Enterprises, Inc. on EIR-78-3.

1. Offsite impacts

The potential for impacts due to offsite extensions of public improvements were considered in the preparation of the EIR and the project design. Page 13 (Sec. 3.5.3) of the EIR, notes mitigation recommendations from the project biologist which were incorporated in the location of the proposed offsite sewer improvements. Most of the other impacts associated with the offsite impacts, although perhaps adverse, are not considered substantial. EIR's are formulated to discuss primarily significant impacts with only a limited discussion of insignificant impacts.

2. Drainage

The project site along with the property to the south and southwest, is located within the Palm Road drainage basin. The overall drainage basin study for the City of Chula Vista shows the area within this basin east of Oleander Ave., has a present 50 year frequency runoff of 458 cfs. Because of the topography of the site, soil conditions etc., development of the property would not result in any detectable increase in runoff. The provision of the proposed velocity dissipator would decrease any erosive problems which exist at this time. The suggestion of such a device does not indicate that the project would result in any drainage problem and in fact, hydrological studies show that there would be no substantial change in runoff.

3. Sewer Waste Disposal

All waste waters (i.e. sewage flows) will be carried in a sanitary sewer line developed in accordance with City standards. These flows will be carried across the adjacent properties in this facility and therefore will not be effected by waste water.

As previously noted, development of this area will not result in any increase in runoff and any public facilities such as sewer lines and access roads will have to be designed to avoid such minor problems which they could cause.