FINAL

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT RANCHO DEL REY SECTIONAL PLANNING AREA (SPA) II PLAN (EIR-89-2)

SCH #88100521

Prepared for:

The City of Chula Vista
Environmental Review Coordinator
276 Fourth Avenue
Chula Vista, CA 92010

Prepared by:

P&D Technologies, Inc.
401 West "A" Street
Suite 2500
San Diego, CA 92101
(619) 232-4466

July 1989

LETTERS OF COMMENT
RANCHO DEL REY SPA II

May 31, 1989

To: Doug Reid, Environmental Review Coordinator

From: George Krempl, Director of Planning GK

Subject: Draft Supplemental EIR for RDR SPA II, Comments due 5/31/89

1. Section 3.4 - Biology on page 41, discusses the adverse impacts of undergrounding the existing 69 KV. Is this impact mitigable? Also, Section 3.3 Landform/Aesthetics on page 20 contains no discussion of the adverse visual impacts of leaving the 69 KV line above ground and relocating it. Doesn't the undergrounding provide a significant visual improvement and shouldn't it be mentioned? 1

2. Section 3.4 - Biology on page 43, discusses the "Wildlife Crossing" and dismisses it in two sentences. I thought this was a central feature in the original EIR as to wildlife and Rice Canyon. Doesn't it warrant more discussion? Is there a consensus and does the biologist on the original EIR agree. Regardless of the traffic volumes, this is the main loop road into the Rancho del Rey Project and very urban. It doesn't seem likely that this would be a viable wildlife crossing. 2

3. Section 3.6 - Transportation Access Figure 3-11 on page 55. There is a giant difference as to the existing traffic volumes shown in this table on the various street networks and the existing traffic volume shown on the same network in the EastLake Greens EIR. This needs to be reconciled. 3

4. Section 3.8 - Community Social Factors, Existing Population page 75. Why are we using 1986 Population/Housing Statistics when 1988 data is available? We should use the current information. 4

GK:rms

RESPONSES TO COMMENTS
RANCHO DEL REY SPA II

The following responses to comments are provided for the Draft Supplemental EIR for Rancho Del Rey SPA II:

1. Mitigation for relocating the 69 kV line would require revegetating a similar amount of coastal sage scrub habitat or installing the line in conjunction with the construction of proposed sewer laterals (as discussed in Appendix C, Biological Impact Analysis and Mitigation Plan, of the Rancho Del Rey SPA II Supplemental Draft EIR Technical Appendices). Undergrounding the 69 kV line could be accomplished with the proposed placement of the sewer lateral. The construction would overlap approximately 600 feet in the north central segment of the SPA II area. Undergrounding the 69 kV line could provide a visual improvement; however, it is felt that because of a combination of factors, including the further destruction of biological habitat for black-tailed gnatcatchers and visual intrusion of the access road, the option of maintaining the line above ground may provide less impact on the environment overall and provide a more viable alternative.

2. The Master Plan Environmental Impact Report (WESTEC, 1983) addressed the loop road crossing the north leg of Rice Canyon in several locations and the potential impacts of breaking up the natural open space and creating wildlife crossing hazards. The report stated that the road would at least present "partial barriers to small mammal movement and could disrupt normal dispersal patterns and population dynamics". The viability of placing a crossing under the loop road was briefly discussed in this Biological Impact Analysis as an option. In the preparation of the biology evaluation for SPA II, RECON iniated a more detailed analysis of the potential impacts to wildlife movement associated with this loop road. As stated in the EIR for SPA II (pg 43) "traffic volumes on the proposed two-lane road are expected to be less than 10,000 ADT...low traffic volumes during late night and early morning hours will allow relatively undisturbed nocturnal wildlife movement over the

road surface. Construction of a wildlife crossing under Rancho del Rey Parkway would have necessitated raising the road elevation and increasing the height of the fill slopes. This was considered to pose a larger impediment to wildlife movement than maintaining the road at a lower elevation and allowing crossing over the surface".

3. The difference in the data presented by the two reports is essentially due to the difference in dates when the two reports were compiled. Traffic data in the Rancho Del Rey SPA II report was collected by Bankston/Pine Associates in October 1988. Average (24 hours) weekday traffic levels were based on 1988 data collected by the City of Chula Vista. Traffic on I-805 was derived by adding 7 percent to 1987 CalTrans traffic counts. Traffic counts in certain areas were taken manually in May 1988 by a car counter company.

   The traffic analysis for EastLake Greens was prepared by Willdan Associates and contained in a document dated April 1989. Traffic counts were provided from CalTrans (1988), the City of Chula Vista (1988) and SANDAG (1983-1987).

4. The EIR has been modified to incorporate the most recent data obtained from the San Diego Association of Governments. See pages 75 to 77.

June 8, 1989
File # YE-029

TO: Doug Reid, Environmental Review Coordinator

FROM: Cliff Swanson, Deputy Director of Public Works/City Engineer

SUBJECT: Draft EIR 89-2, Rancho del Rey SPA 2, Preliminary Comments

Section 3.2 - "Drainage"

5 Pg 20.C - The EIR should indicate that drainage facilities will be required to conform to City standards.

Section 3.4 - "Biology"

6 Pg 41.B - Sewer access roads are required to be paved to City standards, and storm drain access roads are required to be graded to City standards.

Section 3.6 - "Transportation/Access"

Pg 52.A - 7 The EIR should indicate that building permits for any portion of SPA 1 or SPA 2 will not be issued if any intersection affected by this project reaches a LOS which has been noted in the City's threshold policy.

Pg 56.A - 8 Show the traffic signal at the intersection of East "H" Street and Buena Vista Way as existing.

Pg 61.B - 9 The existing 1989 traffic volume on East "H" Street between Buena Vista Way and Otay Lakes Road is 35,800 ADT. The existing 1989 traffic volume on Bonita Road westerly of Otay Lakes Road is 28,300 ADT.

Pg 61.B - The EIR shall use City of Chula Vista Street Standards.

10 In general:

The EIR should discuss conclusions contained in the traffic study for SPA 1. That study indicates that Rancho del Rey SPA 1 will increase the traffic volume on East "H" Street to 56,500 ADT (measured immediately easterly of

5. A statement has been incorporated into the drainage section of the EIR (page 20) that addresses this statement. This is also discussed in page 41 of the EIR text.

6. A statement has been incorporated into the Biology section of the EIR (page 41) that addresses this statement.

7. Page 52 of the text has been modified in the Transportation/Access section of the EIR.

8. Page 56 of the text has been modified.

9. These traffic counts were collected more recently than those referenced in the Brankston/Pine study for these locations. The Bankston/Pine ADT Bonita Road is only slightly less (1,000 ADT) than that counted by the City. This minor difference (3.5%) is not substantial enough to alter the impact analysis. The 35,800 ADT counted by the City is over 12,000 ADT greater than that given by Backston/Pine on East "H" Street just east of Buena Vista Way. The Backston/Pine estimate was calculated by adding a 4% growth figure to the know 1988 count of 21,200 ADT. According to a City Traffic Engineer (Mehran Sepehri) several changes have occured in this area which has caused a growth greater than the 4% anticipated for this year by Backston/Pine. This includes ongoing roadway improvements on Otay Lakes Road and Telegraph Canyon Road as well as construction of a large commercial facility on the northwest corner of Otay Lakes Road/East "H" Street. The commercial development resulted in traffic on this segment earlier than anticipated. Other trips diverted to East H Street to avoid construction on Telegraph Canyon Road and Otay Lakes Road will return to those roads after improvements are complete. The difference in ADT reflects the temporary division of trips and completion of a large traffic generator earlier than anticipated. Because the project proportion on this segment is relatively small (10% at buildout) and the analysis would not change based on these differences.

10. The traffic analysis for approved SPA I was based on a total project trip generation of 28,976 ADT. A substantial portion of these trips were assigned to East "H" Street. These project trips, plus 1993 forecast traffic plus bonded subdivision traffic results in a total ADT of 56,500 on East H Street.

This future ADT became, in the approval process, a "Threshold ADT" which was not to be exceeded. In the review of SPA II, the 1993 forecast traffic was re-evaluated and found to be over-estimated. This over-estimation allowed for more project traffic (SPA I and/or SPA II) to be diverted to East H Street without exceeding the threshold ADT of 56,500. The SPA II project would generate approximately 4,400 ADT assigned to East H Street which can be accommodated within the Threshold because the earlier 1993 forecast assumptions contained within the SPA I report were found to be incorrect and excess capacity was available.

Hidden Vista Drive) which is the maximum allowed. This project will increase the traffic on East "H" Street by 4,400 ADT. The EIR should show where this increased capacity comes from.

Section 3.8 - "Community Social Factors"

Pg 76.B - The EIR should explain how the population generation rate of 2.58 persons per unit was determined. Reference is made to Westec, 1984 which does not adequately substantiate the use of such a low population generation rate. **11**

Section 3.11 - "Utility Service"

Pg 88.B - The EIR should identify the off-site improvements as outlined in the 1986 sewer study by REC. In addition, the EIR should discuss constraints in the downstream sewer system. The 1986 study, as referenced, only analyzed the theoretical flows. The EIR should discuss actual, existing flows, theoretical project plus Rancho del Rey SPA 1 flows and ultimate flows. The EIR should identify which of these segments may require parallel lines to provide adequate capacity. **12**

DDS:llb

(A\MEMOS\SPA2.DOC)

11. At the time of project conception, Rancho Del Rey utilized the 2.58 population generation rate from the 1984 SANDAG Chula Vista Housing Study. At the present time SANDAG utilizes a 2.69 population generation rate. If applied to the project it would generate approximately 60 more persons than estimated previously. This does not significantly alter the forecasted figures and is considered insignificant.

12. Off-site sewer improvements include the development of the Rice Canyon sewer trunk which has been designed to handle the anticipated flows from the development of the Rancho Del Rey SPA II project. At present, existing and ultimate flows have not been calculated and it is anticipated that meter flows and a final study would be conducted at the final design stage. Prior to issuance of permits, the applicant must verify to staff that facilities would provide capacity. This would be made a condition of approval.

Memorandum

To : 1. Projects Coordinator
Resources Agency

2. City of Chula Vista
Environmental Review Coordinator
276 Fourth Avenue
Chula Vista, CA 92010

Date : April 12, 1989

From : Department of Fish and Game

Subject : Draft Supplemental Environmental Impact Report (DSEIR): Rancho Del Rey Sectional Planning Area (SPA) II Plan, San Diego County - SCH 88100521

We have reviewed the DSEIR for the proposed Rancho Del Rey SPA II Project, a residential development on 192 acres located east of Interstate 805, south and west of Otay Lakes Road, and north of Telegraph Canyon Road in the City of Chula Vista. We have the following comments for your consideration:

1. We are opposed to the filling of canyons on the project site. Canyons have water in them during certain times of the year, and by Department of Fish and Game definition they constitute wetlands. It is the Department's policy that there should be no net loss of wetland acreage or habitat values due to development, and we oppose projects which do not provide adequate mitigation for such impacts. We prefer mitigation which would achieve expansion of wetland acreage and enhancement of wetland habitat values. 13

2. Coastal sage scrub is a sensitive habitat, and it is disappearing at an alarming rate in San Diego County. This project would destroy 159.3 acres of coastal sage scrub or 79 percent of the habitat on site. We urge the project sponsor to redesign the project so that the majority of coastal sage scrub habitat is retained in open space. 14

3. Destruction of active nests of black-tailed gnatcatcher, cactus wren, or other bird species constitutes a violation of the Federal Migratory Bird Species Act, thus approved construction work in nesting areas should be scheduled accordingly. 15

The project as described does not detail the work proposed for streambed alteration activity. The project sponsor must identify specific streambed alterations and flood control structures proposed in order for the Department to properly comment on this document. The applicant should be aware that if mitigation measures are not provided in this document, the Department may require such mitigation measures through jurisdiction established under Fish and Game Code sections 1601-1603.

13. SPA II does not include any wetland resources. It should be noted that the CDFG has written a 1603 Agreement for the Rice Canyon enhancement program (SPA I) which will result in a net increase in wetlands area and quality. This enhancement program is the result of much cooperative planning between the CDFG, City staff and the applicant. The Rice Canyon program is being implemented with the SPA I plan, which is adjacent to SPA II.

14. The EIR has identified the loss of the vegetation as a significant impact. The project has been designed to minimize the impacts to coastal sage scrub by preserving the most important areas in large blocks, contiguous with adjacent natural areas in SPA I and offsite.

15. Both the California black-tailed gnatcatcher and the cactus wren are listed birds on the Federal Migratory Species Act (50 CFR10). The Migratory Bird Treaty Act was an international act created in 1916 whose original intent was to protect ducks and waterfowl from hunting as well as provide protection for their eggs and nests. In 1973, the list was augmented to include those migratory birds who were perceived as becoming threatened. Because of the length of the list of bids covered by this document and the fact it covers the majority of species, inadvertent takings through land development projects have not been traditionally prosecuted. However, those involved in purposeful destruction of the birds (i.e. shooting or bulldozing) would be prosecuted. (Source: Peter Stine, U.S. Fish and Wildlife Service). As stated in the EIR, there would be significant impacts to black-tailed gnatcatchers from destruction of their habitat. The portion of habitat to remain in open space would not be disturbed during construction and no additional measures are warranted. Some habitat and nests would be unavoidably destroyed during project implementation which is considered a significant, unmitigated impact.

Diversion, obstruction of the natural flow or changes in the bed, channel, or bank of any river, stream, or lake will require
16 notification to the Department of Fish and Game as called for in the Fish and Game Code. This notification (with fee) and the subsequent agreement must be completed prior to initiating any such changes. Notification should be made after the project is approved by the lead agency.

17 For the foregoing reasons, we recommend against the certification of the subject DSEIR in its present form.

Thank you for the opportunity to review and comment on this project. If you have any questions, please contact Fred Worthley, Regional Manager of Region 5, at 330 Golden Shore, Suite 50, Long Beach, CA 90802 or by telephone at (213) 590-5113.

Pete Bontadelli
Director

16. The large majority of canyons in the SPA II plan are preserved within the 160 acres of open space. The project basically develops the mesa areas of the site, and preserves the canyons and many of the adjacent slopes. No wetlands areas (as defined by the resource agencies) will be filled by the project. The Rice Canyon enhancement program (SPA I) is being conducted under an existing 1603 agreement with the CDFG.

17. Although the CDFG letter recommends against the certification of the DSEIR, the CDFG comment is taken to mean that it opposes approval of a project with significant biological effects, not certification of the document. The CDFG letter raises no substantial issues concerning the adequacy of the DSEIR. It should be noted that project approval would require adoption of Findings and a Statement of Overriding Consideration by the Planning Commission and City Council.

RECON Regional Environmental Consultants

RECEIVED

June 14, 1989

JUN 16 1989

Mr. Douglas Reid
Environmental Review Coordinator
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 92010

Reference: Response to Comments on the Draft Supplement Environmental Impact Report (DSEIR), Rancho Del Rey, SPA II Plan, SCH 88100521 (RECON Number R-1559F)

Dear Mr. Reid:

This is to respond to comments made by the California Department of Fish and Game (CDFG) on the DSEIR for Rancho Del Rey, SPA II.

18

1. The CDFG opposes the filling of canyons on the project site, and points out their policy of no net loss of wetlands.

   The overall Rancho Del Rey plan has been designed to maximize the long-term development of quality wetlands habitats in association with adjacent coastal sage scrub vegetation. This has been accomplished by concentrating the natural open space in the large canyons of the Rice Canyon system. All the major canyons in Rancho Del Rey have been substantially preserved.

   The CDFG has written a 1603 Agreement for the Rice Canyon enhancement program, which will result in a net gain in wetlands area and quality. The Rice Canyon program is being implemented with the SPA I plan, which is adjacent to SPA II. Mitigation for the minor loss of canyon bottom on SPA II is being accomplished with the Rice Canyon enhancement program.

2. The CDFG suggests that the project be redesigned to retain a majority of Diegan coastal sage scrub in open space.

   The loss of the vegetation is considered a significant incremental impact. However, within the constraints imposed by overall project goals, the conservation of Diegan coastal sage scrub has been maximized by preserving the most important areas in large blocks, contiguous with adjacent natural areas in SPA I and offsite.

3. The CDFG contends that the Federal Migratory Bird Species Act applies to the non-migratory cactus wren and black-tailed gnatcatcher and other non-migratory species. RECON understands this law to apply to only migratory species.

18. See responses 13 through 15. Communication with U.S. Fish and Wildlife Service has indicated that black-tailed gnatcatcher is listed on the Federal Migratory Bird Species Act.

1276 Morena Boulevard • San Diego, CA 92110-3815 • (619) 276-3732 • FAX (619) 276-3819
2922 N. 70th Street • Scottsdale, AZ 85251 • (602) 947-8042
3120 Chicago Avenue • Riverside, CA 92507 • (714) 784-9460

4. The large majority of all canyon bottoms on the SPA II plan are preserved within the 160 acres of open space. The project basically develops the mesa areas of the site, and preserves the canyons and many of the adjacent slopes. No areas of hydrophytic vegetation, which might be called wetlands under any current definition, will be filled by the project. The Rice Canyon enhancement program is being conducted under a current 1603 Agreement with the CDFG. The applicant is fully aware of the requirements of Section 1603 of the Fish and Game Code, and has been working with the CDFG local staff on this and other projects.

5. The CDFG letter recommends against the certification of the DSEIR for reasons that have nothing to do with the validity or completeness of the document. The CDFG letter raises no substantial issues concerning the adequacy of the DSEIR; therefore, the CDFG comment is taken to mean that it opposes approval of a project with significant biological effects, not certification of the document.

Please call if you have any questions.

Sincerely,

Cam Patterson
Ecologist

CCP:db

RANCHO DEL REY
227 HOOVER AVE
NATIONAL CITY
CA 92050-6625
(619) 477-4117

June 19, 1989

Mr. Doug Reid
Planning Department
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 92010

RE: DRAFT SUPPLEMENTAL EIR NO. 89-2
RANCHO DEL REY SPA II PLAN

Dear Mr. Reid:

We have reviewed the Draft EIR for the Rancho del Rey SPA II Plan and offer the following comments.

1. Page S-2, Paragraph 2

Sentence 2 reads: "The previous Development Agreement with the City for SPA I includes a traffic threshold of 56,500 average daily trips (ADT) east of the intersection of East "H" Street and Hidden Vista Road until State Route (SR) 125 is build."

19

This sentence should be rewritten to specifically state that the 56,500 ADT threshold remains "until a 4-lane interim facility along the SR-125 alignment has been provided."

This reference is specifically found on page 16, paragraph 1 of the Rancho del Rey SPA I Public Facilities Plan and Financing Analysis, October 1987.

2. Page S-2, Paragraph 2

Sentence 4 reads: "This reflects a modification in the approved development sequence for SPA I."

20

This sentence should be deleted. It has been determined by the City Attorney that the proposed SPA II development phasing is not a modification to the approved development sequence for SPA I. With this deletion the EIR continues to recognize the threshold "cap" of 56,500 ADT on East "H" Street east of Hidden Vista Drive for SPA's I and II.

19. The Transportation section has been revised as follows with regards towards threshold values east of H Street: "that under no circumstance will ADT on East H Street be permitted to exceed 56,500 until SR 125 or an alternate circulation network (i.e., an interim roadway) that adequately reduces ADT from East H Street is in operation".

20. This sentence has been deleted in the text.

3. Page S-2, Paragraph 2

Sentence 5 reads: "If the 56,500 ADT threshold is reached, then any development within SPA I or SPA II would be put on hold until the completion of SR-125." 21

This sentence should be written to specifically state that development would be put on hold "until a 4-lane interim facility along the SR-125 alignment has been provided."

Refer to Item 1 above for explanation.

21. Refer to response #19.

4. Page 10, Paragraph 1

Sentence 4 reads: "This is an interim condition until State Route (SR) 125 is built."

This sentence should be rewritten to specifically state that the condition remains "until a 4-lane interim facility along the SR-125 alignment has been provided."

Refer to Item 1 above for explanation.

5. Page 10, Paragraph 1

Sentence 5 reads: "In compliance with this condition, approximately one-half of the employment park in SPA I is on hold until the completion of SR-125."

This sentence should be rewritten to specifically state that the hold is "until a 4-lane interim facility along the SR-125 alignment has been provided."

Refer to Item 1 above for explanation.

Page 10, Paragraph 1

ice 7 reads: "This reflects a modification in the approved development nce for SPA I."

sentence should be deleted. Refer to Item 2 above for explanation.

22. This sentence has been deleted in the text.

7. Page 10, Paragraph 1

23 Sentence 8 reads: "If the threshold of 56,500 ADT is reached, then any portion of SPA II or any portion of the "central ridge" of SPA I would be put on hold until the completion of SR-125."

This sentence should be rewritten to specifically state that the hold is "until a 4-lane interim facility along the SR-125 alignment has been provided."

Refer to Item 1 above for explanation.

23. Refer to response #19.

8. Page 52, Paragraph 2

24 Sentence 7 reads: "This reflects a modification in the approved development sequence for SPA I."

This sentence should be deleted. Refer to Item 2 above for explanation.

24. This sentence has been deleted in the text.

9. Page 52, Paragraph 2

Sentence 8 reads: "If the threshold of 56,500 ADT is reached, then any portion of SPA II or any portion of the "central ridge" of SPA I would be put on hold until the completion of SR-125."

25 This sentence should be rewritten to specifically state that the hold is "until a 4-lane interim facility along the SR-125 alignment has been provided."

Refer to Item 1 above for explanation.

25. Refer to response #19.

10. Page 52, Paragraph 3

26 Rewrite this assumption as follows:

The project would be developed over a 5-year period with complete buildout by 1994. As described above, this could include the development of all or part of SPA I (~~as modified~~) plus development of all or part of SPA II.

26. Text has been modified in the Transportation section.

11. Page 57, Paragraph 1

Sentence 6 reads: "If the threshold of 56,500 ADT is reached, then any portion of SPA II or any portion of the "central ridge" of SPA I would be put on hold until the completion of SR-125." **27**

This sentence should be rewritten to specifically state that the hold is "until a 4-lane interim facility along the SR-125 alignment has been provided."

Refer to Item 1 above for explanation.

12. Page 60, Paragraph 2

Sentence 4 reads: "As a part of the Development Agreement for SPA I, the 56,500 ADT was determined by the City to be a "Threshold ADT" which is not to be exceeded until SR-125 is built."

This sentence should be rewritten to specifically state that the threshold limit is "until a 4-lane interim facility along the SR-125 alignment has been provided."

Refer to Item 1 above for explanation.

13. Page 67, Paragraph 3

Sentence 1 reads: "The proposed project, which includes modifications to SPA I as well as development of SPA II, was calculated to generate 33,365 ADT (See Table 3-3)." **28**

Delete the words "modifications to". Refer to Item 2 above for explanation.

14. Page 67, Paragraph 3

Sentence 4 reads: "If the threshold of 56,500 ADT is reached, any portion of SPA II or any portion of the "central ridge" of SPA I would be put on hold until the completion of SR-125." **29**

This sentence should be rewritten to specifically state that the hold is "until a 4-lane interim facility along the SR-125 alignment has been provided."

Refer to Item 1 above for explanation.

27. Refer to response #19.

28. Refer to response #20.

29. Refer to response #19.

15. Through State Clearing House (SCH #88100521) review of the DEIR, a memorandum of comment from the State Department of Fish and Game, dated April 12, 1989, was received by the City of Chula Vista.

30

Environmental consultant, Cam Patterson (RECON), has reviewed this memorandum. His comments to the Fish and Game memorandum are attached.

Thank you for the opportunity to review and comment on the Draft EIR. Please call me if you have any questions regarding our comments.

Sincerely,

Craig Fukuyama

CF:rlm
Attachment
cc: Betty Dehoney - P & D Technologies
Tony Lettieri - Planning Department

30. Refer to responses 13 through 18.

EXTRACT FROM MINUTES OF PLANNING COMMISSION MEETING OF JUNE 28, 1989

3. PUBLIC HEARING: DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT - EIR-89-2 - RANCHO DEL REY SPA II

Present: Chairman Carson, Commissioners Cannon, Casillas, Fuller, Grasser, and Tugenberg

Absent: Commissioner Shipe - with notification

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

Craig Fukuyama — My name is Craig Fukuyama, 2727 Hoover Ave., National City, and I am representing the Rancho del Rey Partnership this evening. I would like to speak to several of the issues that you brought up. One is the level of service at "H" Street east of Hidden Vista. The requirement in our Specific Plan states that all traffic in and around Rancho del Rey shall maintain a level of service "C" (LOS C). The 56,500 threshold was set as part of the SPA I traffic analysis which set 56,500 as the operating Level of Service "C". West of Hidden Vista between the freeway on-ramp and Hidden Vista is part of the work that is controlled by CalTrans because it is an interchange improvement and, therefore, the east of Hidden Vista was selected as that threshold point. In our Development Agreement and also our Financing Plan, we have an agreement or requirement that if we exceed 56,500 in an annual monitoring program we are in essence in a moratorium and will cease to be issued further building permits. I have in the audience our Traffic Consultant, Ken Banks, who prepared the analysis who could answer your questions probably most directly. But in more simplistic terms, the LOS "C" is the 56,500, and also the intersectional operation Level of Service "C" is also maintained at that traffic analysis. That continued maintenance of level of service is something that our Traffic Engineer, as well as the City's Traffic Engineer has determined the acceptable level of service. In terms of other projects that will contribute and potentially cause the 56,500 traffic count to be exceeded, then the Regional or Eastern Territories Level of Service "C" operational standard would apply and they would also be discontinued from issuing building permits. So I think that the safeguard that you are seeking is there and, more directly, that 56,500 is Level of Service "C" -- not "D", but it is "C".

31

Comm. Cannon — I think my question really relates to the confusion between the term "threshold standard" within the Environmental Impact Report; not necessarily that I understood the City's Level of Service "C" to be required (which I do understand). But, apparently, this 56,500 became a magic number that was placed into your SPA I Plan. Assuming that 56,500 retains the Level of "C", I don't have any problem with that...

Mr. Fukuyama — It does.

Comm. Cannon — ...If 56,500 exceeds Level "C", then I think we would have a problem with the current threshold standards.

31. Comments in the public hearing focused on four issues: traffic, schools, biology, and archaeology. The traffic section has been modified to clarify the impacts and threshold criteria for East H Street. East H Street is a 6-lane divided roadway with a design capacity of 50,000 ADT. A previous developers' agreement would permit development of Rancho del Rey to proceed until East H Street contains 56,500 ADT. When resulting ADT from future development reaches this threshold, a moratorium on development will go into effect for those future developments which would impact East H Street. When SR-125 or an interim roadway (4 lanes) which will relieve traffic carried by East H Street, is constructed, then the moratorium will be lifted. This interim roadway must be constructed before Rancho del Rey, EastLake, Salt Creek and other future developments can proceed to full buildout. Without construction of SR-125 or the interim roadway, the moratorium would remain in effect and no future growth would occur beyond the threshold limit.

A representative from the Sweetwater Union High School District (Mr. Andy Campbell, Administrator of Planning) spoke on plans for new school construction. The representative did not address the adequacy of the EIR. No comment is necessary.

Concerns related to biology included mitigation assurances and disturbance of open space areas by off-road vehicles or domestic animals. Fairly recent state legislation (AB 3180) has dictated that a mitigation monitoring program be conducted. For a biological revegetation program, this would include monitoring for three years to ensure successful implementation of the mitigation plan. If during the monitoring period it is noted that the plan is not successful, then a review is required to determine the cause of the failure. A qualified biologist would be retained as part of the revegetation program to determine modifications to the plan (e.g. replanting, change in watering schedule, or selection of another site) to resolve the issue.

To address concerns expressed regarding ORV and intrusion of domestic animals, a typical barrier and signage program has been provided (see attachment). This signage program provides a graphic which makes clear that domestic animals (cats and dogs) are not allowed within certain areas as marked. All terrain vehicles would prohibited by removable bollards and locked gates.

Mr. Fukuyama — One of the conditions of our Specific Plan, regardless of what the current threshold analysis does provide for, for 2 hours a day -- when the SPA I Plan was approved, that threshold did not exist -- or the exception for the threshold did not exist, therefore, our operational Level of Service "C" is maintained 24 hours a day. The analysis that was done at that time and is currently done is that 56,500 is the Level of Service "C" threshold. You know, Mr. Bankson is here to answer to answer any technical questions you might have but, more specifically, it does not exceed Level of Service "C".

In terms of your concerns regarding the all-terrain vehicle access, we are currently in the process of constructing the community park and also the equestrian trail system through the canyon. Part of our final improvement requirements will include, at least to the extent that we can, the prohibition of all-terrain vehicles from accessing the canyon area. We will be constructing removable bollards and so forth and locked gates at appropriate places to access utility maintenance vehicles but to keep other vehicles out of the area.

In terms of the archeology, the reason that site was, I'll say desecrated or damaged -- destroyed was that the original SPA, Rancho del Rey EIR 1985, did identify a number of archeological sites in the property; however, in that EIR they do not provide any maps that provide the location for those sites. We were granted a permit to construct our water lines and then during the field reconnaissance for the SPA II EIR preparation, it was discovered through a map that they had that the site was destroyed accidentally by this water pump installation. As a result, because they couldn't find anything that would determine if it was a significant site or not, we've agreed to do compensatory mitigation. In an essence, that is to conduct an archeology site study in SPA III along with an academic study conducted for site research -- archeological research of site within a 2-mile radius and those reports to be turned over to the Museum of Man and San Diego State University, etc.

In terms of some of your biological question, Mr. Cam Paterson from Recon is in the audience and could answer any questions that you might have as well.

Other than that I don't have anything to add other than the fact that we have submitted our comments in writing via a letter that I think has been distributed prior to this meeting and they are primarily responding to a technical nature and we feel we are responding to an environmental impact report.

Chmn. Carson — Thank you. Andy Campbell.

Mr. Campbell — Andy Campbell, Administrator of Planning, Sweetwater Union High School District, 1130 Fifth Avenue, Chula Vista. I really came last week to address the issue when EastLake Development was on but I was called away to monitor some sites during preparation for graduation. I would like to take the opportunity to update the Commission on schools in the Eastern Corridor. EastLake High School has now been graded and we would like to extend our appreciation to George Krempl, to John Goss and to the EastLake Development Company for doing that grading that was required by the Mello Roos Facility District Agreement we had with EastLake, but they did the grading prior to your approval

During the construction of a water line for SPA I, an identified archaeology site was inadvertently destroyed. Because the site had not been tested for significance, it was impossible to determine the resource value of the site. As mitigation, the developer has agreed to fund a compensatory research program to add to the regional base of information collected on the local native inhabitants. This reserach program will be carried out on three sites located in SPA III and will address the concept of an early man site on two levels. Are the broken cobbles at the site the product of human manufacture, and if they are of human manufacture, is their context indicative of great age? The mitigation program would include examination of previous collections, surface collection and mapping, examination of mima mounds as providing context for culture materials, geomorphological examination, excavation of test units, background research, analysis, and report preparation.

last week and we appreciate that because it allowed us an additional 6 months of time in the prepration of our drawings. The drawings will be going to the State at the end of July. We have finished soil tests. The footings have been designed. We are in a little confrontation right now with the Otay Water District over water delivery and we hope to have that resolved next week. The process of approval of the EastLake High School plans takes approximately 4 months. Hopefully, by the first of the year we will be ready to go to bid, sell bonds and begin construction on that school. We are also in the process of working diligently with McMillin Development, Rancho del Rey Partnership, on the school site -- the junior high school site which is identified on the map on the SPA Plan on the wall with the "S" down near Telegraph Canyon. We have done a preliminary placement of buildings on that site. We are not in the preparation of going to the Fire Department to talk about vehicular access and so forth with the City of Chula Vista to make sure that our proposal on vehicular access and bus access is adequate with their concerns. Following that, we will be taking that site to the School Board for approval and then that would probably be the next school that we would address within the City of Chula Vista for construction. I would like to thank you very much.

Chmn. Carson — Do you have a time frame for that or is it just up in the air?

Mr. Campbell — We would hope that being in SPA III, it would need SPA III approval and we would be looking subsequent to SPA III approval, then beginning the planning process and going through that process.

Chmn. Carson — Thank you. Is there anyone else in the audience who would like to speak on this item? All right, we will close the public hearing.

At this time, we need to give further comments to staff.

Comm. Cannon — Madame Chairman, I would like to see that the EIR brings into conformance the current threshold standards and, at least, puts in a one-liner with regard to keeping a Level of Service "C" on page 67 of that report.

Chmn. Carson — Additional comments? I would like to see my answers on the biology issues addressed in the report.

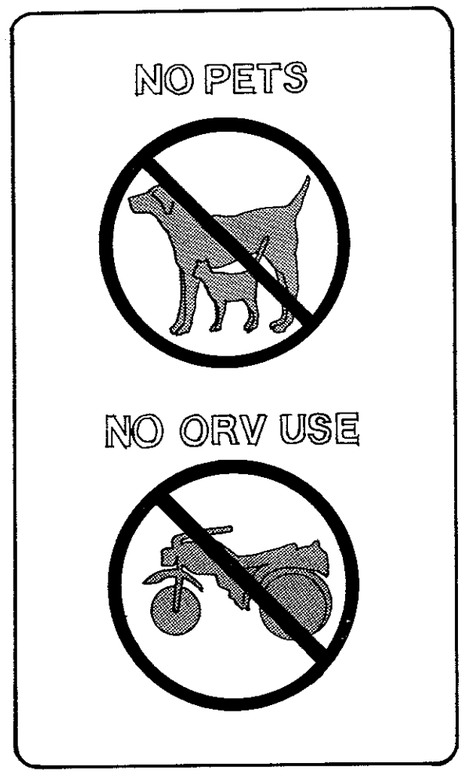
Comm. Cannon — Where does this go over to?

Ms. Reid — Staff would like to come back to you with a date for the Final EIR so that we have some time to look at the issues you mentioned and the traffic and other issues.

Comm. Cannon — Would it be a safe assumption that would be after the 12th, or would it be the 12th?

Ms. Reid — I would say it would be a safe assumption that it would be after the 12th.

Director Krempl — Madame Chairman, I think we do have a schedule -- July 19th at the Special Meeting.



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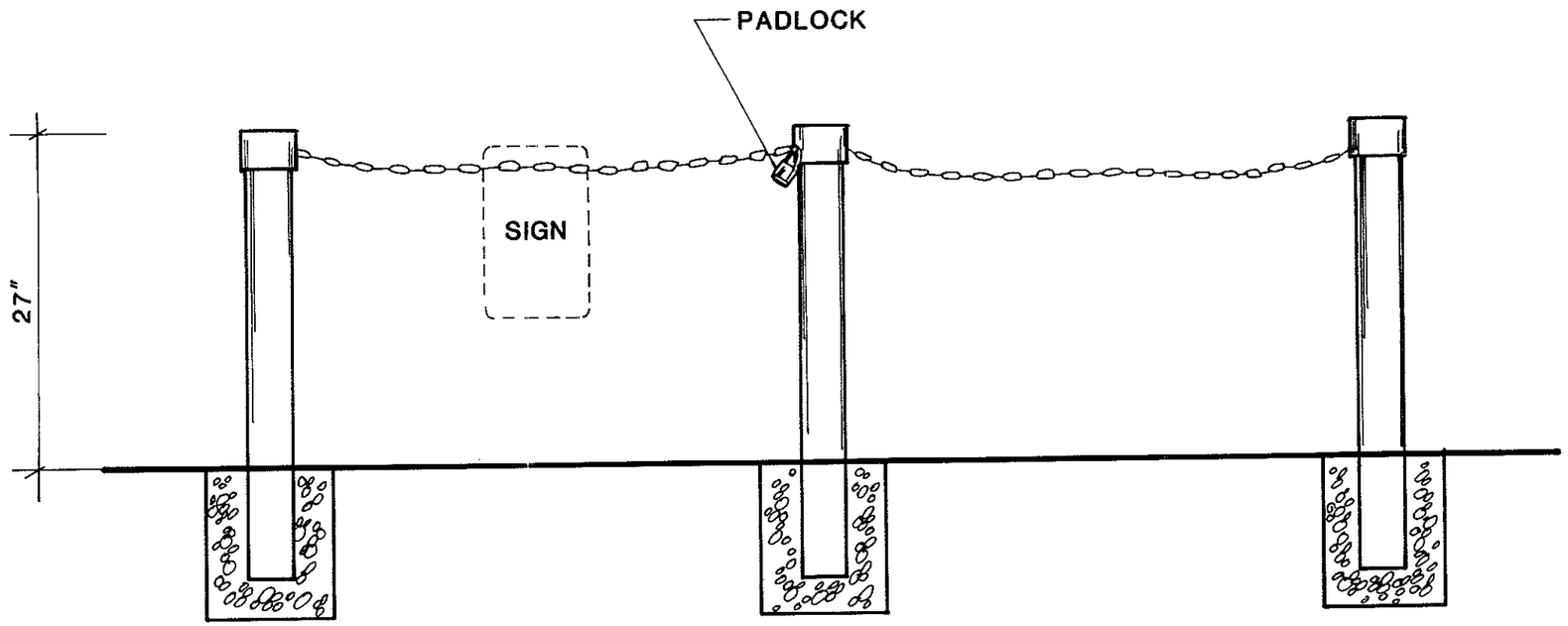

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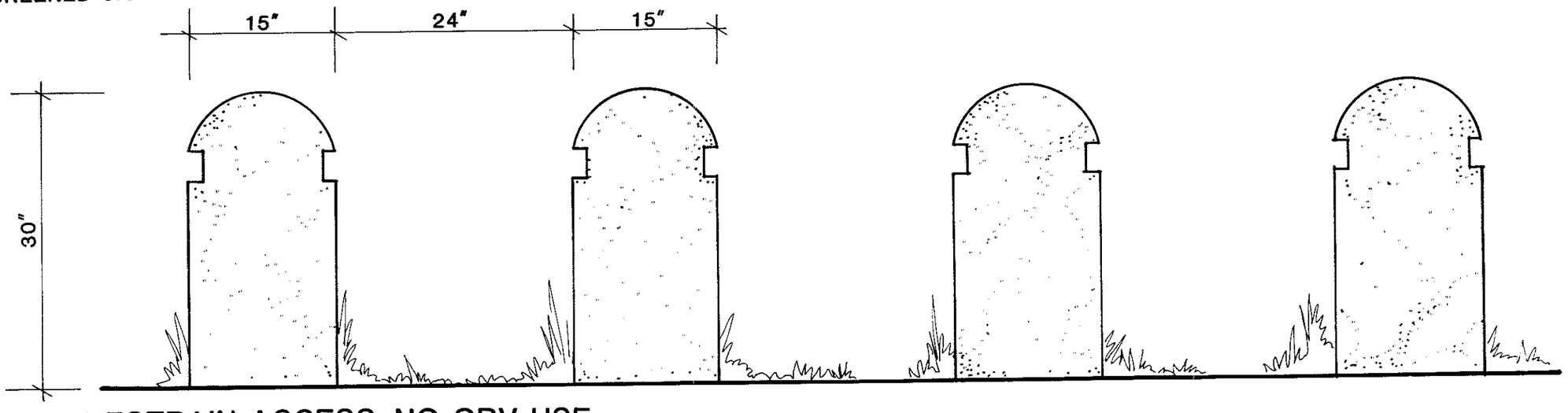

PEDESTRAIN ACCESS–NO ORV USE

DRAFT

SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT RANCHO DEL REY SECTIONAL PLANNING AREA (SPA) II PLAN (EIR-89-2)

SCH #88100521

Prepared for:

The City of Chula Vista
Environmental Review Coordinator
276 Fourth Avenue
Chula Vista, CA 92010

Prepared by:

P&D Technologies, Inc.
401 West "A" Street
Suite 2500
San Diego, CA 92101
(619) 232-4466

March 1989

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EXECUTIVE SUMMARY

This document is a Supplemental Environmental Impact Report (SEIR) which addresses the proposed Rancho del Rey Sectional Planning Area (SPA) II project. This SEIR should be read in conjunction with the previously prepared Final EIR (EIR-83-2). The project applicant, Rancho del Rey Partnership, is proposing development of the second phase (SPA II) of the El Rancho del Rey Specific Plan. The first phase of the project, SPA I, is currently under construction.

The El Rancho del Rey Specific Plan area encompasses approximately 2,450 acres located east of Interstate 805, south and west of Otay Lakes Road, and north of Telegraph Canyon Road in the City of Chula Vista. SPA II consists of a detailed plan for residential development, community facilities, and park and open space uses on approximately 370 acres located northeast of the intersection of East H Street and Ridgeback Road. The SPA II Plan is in conformance with the overall specific plan. Implementation of SPA II will not require any residential density transfers or a rezone. The approval of SPA II will include the SPA II Plan, a tentative map, a Public Facilities Financing Plan, Design Guidelines and a Development Agreement.

PROJECT DESCRIPTION

The Rancho del Rey SPA II Plan proposes the construction of 567 single-family dwelling units (DUs) of low to medium density (i.e., 208 DU at 0-2 du/ac and 359 DU at 2-4 du/ac) on approximately 192 acres. In addition, SPA II includes a community facilities site (6.1 acres); a neighborhood park (6.5 acres); four large open space areas (158.3 acres); and major circulation routes (12.9 acres). The proposed residential uses are comprised of 208 estate lots and 359 single-family lots. The average lot size for estates will vary from 14,400 square feet (s.f.) to 18,200 s.f. The average lot size for single-family units will range from 7,000 to 10,000 s.f. The community facilities site would be suitable for a church and/or day care use. The neighborhood park will provide access to the hiking and equestrian trail system in Rice Canyon (to the south).

In addition to the development described above, the applicant has proposed the expansion of an existing borrow site which is located along the eastern edge of SPA II. As proposed the borrow site would provide 248,000 cubic yards of soil which is needed for the current grading activities within SPA I. The limits of the proposed borrow site are within the limits of the SPA II development area.

The previous Development Agreement with the City for SPA I includes a traffic threshold of 56,500 average daily trips (ADT) east of the intersection of East H Street and Hidden Vista Road until State Route (SR) 125 is built. In order to comply with this condition, approximately one-half of the employment park in SPA I is on hold. The applicant is currently proposing to develop all or portions of SPA II prior to development of all or part of the "central ridge" within SPA I. This reflects a modification in the approved development sequence for SPA I. If the 56,500 ADT threshold is reached, then any development within SPA I or SPA II would be put on hold until the completion of SR-125.

The environmental analysis performed for the proposed project includes the following issues: geology/soils, drainage/groundwater/water quality, landform/aesthetics, biology, archaeology, transportation/access, land use/general plan/zoning, community social factors, community tax structure, parks/recreation/open space and public services. The EIR includes an analysis of project conformance with the City's Threshold Policy standards for fire, police, sewer, water, parks/recreation and drainage. All of the threshold standards are met except for water service.

ENVIRONMENTAL ANALYSIS

1. Soils and Geology

Impacts: Development of the proposed project will involve mass grading of ridge-tops and filling of canyons and side slopes. The Otay Formation is expected to be the primary unit exposed after grading. Although the La Nacion Fault traces cross the western portion of the site, they are not considered active.

Mitigation: Most of the required excavations can be made by conventional heavy grading equipment; however, some ripping of cemented beds may be needed. The geotechnical report identifies detailed grading and earthwork recommendations. The geotechnical consultant should monitor grading to confirm that field conditions are consistent with the conditions predicted by the preliminary investigations.

2. Drainage/Groundwater/Water Quality

Impacts: The proposed project will result in additional impervious surface area which will increase surface water runoff rates. Development of the site will result in a change in the type and amount of contaminants contained in surface runoff. This represents a cumulative impact to local water quality.

Mitigation: On-site improvements, including natural and improved channels with closed conduit, would mitigate drainage impacts. No mitigation is proposed for potential water quality impacts since flows will not drain into a domestic water supply.

3. Landform/Aesthetics

Impacts: Development of SPA II would significantly alter landforms on-site. Grading would primarily be confined to the ridge-top areas, with the major canyon areas retained as open space. The degree of visual alteration is consistent with what was anticipated when the specific plan was approved.

Mitigation: Grading associated with the project will be in conformance with the general grading slope bank standards set forth in the SPA II Plan. Implementation of the community design guidelines will reduce impacts to below a level of significance. They include landscaping, fencing design, community signing, lighting and parking design/street furniture.

4. Biology

Impacts: Development of the proposed project would result in a potentially significant loss of coastal sage scrub habitat for the California black-tailed

gnatcatcher and the cactus wren. Impacts to the cactus wren will be adverse but not significant because approximately two-thirds of the cactus wren population is preserved in open space. Development of the project will result in significant impacts to the black-tailed gnatcatcher. The project design has been modified to preserve the San Diego Thornmint site. There will be no impacts to the snake cholla transplant area in Rice Canyon.

Mitigation: Impacts to wildlife and plant communities are partially mitigated through the preservation open space within the SPA II area, revegetation of cut and fill slopes and revegetation of sewer main disturbances. Impacts to the black-tailed gnatcatcher will be significant and unmitigated. Impacts to the cactus wren will be mitigated through retention of two-thirds of the population in open space. Specific measures will be taken to mitigate impacts to the cactus wren (i.e., transplanting coast cholla) and the San Diego thornmint population (i.e., a fenced preservation area).

5. Archaeology

Impacts: Field investigations at the archaeological site W-3432 demonstrated that the site has been destroyed by grading for a water pipeline setup for water transport to the development project in SPA I. Due to the disturbance an evaluation of significance as required by CEQA cannot be performed due to the elimination of cultural materials. Because there is no means to prove that the site was insignificant, it is assumed that the site was significant and that impacts to the site were adverse.

Mitigation: The loss of W-3432 would be mitigated for through the implementation of a compensatory mitigation program. This will involve additional field study and research on sites in the project area. This will include additional sampling of a site within SPA III, W-3430, as appropriate, supplemented by a research project that would focus upon the archaeological resources within a two-mile radius of the project. The results of this research would be submitted to the City of Chula Vista, the San Diego State University Clearinghouse and the Museum of Man.

6. Transportation/Access

Impacts: The average daily traffic generated by SPA I and SPA II combined is 33,364 which is 4,388 ADT greater than calculated under SPA I only. The future traffic volumes on East H Street were calculated to be within the Threshold ADT determined by the City (i.e., 56,500 ADT east of the intersection of East H Street and Hidden Vista Road) and no significant impacts are expected. Assuming several road widening actions and intersection geometry changes are completed, then no significant impacts to circulation would occur.

Mitigation: Existing roadway conditions which are inadequate and future traffic increases associated with the project will require modifications to the circulation system in the study area. The applicant has agreed to implement these measures and they will be made conditions on the tentative map.

7. Land Use/General Plan/Zoning

Impacts: The Rancho del Rey SPA II Plan as proposed is in conformance with the land use policies and plans of the City of Chula Vista, the El Rancho del Rey Specific Plan and with existing and proposed land uses in the vicinity of the project site; development of SPA II would not result in significant land use impacts.

Mitigation: Because implementation of the SPA II Plan would not result in significant land use impacts, no mitigation measures are required.

8. Community Social Factors

Impacts: No potential adverse impacts regarding community social factors are associated with the development of the proposed plan. Impacts to population, housing and employment are consistent with the El Rancho del Rey Specific Plan.

Mitigation: No significant impacts would be associated with the proposed project; no mitigation measures are necessary.

9. Community Tax Structure

Impacts: Implementation of the proposed Rancho del Rey SPA II would result in a net fiscal benefit of approximately $32,000 annually to the City of Chula Vista; therefore no adverse impacts would result to the community tax structure.

Mitigation: No mitigation measures are required.

10. Parks, Recreation and Open Space

Impacts: As part of the proposed project, a 6.5 acre neighborhood park would be developed on-site. This park would fulfill and, in fact exceed the park requirements as determined by the City. The net impact to parks and recreation would be beneficial. A substantial portion of the site (42%) would be dedicated as open space. There would be no adverse impacts to open space.

Mitigation: No mitigation measures are necessary.

11. Public Services

Impacts: During peak demand times, OWD cannot currently guarantee an adequate supply of water to meet the water needs of the project. This is regarded as a significant impact. Development of on-site sewage facilities consistent with the 1986 sewer study would provide adequate infrastructure to accommodate project flows. The location of the 69 kV line through several residential lots is regarded as a significant impact. Incremental impacts to police protection would result from development of SPA II. Emergency fire and medical response would be supplied in compliance with the Threshold Policy and no significant impacts are anticipated. Both the Sweetwater Union High School District and the Chula Vista City School District are involved in the planning and construction of new facilities which would provide adequate facilities for the additional students generated by the project.

Mitigation: The development of on-site water facilities as outlined in the OWD Master Plan Update would provide adequate infrastructure for water distribution. In order to ensure year-round water supply the applicant will be required to work with OWD to increase water storage facilities. The City has sufficient capacity through its METRO contract to accommodate additional sewage flows generated by the project. In compliance with the Threshold Standard, the City should review the projected sewage flows and volumes for compliance with City Engineering Standards. The relocation of the 69 kV transmission line would mitigate for impacts associated with the existing line location. The increased demand on police protection would require the addition of 1.61 personnel to meet the City's Threshold Standards. Project-related impacts to schools would be mitigated through the phased implementation of additional facilities in eastern Chula Vista. The Rancho del Rey Mello Roos District (CF #3) will provide tax moneys directly to the school districts for implementation of their long-range development plans.

1.0 INTRODUCTION

1.1 PURPOSE

This document is a Supplemental Environmental Impact Report (SEIR) which addresses the proposed Rancho del Rey Sectional Planning Area (SPA) II project proposed by the Rancho del Rey Partnership. This SEIR should be read in conjunction with the previously prepared Final EIR (EIR-83-2) a copy of which is available for public inspection at the City of Chula Vista, Planning Department, 276 Fourth Avenue, Chula Vista, California, 92010. The proposed SPA II project is the second development phase of the El Rancho del Rey Specific Plan area. The project includes a detailed plan for residential development, community facilities, and park and open space uses on approximately 370 acres located northeast of the intersection of East H Street and Ridgeback Road.

The El Rancho del Rey Specific Plan encompasses approximately 2,450 acres located east of Interstate 805, south and west of Otay Lakes Road, and north of Telegraph Canyon Road in the City of Chula Vista. The El Rancho del Rey Specific Plan serves as the General Plan for development within the plan boundaries and is divided into three sectional planning areas (SPA I through SPA III). The SPA I Plan and Planned Community District Regulations were approved by the City Council in December 1987.

The purpose of this SEIR is to analyze the environmental consequences from development of this proposed plan, including approval of the SPA II Plan and tentative map. This SEIR has been prepared in accordance with the criteria, standards, and procedures of:

- the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.);
- the State CEQA Guidelines (Cal. Admin. Code Sections 15000 et seq.);
- the Environmental Review Procedures of the City of Chula Vista; and
- the regulations, requirements and procedures of any other responsible agency with jurisdiction by law.

The City of Chula Vista is the Lead Agency for the proposed project in accordance with Section 15367 of the State CEQA Guidelines, which defines the lead agency as "the public agency which has the principal responsibility for carrying out or approving a project". The necessity to prepare an SEIR and the scope of the analysis was determined by the City of Chula Vista's Environmental Review Coordinator. The SPA II Plan and associated tentative map will require approval of the City of Chula Vista Planning Commission and City Council. The City Design Review Committee will also have jurisdiction over portions of the property which will be determined to require a Precise Plan.

In accordance with Section 15150 of the CEQA Guidelines, the information contained in the previous EIR is hereby incorporated by reference. To avoid redundant discussion, the incorporated language shall be considered to be set forth in full as part of the text of the EIR. The Final EIR for El Rancho del Rey Specific Plan was certified by the City of Chula Vista in March 1985. This document discusses the potential environmental impacts of the proposed SPA II. This document has been prepared pursuant to Section 15163 of the CEQA Guidelines, which provides that a supplement may be prepared if only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation or when there are changes in circumstances in which the project is being carried out. The supplement needs to contain only the information necessary to make the previous EIR adequate for the project as revised. As such, since the project substantially conforms to the adopted Specific Plan, the CEQA mandated sections from the original EIR "Relationship Between Local Short-Term Use of the Environment and the Maintenance and Enhancement of Long-Term Productivity" and "Irreversible Environmental Changes that will result from the Proposed Proejct" are incorporated by reference. The previous EIR did not identify significant environmental impacts in relation to these CEQA sections beyond the cumulative traffic impacts.

An effort has been made during the preparation of the SEIR to contact all affected agencies, organizations, and persons who may have an interest in this project. Information, data, and observations resulting from these contacts are included where relevant. In addition, all interested agencies and persons will have the opportunity to comment on the project during the circulation of the Draft

SEIR. Comments received by the City of Chula Vista, together with responses to such comments, will be included in the Final SEIR.

1.2 BACKGROUND/THRESHOLD POLICY

In 1987, the City Council of Chula Vista established a Threshold Policy and Growth Management Oversight Committee (GMOC). The goal of the Threshold Policy is to create a program that will allow growth and development and simultaneously assure maintenance of a high quality environment and adequate public services. The program involves implementation of standards, or thresholds, as determined by the City Council. Standards have been determined for eleven issues: fire/emergency medical service, police, traffic, parks/recreation, drainage, libraries, air quality, economics, schools, sewer and water. The GMOC is responsible for the periodic review of the Threshold standards and compliance with the standards. The GMOC must prepare a yearly status report to the City Council. If any standards are being exceeded, the GMOC must inform City Council and Council is required to hold a public hearing. Funding and enforcement of suggested recommendations are the responsibility of the City Council.

In addition, project-by-project review is required for six of the eleven issues: fire, police, sewer, water, parks/recreation, and drainage. This review is scheduled to occur during the environmental review phase. For each issue, the relationship between anticipated project impacts and threshold standards must be evaluated. In compliance with the Threshold Policy program, pertinent issue analyses in this document will incorporate an evaluation of the proposed project for conformance with the applicable Threshold Policy standards.

2.0 PROJECT DESCRIPTION

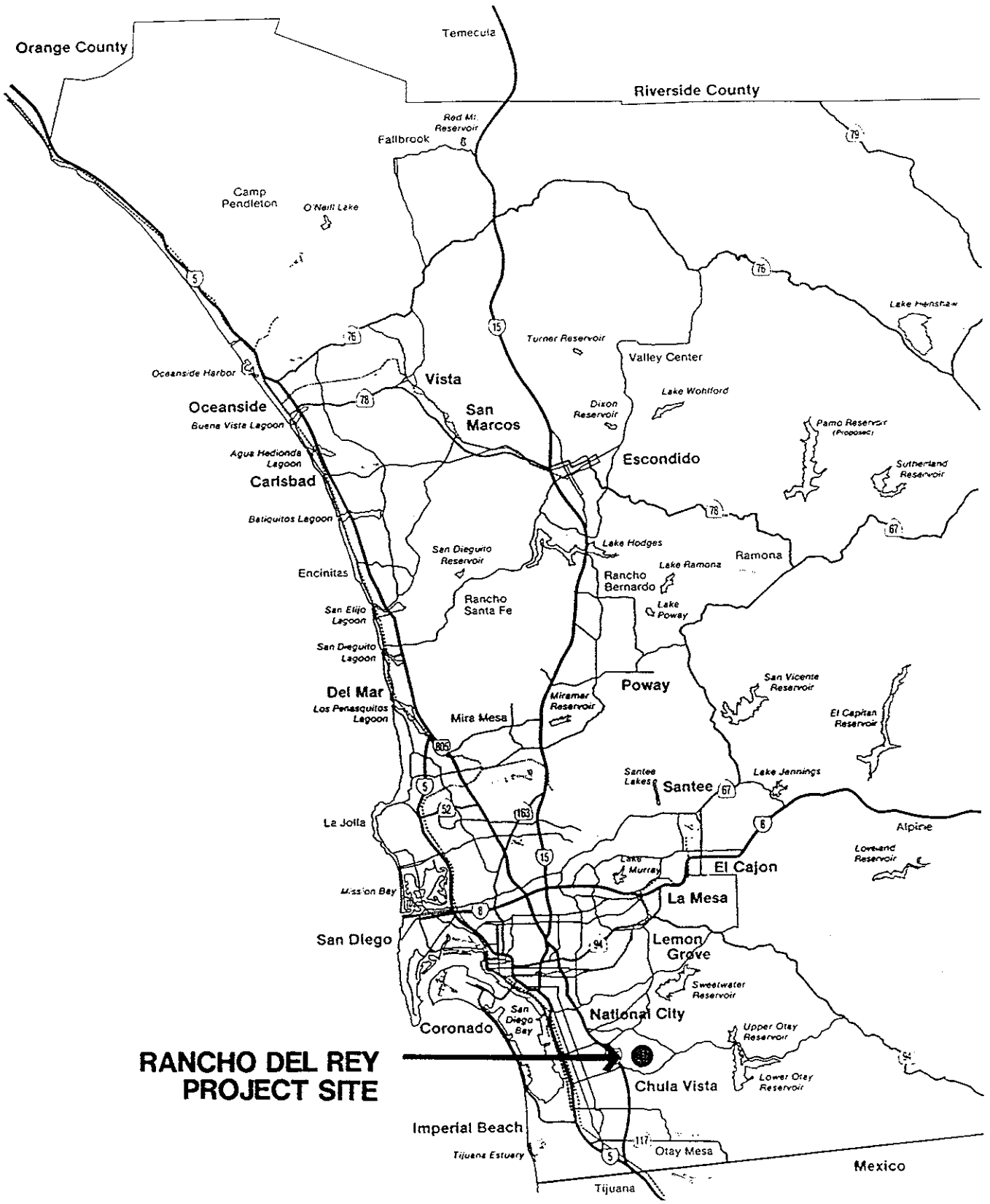
2.1 LOCATION

The Rancho del Rey SPA II is located in the City of Chula Vista east of Interstate 805 (I-805). The regional location of the site is shown in Figure 2-1. The project site is within the northwestern portion of the El Rancho del Rey Specific Plan area as illustrated in Figure 2-2. SPA II is located east of I-805, northeast of the intersection of East H Street/Ridgeback Road. Otay Lakes Road runs north of the site.

2.2 BACKGROUND

The El Rancho del Rey (ERDR) Specific Plan has been incorporated by reference into the City of Chula Vista General Plan and governs the development of the 2,450-acre site. The ERDR Specific Plan area has been divided into subcommunities or SPAs for the purpose of guiding the implementation of Planned Community (P-C) zoning. The ERDR Specific Plan was originally adopted in 1978 and included 10 SPAs. The original EIR for the project (EIR-78-2) was certified in February 1978. The specific plan was amended in 1985 (GPA-83-7) at which time six of the SPAs were combined to form the ERDR Specific Plan Amendment area. The Rancho del Rey Sectional Planning Area Criteria Report describes the division of the specific plan area into four sub-areas known as SPA I, SPA II, SPA III and SPA IV. These SPAs have since been combined so that Rancho del Rey includes only three SPAs (see Figure 2-2).

An EIR for the ERDR Specific Plan Amendment was adopted in March of 1985. This 1985 EIR (El Rancho Del Rey Specific Plan Amendment Final EIR), which incorporated the analysis and conclusions of the 1978 EIR, comprises the Master EIR for the subject property. The ERDR Specific Plan Amendment EIR (EIR-83-2) was approved as well as an addendum to EIR 83-2 which was prepared due to subsequent modifications to the specific plan. In addition, a supplemental EIR (EIR-83-2(B)) was prepared due to significant new information pertaining to biological resources on-site.



Regional Map

Figure 2-1

Residential Land Uses		Gross Acres	Average Density	Dwelling Units
0-2	0-2 du/ac	136.6	2.0	271
2-4	2-4 du/ac	167.0	4.0	760
4-6	4-6 du/ac	325.8	6.0	1954
6-8	6-8 du/ac	56.9	8.0	455
8-12	8-12 du/ac	31.2	12.0	374
12-20	12-20 du/ac	12.2	18.4	224
Residential Sub-Total		748.6	5.4 avg.	4026

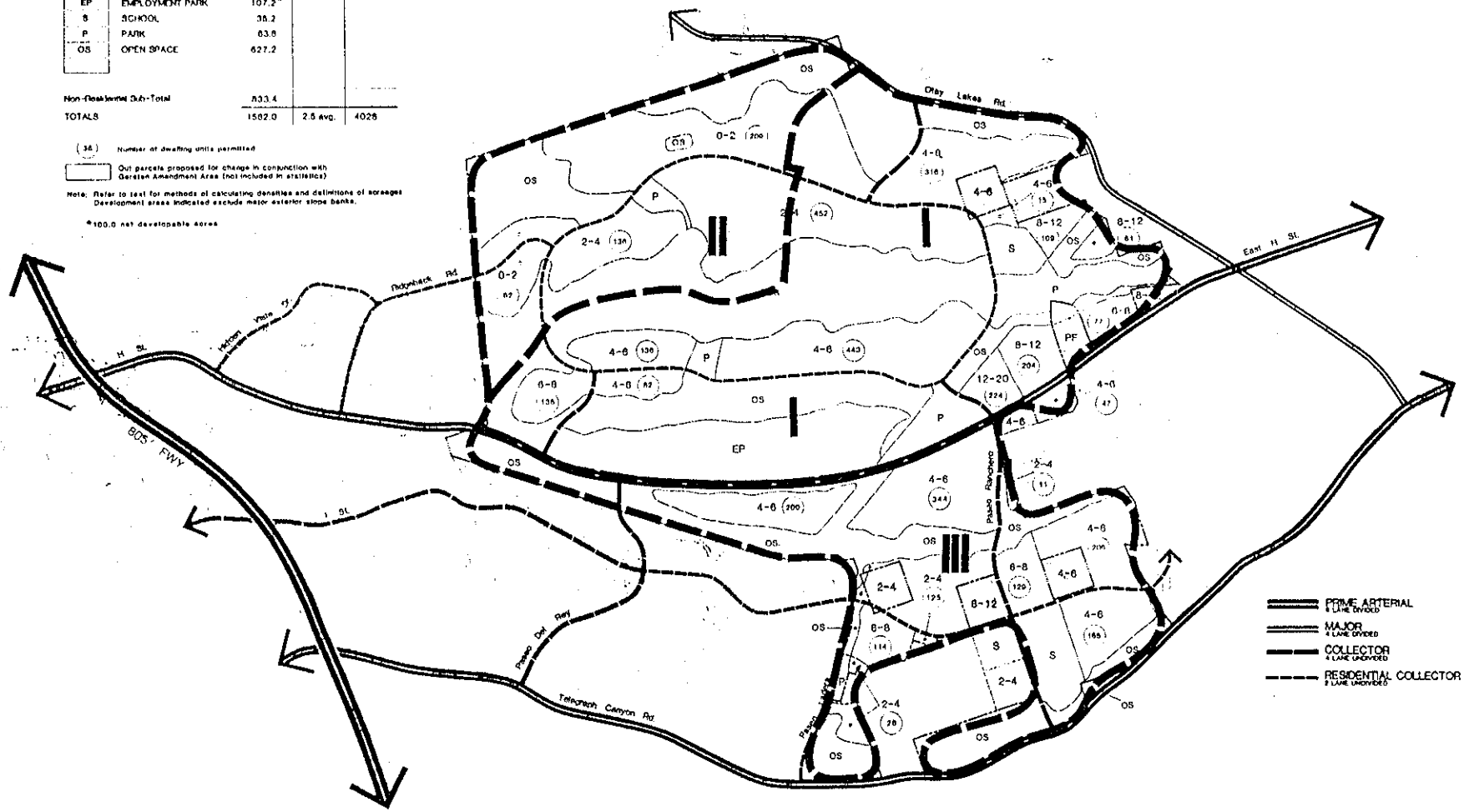
Non-Residential Land Uses				
EP	EMPLOYMENT PARK	107.2*		
S	SCHOOL	38.2		
P	PARK	63.8		
OS	OPEN SPACE	627.2		
Non-Residential Sub-Total		833.4		
TOTALS		1582.0	2.5 avg.	4026

(36) Number of dwelling units permitted

Out parcels proposed for change in conjunction with Gersten Amendment Area (not included in statistics)

Note: Refer to text for methods of calculating densities and definitions of acreages. Development areas indicated exclude major exterior slope banks.

*100.0 net developable acres



Source: Cinti & Associates

400 1200 2000

Boundaries of SPAs I-III

Figure 2-2

P&D

The SPA I Plan was approved in December 1987 and is now under construction. The City of Chula Vista City Council subsequently approved the current SPA boundaries and labels (see Figure 2-2). With the approval of Rancho del Rey SPA I, detailed planning for the majority of the site north of East H Street has been completed. Adoption of the SPA II Plan will complete the planning of that geographic area. SPA III which is located south of East H Street is currently being planned.

2.3 PROJECT CHARACTERISTICS

The proposed project involves a SPA Plan and tentative map for approximately 370 acres. The plan for the SPA II area is consistent with the Specific Plan although very minor land use changes have been made during the detailed planning process. The Rancho del Rey SPA II Plan proposes the construction of 567 single-family dwelling units (DU) of low-medium density (i.e., 208 DU at 0-2 du/ac and 359 DU at 2-4 du/ac) on approximately 192 acres. In addition, a community facilities site totalling 6.1 acres; a neighborhood park totalling 6.5 acres; four open space areas totalling 158.3 acres; and major circulation routes totalling 12.9 acres are proposed (Table 2-1). The site utilization plan (Figure 2-3) illustrates the layout of these uses.

The proposed residential uses are comprised of 208 estate lots and 359 single-family lots. As seen in Figure 2-3, the estate lots are situated on the north side of Rancho del Rey Parkway. There are three separate estate lot areas: Area R-1a, Area R-1b and Area R-1c. Area R-1a is located along the western edge of the specific plan area and consists of 63 units. Area R-1b is located in the north-central portion of the plan area and consists of 63 units. Area R-1c is located along the eastern edge of the SPA II area and consists of 82 units. The average lot size for estates will vary from 14,400 square feet (s.f.) to 18,200 s.f. The three estate lot areas are separated by open space areas. Each estate lot area has an internal circulation system.

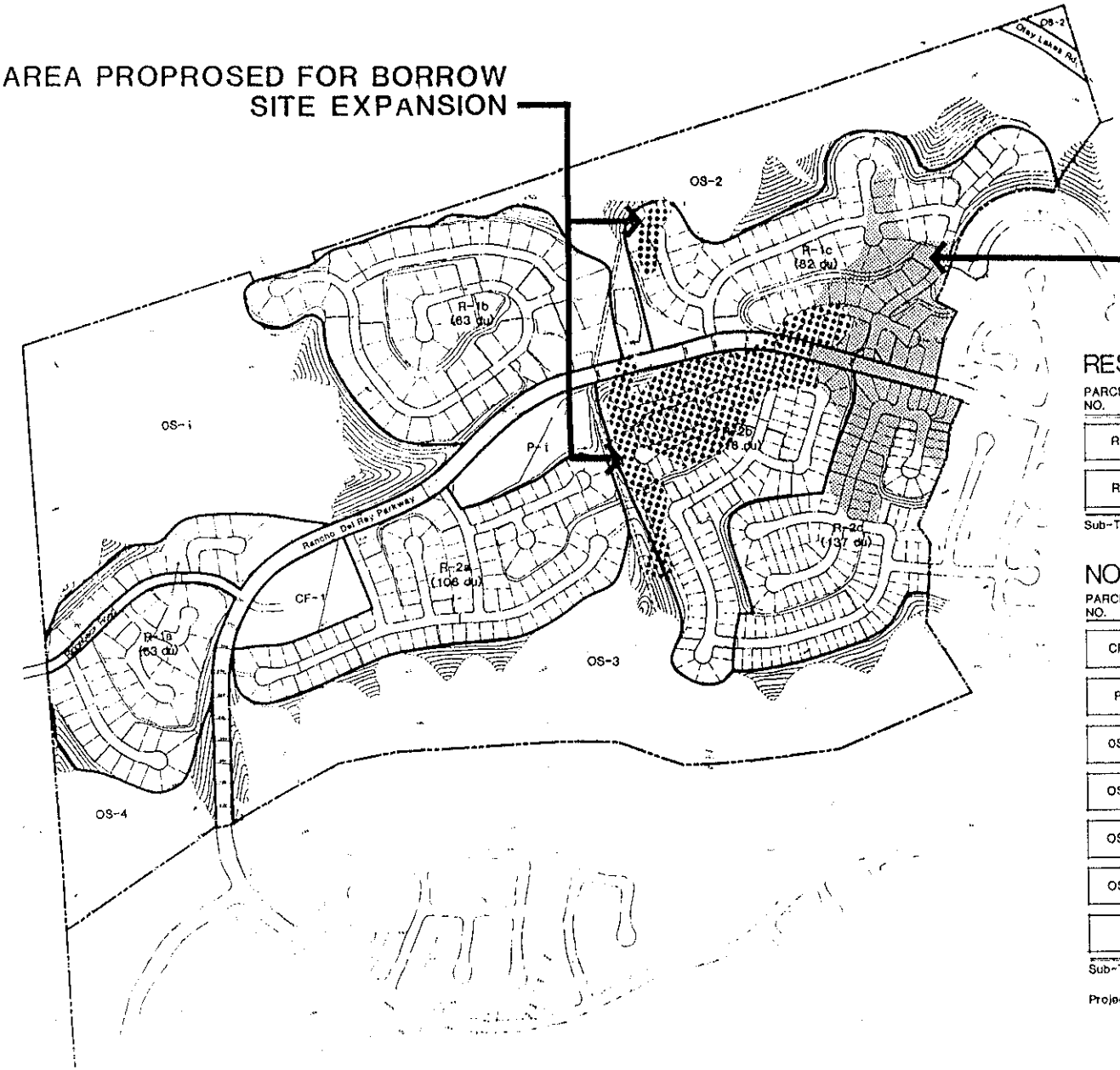
There are 359 conventional single-family detached residential units proposed. The average lot size will range from 7,000 to 10,000 s.f. These units are located on the south side of Rancho del Rey Parkway. There are three separate single-family lot areas: Area R-2a, Area R-2b and Area R-2c. From west to east, Area R-2a

TABLE 2-1
PROPOSED LAND USES
RANCHO DEL REY SPA II

Land Use	PROPOSED SPA II DU	Acres	Percent of Land Area
Estate Residential	208 (36.5%)	102.8	27.3%
Single-Family Residential	359 (63.5)	89.7	23.9%
Community Facility	---	6.1	1.6%
Neighborhood Park	---	6.5	1.7%
Open Space	---	158.3	42.1%
Major Circulation Routes	---	12.9	3.4%
TOTAL	567	376.3	100.0%

consists of 106 units, Area R-2b consists of 116 units and Area R-2c consists of 137 units. As can be seen from the site utilization plan (Figure 2-3), there are a number of internal circulation roads within each of these areas. Also on the south side of Rancho del Rey Parkway are the proposed community facility site which consists of 6.1 acres and the 6.5-acre neighborhood park. The community facility site, located at the intersection of Rancho del Rey Parkway and Ridgeback Road, would be suitable for a church and/or day care use. The 6.5-acre neighborhood park site is centrally located along the south side of Rancho del Rey Parkway and will provide access to the hiking and equestrian trail system in Rice Canyon.

As mentioned previously, there are four open space areas: OS-1, OS-2, OS-3 and OS-4. Area OS-1 (53.2 acres) includes the large drainage in the northwest corner of the plan area. Area OS-2 (38.6 acres) encompasses a series of drainages along the northern boundary of the project area. Area OS-3 (54.9 acres) is located along the southern edge of the project area and includes a series of north to south trending drainages above Rice Canyon. Area OS-4 (11.6 acres) is situated in the southwestern corner of the project area and includes a portion of Rice Canyon.



RESIDENTIAL

PARCEL NO.	TARGET HOUSING TYPE	NET ACRES	TARGET DENSITY	PERMITTED UNITS
R-1	SFD - Estate	102.8	2.0	208
R-2	SFD - Conventional	89.7	4.0	359
Sub-Total		192.5	3.0	567

NON-RESIDENTIAL

PARCEL NO.	LAND USE	ACRES
CF-1	Community Facility	6.1
P-1	Neighborhood Park	6.5
OS-1	Open Space	53.2
OS-2	Open Space	38.6
OS-3	Open Space	54.9
OS-4	Open Space	11.6
	Major Circulation	12.9
Sub-Total		183.8
Project Total		376.3 ac	567 du

Source:
Cinti
& Associates

200 600 1000

Site Utilization Plan
Figure 2-3

P&D

The approval of SPA II will also include a Public Facilities Financing Plan, Design Guidelines and a Development Agreement. The previous Development Agreement with the City for SPA I includes a traffic threshold of 56,500 ADT east of the intersection of East H Street and Hidden Vista Road. At 56,500 ADT the capacity of this intersection would fall into a level of service (LOS) D which is considered unacceptable. This is an interim condition until State Route (SR) 125 is built. In compliance with this condition, approximately one-half of the employment park in SPA I is on hold until the completion of SR-125 **or alternate circulation network that reduces ADT from East H Street.** Due to a variety of factors, primarily market conditions, the applicant is currently proposing to develop all or portions of SPA II prior to development of all or part of the "central ridge" within SPA I. This reflects a modification in the approved development sequence for SPA I. If the threshold of 56,500 ADT is reached, then any portion of SPA II or any portion of the "central ridge" of SPA I would be put on hold until the completion of SR-125 **or the alternative circulation network.**

In addition to the development described above, the applicant has proposed the extension of an existing borrow site which is located along the eastern edge of SPA II in the vicinity of Rancho del Rey Parkway (see Figure 2-3). As proposed, the borrow site would provide 248,000 cubic yards (c.y.) of soil which is needed for the current grading activities within SPA I. The limits of the proposed borrow site are within the limits of the proposed development area associated with SPA II. The proposed borrow site falls partly within Areas R-2b, R-1c, and a small part of OS-3.

3.0 ENVIRONMENTAL ANALYSIS

3.1 SOILS AND GEOLOGY

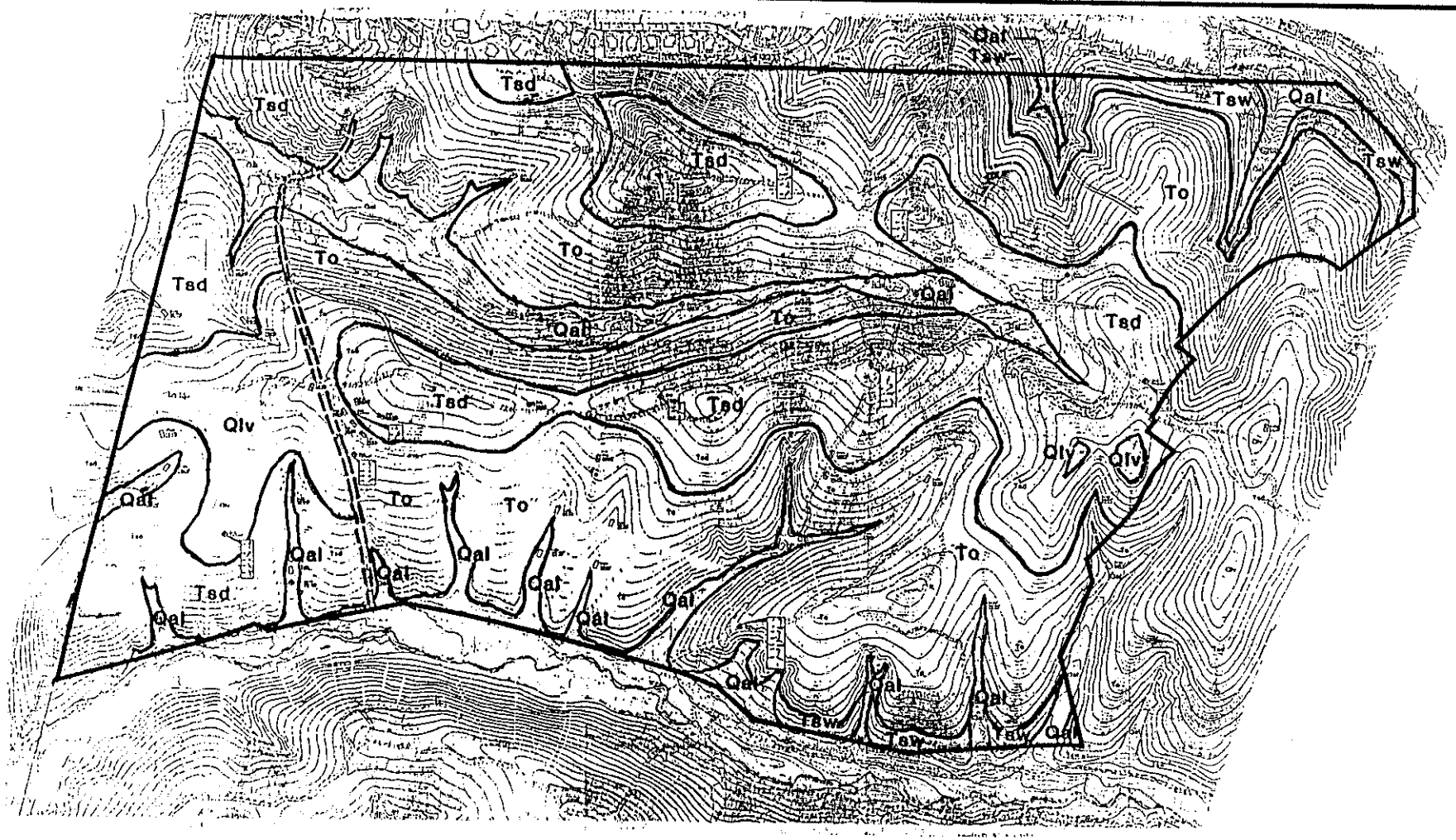
A. Existing Conditions

Soils and Geology - A preliminary geotechnical investigation was completed by San Diego Soils in August 1988 (Appendix A). This investigation included a review of previous geologic, soils engineering and seismologic reports pertaining to the project site. The report is summarized below and is on file with the Environmental Review Section of the City of Chula Vista Planning Department. The body of the report (excluding appendices and plates) is appended to this EIR under separate cover.

Topographically the site is characterized by a series of roughly east-west trending ridges and canyons. The ridgelines are incised by a number of draws. The hillsides slope at gentle to steep gradients. Elevations on the site range from about 200 to 470 feet above mean sea level.

The project site lies within the Peninsular Range Province of California. This province is a well-defined physiographic area extending southeastward from the Los Angeles Basin to the tip of Baja California. In general, this province consists of rugged mountains underlain by metamorphic and crystalline rock to the east, and a coastal plain underlain by marine and non-marine sediments to the west.

As shown in Figure 3-1, the site itself is underlain by three major sedimentary rock units. The Sweetwater Formation consists of slightly silty fine to coarse sandstone. This unit is found on-site in the southeast at elevations below 300 feet and along the northeastern part of Rice Canyon below elevations of about 290 feet. The Otay Formation rocks consist mostly of silty fine to medium sandstone. Also present in the Otay Formation are sandy to clayey silstones, claystone lenses, and continuous seams of bentonitic claystones about one to four feet thick. The expansion potential of these materials ranges from very low for the sandstones to very high for the bentonitic clays. The San Diego Formation is found at higher elevations throughout the site and consists of silty fine sandstone with some poorly



Qal	ALLUVIUM
Qlv	LINDAVISTA FORMATION
Tsd	SAN DIEGO FORMATION
To	OTAY FORMATION
Tsw	SWEETWATER FORMATION
	APPROXIMATE FAULT LOCATION

Geologic Formations Within SPA II

Figure 3-1

lithified, very friable zones. Because the unit is friable and cohesionless, it may be susceptible to erosion of cut and fill slopes.

The above-mentioned rock units are capped on the higher ridges by a terrace deposit, and by surficial units consisting of alluvium and colluvium. The Linda Vista Formation terrace deposit forms a thin cover of fine to coarse sandstone with occasional cobbles. The greatest deposit is approximately 50 feet thick. Residual deposits of one to three feet thickness were commonly found on ridgetops. Alluvial deposits were observed in most of the swales and small gullies on-site as well as the major drainages. The thickest deposits are in the east-west trending canyon near the center of the property and the larger draws off of Rice Canyon. The deepest alluvium observed was 15 feet by the proposed Rice Canyon road crossing. The colluvium deposits located on slopes are typically three to six feet thick and at some points as deep as ten feet. The top soil is generally two feet thick or less.

Geologic Hazards - Generally, geologic hazards include seismic risk, expansive soils and compressible alluvial soils. The Rancho del Rey site is crossed by the La Nacion Fault Zone which has one prominent fault, running north to south, with other potential traces. The La Nacion Fault Zone is considered potentially active. Numerous fault traces have been mapped or inferred south and east of the site, however, their locations in the project area are not well defined. The fault traces shown in Figure 3-1 were encountered during the recent San Diego Soils investigation.

Although the La Nacion Fault is considered potentially active, seismic risk is considered low to moderate as compared to some parts of Southern California. Seismic hazards within the site result from ground shaking caused by events on distant, active faults. The distant, active faults which could affect the site are given in Table 3-1. A regional fault location map is provided in Appendix A.

It is the opinion of the project geologist that the maximum probable earthquakes that are most significant are either a 7.0 magnitude event on the Elsinore Fault or a 7.3 magnitude even on the San Clemente Fault.

Table 3-1

ACTIVE FAULTS WITHIN 100 MILES OF PROJECT

Fault	Distance from Site	Maximum Probable Earthquake
Elsinore	41 miles NE	7.0
San Clemente	44 miles W	7.3
Coronado Banks	17 miles W	6.0
San Jacinto	64 miles NE	7.5
San Andreas	90 miles NE	8.0
La Nacion*	0	6.0
Rose Canyon*	7 miles NW	6.0

* Potentially active

The bedrock and unsaturated soil at the site are not susceptible to liquefaction. The bentonitic clay soils which are present have high expansion potential. Ground rupture is not likely at the site due to the absence of active faulting. The site is not subject to innundation by tsunamis and seiches due to its elevation above sea level and the lack of fresh water bodies. Seismically induced landsliding does not appear to be a significant hazard on the site. Alluvial soils are compressible and subject to settlement if fill or structures are placed on them.

B. Potential Impact

Soils and Geology - Development of the proposed project would involve mass grading for installation of utility facilities and creation of streets and building pads. Building pads will be constructed by conventional mass grading techniques involving cutting of ridge-tops and filling of canyons and side slopes. Grading would primarily be confined to the ridge-top areas, with the major canyon areas retained as open space. In general, graded slopes would be constructed at 2.0 to 1 to 2.2 to 1 (horizontal to vertical) slope ratios based on height. Cut slopes of up to 50 feet are envisioned within building areas, and cut slopes of up to 120 feet are planned along roads. Fill slopes are planned to a maximum height of about 140 feet.

Considering the proposed grades, it does not appear that the Sweetwater Formation will be exposed during grading. The Otay Formation should be the predominant

unit exposed after grading. However, it is anticipated that bentonitic clay seams will crop out at finished grade in large cut areas. Cut slopes containing bentonitic clays, clay beds dipping out of slope, or other adverse geologic conditions may require remedial measures such as stabilization or buttress fills. The observed materials of the San Diego formation are expected to exhibit a very low potential for expansion. As mentioned above, because the San Diego formation is friable and cohesionless, it may be susceptible to erosion of cut and fill slopes. Impacts to the Linda Vista Formation are not anticipated due to its dense and massively bedded nature.

The alluvium, colluvium and similar compressible materials would not support development without adequate treatment. Recompaction of the soil would provide stable and developable building pads. The potential for liquefaction on-site is low and would not impact the developability of the site. Although no grading is planned in the large east-west trending canyons, local groundwater seepage may occur in cut areas during or after grading.

Geologic Hazards - If La Nacion Fault traces become active and experience seismic displacement, it is possible that they could break to the surface and cause surface rupture. Based upon the opinion of the project geologist and the known geologic conditions along the La Nacion Fault Zone, this is considered to have a low probability of occurrence.

C. Mitigation Measures

The geotechnical report prepared by San Diego Soils Engineering identifies detailed grading and earthwork mitigation recommendations for potential project related impacts associated with geologic units; seismicity, earthwork, slope stability, foundation stability, drainage, shrinking and bulking, compaction, expansion, and erosion and seepage. The following list summarizes many of the key mitigation measures, but is not intended to be all inclusive. Refer to Appendix A for the complete list of recommendations.

- It is recommended that surficial soils and any existing fill be over-excavated to bedrock material in areas to receive fill. The final depth

of removal should be evaluated by the geotechnical consultant at the time of grading.

- All fill would consist of approved earth material. The geotechnical consultant would be contacted for evaluation of imported fill at least two working days prior to importation.

- To provide for unforeseen variation in shrinkage and bulking quantities, provisions would be made for export, import, or on-site balancing and quantities should be monitored during project grading.

- Expansive soils would not be placed within the upper 5 feet of final ground surfaces, or closer to fill slope faces than a horizontal distance equal to the slope height, or as backfill against foundations or retaining walls.

- The height, slope ratio, and compaction of all cut-and-fill slopes would conform to specifications identified by the geotechnical consultant, as appropriate. Fill slopes not conforming to the assumptions stated in the geotechnical recommendations (Section 6.3.2) would be individually studied prior to completion of grading. Cut slopes would be evaluated by the geotechnical consultant during grading.

- If clay seams crop out beneath fill slopes (or within about 20 feet under the toe), keyways would be designed and constructed to cut off those seams based on the evaluation of the geotechical consultant.

- Stabilization fills should be utilized in areas deemed appropriate by the geotechnical consultant. The types and specifications of stabilization fills would be determined during excavation by the geotechnical consultant.

- Subdrains would be installed at the base of fills placed in canyons and draws or over areas of actual or potential seepage. Specific locations would be determined in the field during grading, with installations being reviewed by the geological consultant prior to placement of fill.

- o Foundations, slabs, footings, and retaining walls would be designed in accordance with specifications identified by the geotechnical consultant, based on the type of soils encountered and pertinent structural considerations.

- o Final grading plans and foundation plans for the project site would be reviewed by the geotechnical consultant prior to construction.

The applicant has agreed to all of these mitigation measures which are to be placed as conditions on the tentative map.

D. Analysis of Significance

Compressible alluvium, colluvium and expansive bentonitic soils are unsatisfactory for development without remedial treatment. This is regarded as a significant, mitigable impact. Traces of the La Nacion Fault zone cross or underlie the site; surface fault rupture and ground shaking have been identified as remote but potentially significant impacts.

3.2 DRAINAGE/GROUNDWATER/WATER QUALITY

A. Existing Conditions

Drainage - The subject parcel is located within portions of three major drainage basins as defined in the Special Study of Storm Drainage Facilities (The Fogg Report, 1964). The northerly portion of the site is drained by streams of the Bonita Basin and the Otay Lakes Basin which contains five sub-basins that drain into the Sweetwater River. The remainder of the site is within the Rice Canyon Basin. This basin drains to San Diego Bay although it is within the Sweetwater River hydrographic unit as defined by the Regional Water Quality Control Board (SANDAG, 1985). The runoff calculations in the "Fogg Report" are based on General Plan land use designations. The City of Chula Vista uses the Fogg Report to size its major flood control improvements.

The three major east-west trending streams in Rice Canyon will ultimately contribute 1,794 cubic feet per second (cfs) of storm flow at a point near H Street based on a 50-year frequency storm. A siltation basin has been constructed at that point and a double 96-inch storm drain has been constructed westerly to an open channel outlet adjacent to I-805 to accommodate this ultimate flow. The north leg of Rice Canyon is calculated to ultimately contribute 959 cfs while the center leg is calculated to contribute 280 cfs. The south leg of Rice Canyon, off-site but within the Specific Plan area, is calculated to contribute 555 cfs. A 66-inch pipe designed to carry this flow is partially complete. Flows from the Bonita Basin are calculated at 225 cfs where they exit the site near the northwest corner of the plan area. A small canyon west of Otay Lakes Road contributes 290 cfs at the northern property boundary.

Ground Water/Water Quality - The project site lies within the Sweetwater Hydrographic unit which encompasses an area of about 230 square miles, and is a narrow, northeasterly trending strip extending to the coast. The southwesterly flowing Sweetwater River has impoundments (dams) at Loveland and Sweetwater reservoirs.

Qualitative information on the water quality characteristics of surface runoff or groundwater at the project site has not been gathered. However, the quality of surface water is expected to be typical of runoff from a mixed grassland/sage scrub, agrarian and urban landscape. The Water Quality Control Plan (California Water Quality Control Board, 1975) and Water in the San Diego Region (SANDAG 1985) give water quality data for the hydrographic unit indicating that runoff is probably high in nutrients, micro-organisms and dissolved solids. This is due to runoff from urban and as well as agricultural, non-urban sources.

A portion of the site to the north may lie within the Sweetwater Valley Groundwater Basin (SANDAG, 1985). This basin, downstream from the Sweetwater Reservoir is mineralizing faster than other basins in the region. The principal source of salt load is return flows and leaching of applied fertilizers from urban land.

B. Potential Impacts

Drainage - Development of the project site will involve overcovering of the surface soils as a result of grading for building pads and roads. The project will create large areas of impervious ground surface with the overall effect of facilitating water runoff during rainy periods. Rick Engineering prepared a drainage study for the Rancho del Rey Specific Plan area in July 1986 and an Addendum drainage study for SPA II in September 1988. Preliminary drainage design for the specific plan area required three methods of analyses: The U.S. Army Corps of Engineers HEC-1 and HEC-2 computer programs were used to calculate estimated discharges and corresponding water surface profiles. The modified rational method was used to size the preliminary underground storm drain system. This study provides a description of on-site drainage facilities required to accommodate flows from the approved Specific Plan project. The 1988 addendum report evaluated the drainage requirements for the northern five drainage basins within SPA II as they were not included in the 1986 study. In general, on-site improvements would include natural and improved channels with several lengths of closed conduit. The Otay Lakes Basin would have a drainage facility to convey discharges along Otay Lakes Road. The Rice Canyon channel would consist of a series of drop structures and minor channel regrading at key locations. The majority of the Bonita Basin would remain in open space and would continue to sheet flow naturally.

Off-site drainage facilities are considered to be adequate to accommodate the potential flows after development. Although the Fogg Report was based on different ultimate condition assumptions, it was concluded in the previous EIR (WESTEC, 1985) that flows would not exceed those reported in the Fogg report. This conclusion was based on site soils and topography which result in relatively high normal runoff volumes, and the amount of open space associated with the current plan, not normally assumed in the Fogg calculations.

Groundwater/Water Quality - Development of the site with urban uses, would result in a change in the type and amount of contaminants contained in surface runoff. Contaminants such as oil, grease and heavy metals from automobiles would increase. Planted lawns and landscaping associated with SPA II would afford greater erosion protection than the existing bare or partially vegetated ground.

The increase in contaminants would not represent a significant impact at a project level of analysis. Continued buildout of the Specific Plan and adjacent development would generate a cumulative impact to local water quality. Because runoff from the project would not enter the domestic water supply, there are no pertinent regulations or requirements for the control of the non-point source runoff discharges occurring at the site.

C. Mitigation Measures

The drainage facilities of pipelines and improved channels would be constructed as described in the 1987 Rick Engineering Study and the 1988 Addendum. The applicant has agreed to this measure and the measure will be placed as a condition on the tentative map. **All drainage facilities would be constructed to conform to City standards.** With regard to water quality, no mitigation measures are proposed since surface water flows will not drain into a domestic water supply.

D. Analysis of Significance

Adequate on-site drainage facilities and improvements are detailed in the Rick Engineering reports and will be developed in conjunction with the project, and no significant impacts are anticipated. In conformance with the Threshold standard, storm water flows and volumes would not exceed City Engineering standards. Urbanization would result in increased concentrations of automobile-related contaminants. Because the site does not drain into a domestic water supply this is regarded as an incremental impact; significant only on a regional, cumulative basis.

3.3 LANDFORM/AESTHETICS

A. Existing Conditions

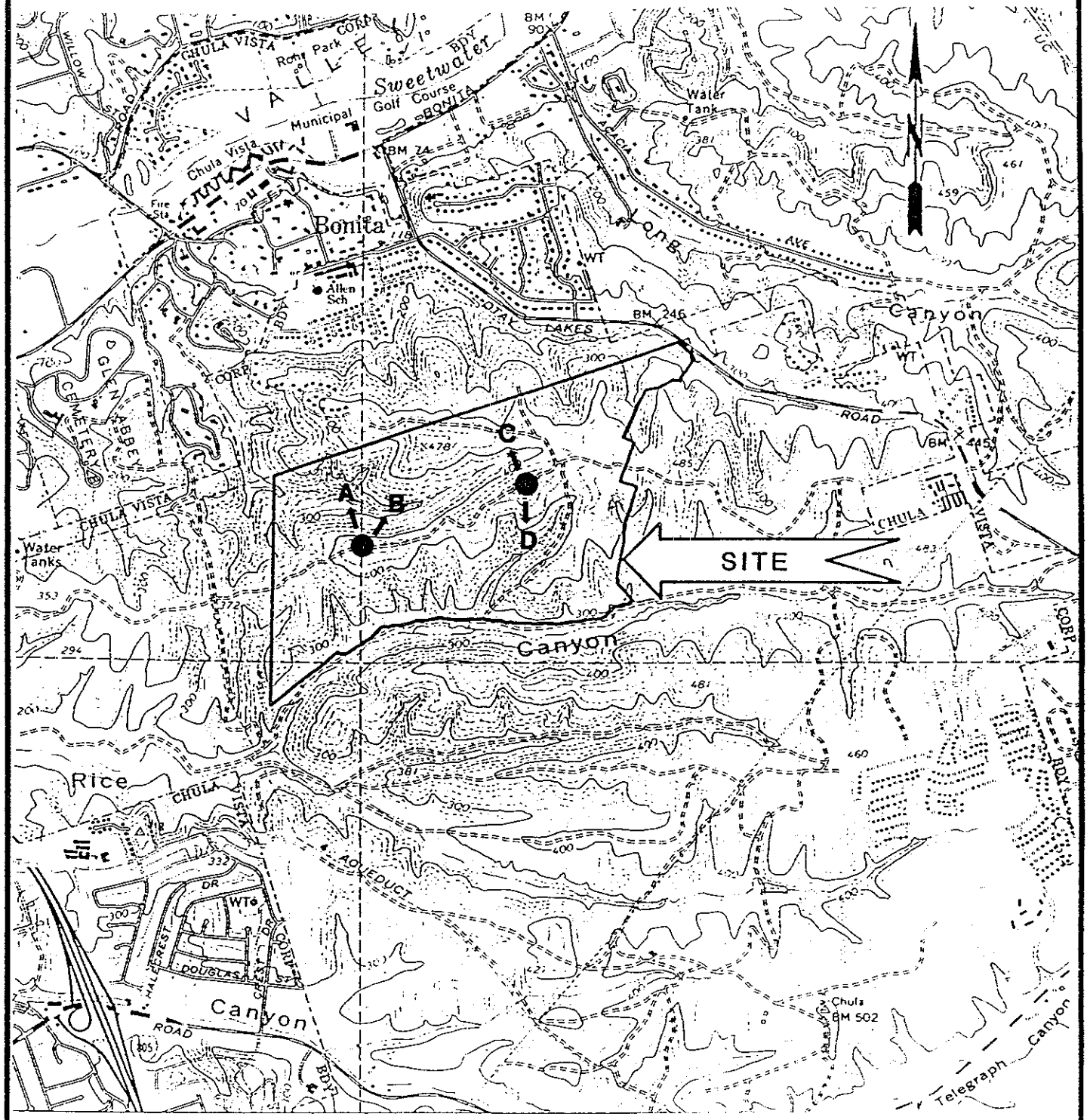
The topography of the Rancho del Rey SPA II site is comprised primarily of a central east-west ridgeline with side slopes of 15 to 30 percent gradient and intervening valleys. To the south this ridge is composed of a series of north-south trending finger canyons; while to the north there is a major east-west drainage. The southern edge of the site falls along the north side of Rice Canyon. The

northeast corner of the site is comprised of a mesa-like formation which is flanked (to the north and south) by north-south canyons.

As seen in Figure 3-2, elevations on the ridge tops range from 440 feet above mean sea level (MSL) in the west end to 480 feet in the east. There is an isolated high point in the north-central portions of the site which is at 480 feet MSL. Elevations at the bottom of Rice Canyon range from 240 to 320 feet MSL. The bottom of the major drainage in the northwest corner of the site is between 190 and 250 feet MSL.

The project site is presently vacant land characterized by native scrub plant communities. Portions of the site have been previously disturbed by road grading, overhead transmission line construction and subsurface soil testing. The ridgelines form an irregularly shaped surface which generally runs in an east-west direction. Along the crest of these ridges, short-range views include the canyons and valleys below and adjacent to residences. On a clear day, the higher ridges offer long-range views of the ocean and downtown San Diego, mountain ranges to the east and Mexico to the south. Due to the irregular topography of the site, unless you are on one of the ridge tops, views are confined to other portions of the site itself. The following photographs (Figure 3-3) are provided to illustrate several of the existing on-site viewpoints. Figure 3-3, Photos A and B are taken from a high point along the "north ridge" within SPA II. The major drainage in the northwest portion of the site is visible as are the existing homes along Surrey Road. Figure 3-3 Photo C is taken from a central location along the "north ridge" to the north; the existing thornmint preservation site enclosed by a fence is seen in the center of the photo. Figure 3-3 Photo D is taken from the "north ridge" to the south; the existing SDG&E transmission line can be seen with Rice Canyon in the background.

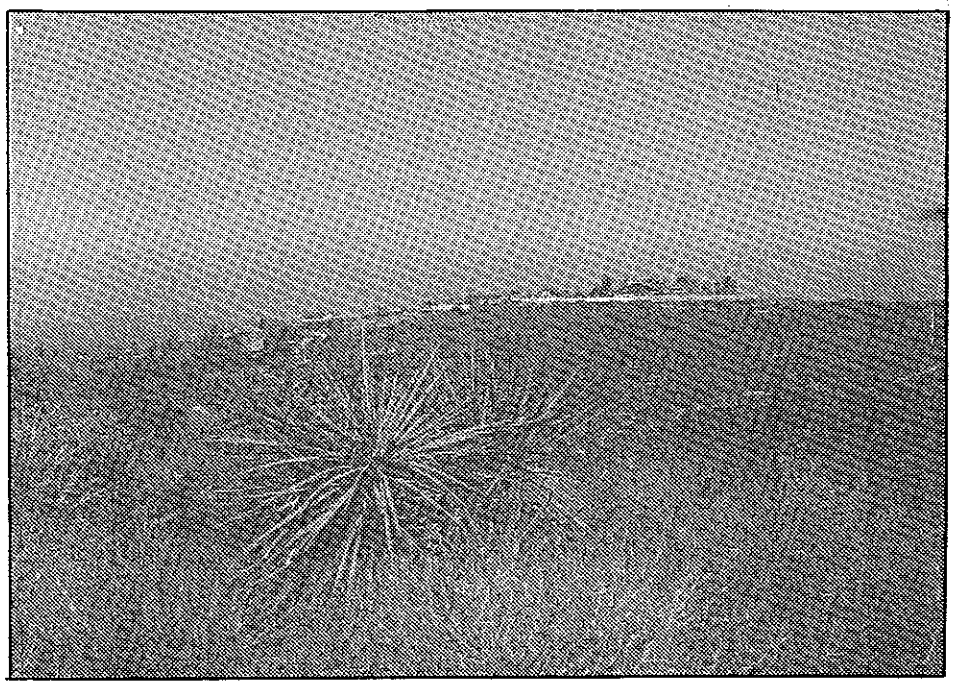
Views of the project site from the surrounding area are mainly confined to some of the homes along Surrey Road to the north. The northwestern portion of the site is in close proximity (approximately 100 feet) to these existing residences which are considered sensitive view receptors. Views of the property from major roadways are limited. A small segment of Otay Lakes Road (approximately 800 feet) runs along the northwestern corner of the site. East H Street generally runs one-half mile south of the site. The western portion of Rancho del Rey Parkway will be



ADAPTED FROM U.S.G.S. 7.5'
NATIONAL CITY (1975) QUADRANGLE

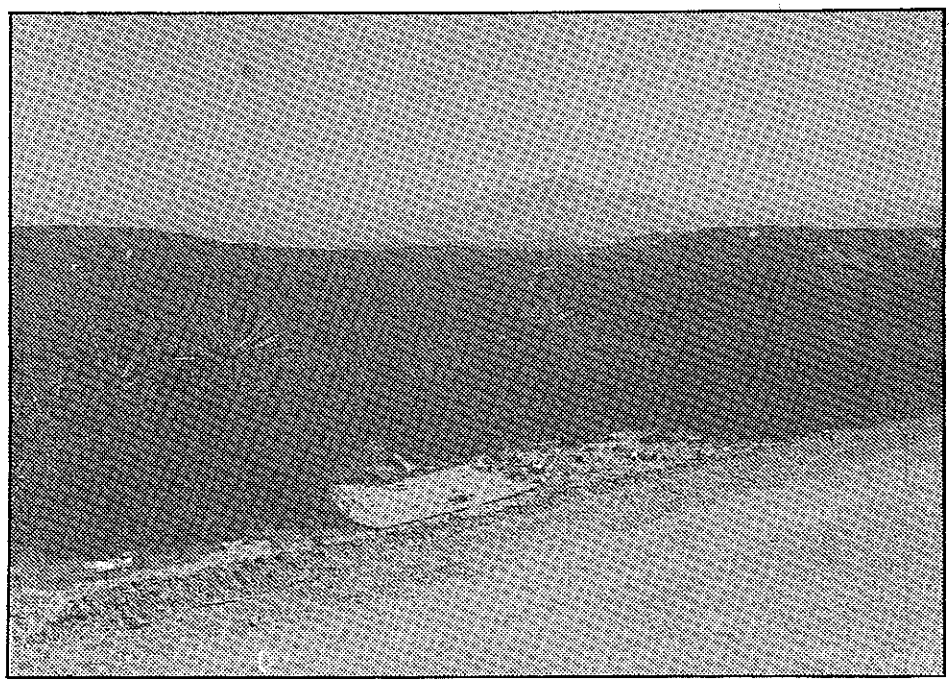
Existing Site Topography/ Photo Location Map

Figure 3-2



PHOTOGRAPH A

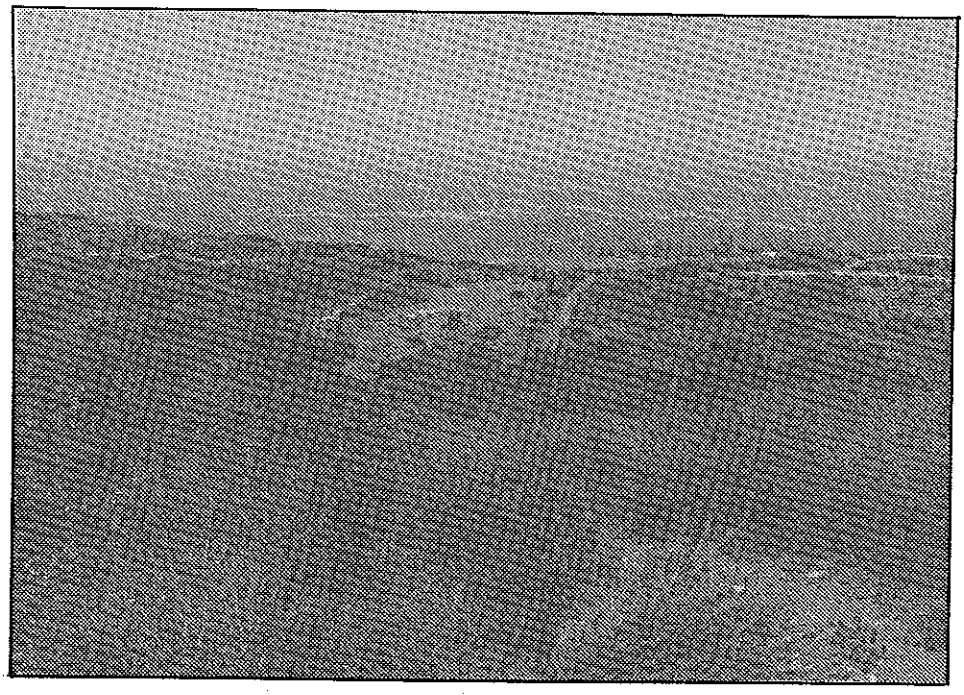
From Road Along "North Ridge" to Northeast-
Canyon in Northwest Corner of Site to be Filled



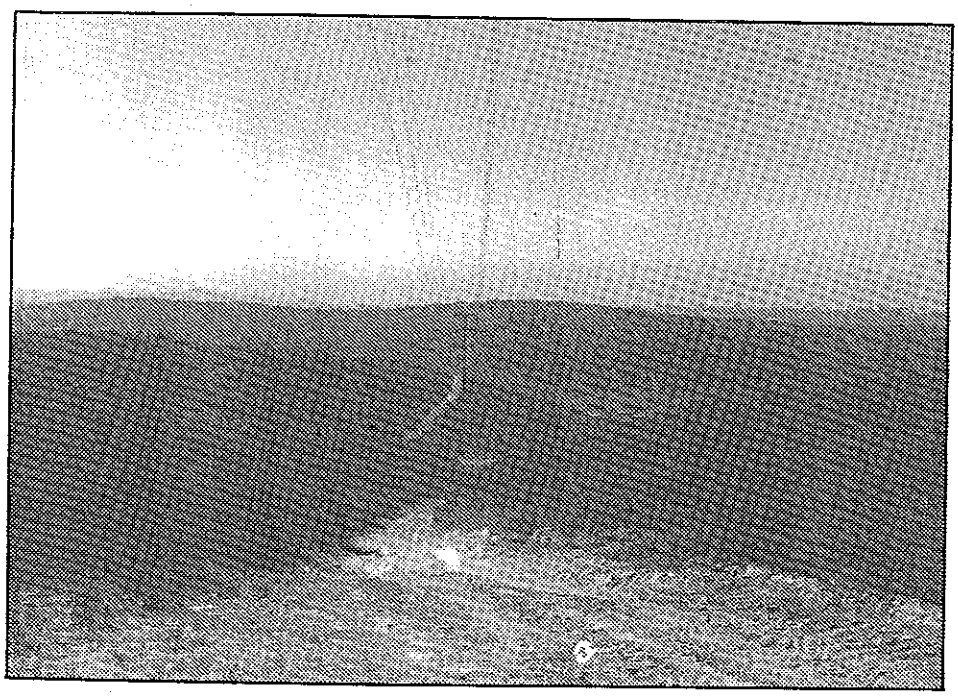
PHOTOGRAPH B

From Road Along "North Ridge" to Northeast-
Canyon in Northwest Corner of Site to be Filled

Photos of Site
Figure 3-3



PHOTOGRAPH C
From "North Ridge" to North-
Thornmint Preservation Site With Fence



PHOTOGRAPH D
From "North Ridge" to North-SDG&E Transmission Line
in Foreground, Rice Canyon in Background

Photos of Site Continued

Figure 3-3 (cont.)

highly visible from East H Street. Both Otay Lakes Road and East H Street are designated as potential Scenic Highways in the Chula Vista Scenic Highway Element. Scenic highway policies address design review, beautification of scenic routes, landscaping and maintenance requirements. To implement the policies, the Scenic Highway Element recommends that developers create "pleasing streetscapes through landscaping techniques and varied building setbacks," or create "substantial open space areas adjacent to scenic routes" through the use of clustering or other innovative site design concepts.

The following design policies from the adopted El Rancho del Rey Specific Plan are pertinent to the visual quality of proposed development on the project site:

- Grading Standards: Grading within the Sepcific Plan area shall be subject to Chapter 15.04 - Excavation, Grading and Fills - of the Municipal Code.

- Grading Design: It is the intent of the Specific Plan area that graded areas will be contoured to blend with natural landform characteristics. Rounding both vertical and horizontal intersections of graded planes, obscuring slope drainage structures with a variety of plant material massing, incorporating the use of variable slope ratios for larger slope banks, use of landscape planting for erosion control and to obscure manmade banks, architectural solutions to topographic changes, and other similar techniques should be used. Artifically appearing slope banks with rigid angular characteristics shall not be permitted.

- Grading Policies: General policies with regard to development within the El Rancho del Rey Specific Plan area are as follows:

  a. Visual significant slope banks should be preserved in their natural state by clustering development.

  b. The natural character of the hillsides should be retained where practical.

  c. A variety of housing, padding techniques, grading techniques, lot sizes, site design, density, arrangement, and spacing of homes and developments should be encouraged.

d. Innovative architectural, landscaping, circulation, and site design should be encouraged.

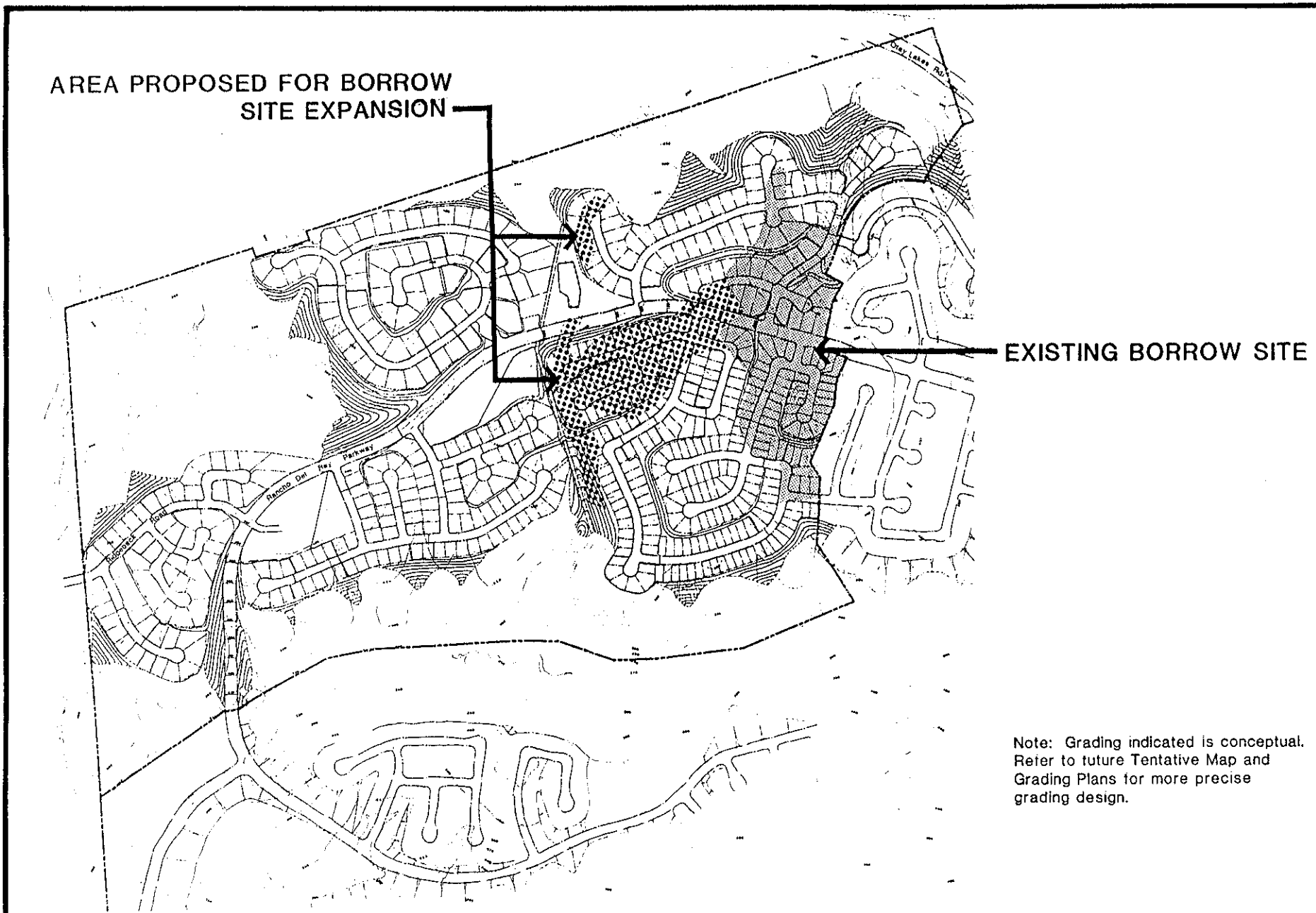
e. Safety against unstable slopes or slopes subject to erosion and deterioration should be provided.

f. Grading may be accomplished beyond the boundaries of an approved SPA plan where necessary to implement the SPA plan uses or infrastructure facilities.

Additionally, a series of findings were adopted along with the El Rancho del Rey Specific Plan acknowledging that development of the project site under the adopted Specific Plan will require substantial landform alteration, including cutting of the ridge areas and filling of the lower elevations. Identified concerns in the findings are the preservation of the north leg of Rice Canyon as ungraded, undeveloped open space and the potential for impacts to designated scenic highways.

B. Potential Impact

Development of SPA II, as proposed, would significantly alter existing landforms on-site. The conceptual grading plan illustrates the placement of development areas on the plateau area north of Rice Canyon. This development area is bisected by the alignment of Rancho del Rey Parkway which is the major collector for the El Rancho del Rey Specific Plan area between East H Street and Otay Lakes Road (Figure 3-4). There is also an open space area on the plateau which has been designated to preserve and protect one of the sensitive plant species (thornmint). As illustrated in Figure 3-4, development areas are located on the higher elevations or plateaus (to take advantage of on-site views), while the canyons and slopes are to remain primarily as natural open space with some recreational uses such as trails. In addition, a 12 foot sewer easement and access road and a 10 foot drainage easement will be graded in the northeast corner of the site. It should be noted that these improvements along with a proposed extension of an existing 66 inch storm drain will require off-site improvements. No major development is proposed in the north and middle legs of Rice Canyon.



Note: Grading indicated is conceptual. Refer to future Tentative Map and Grading Plans for more precise grading design.

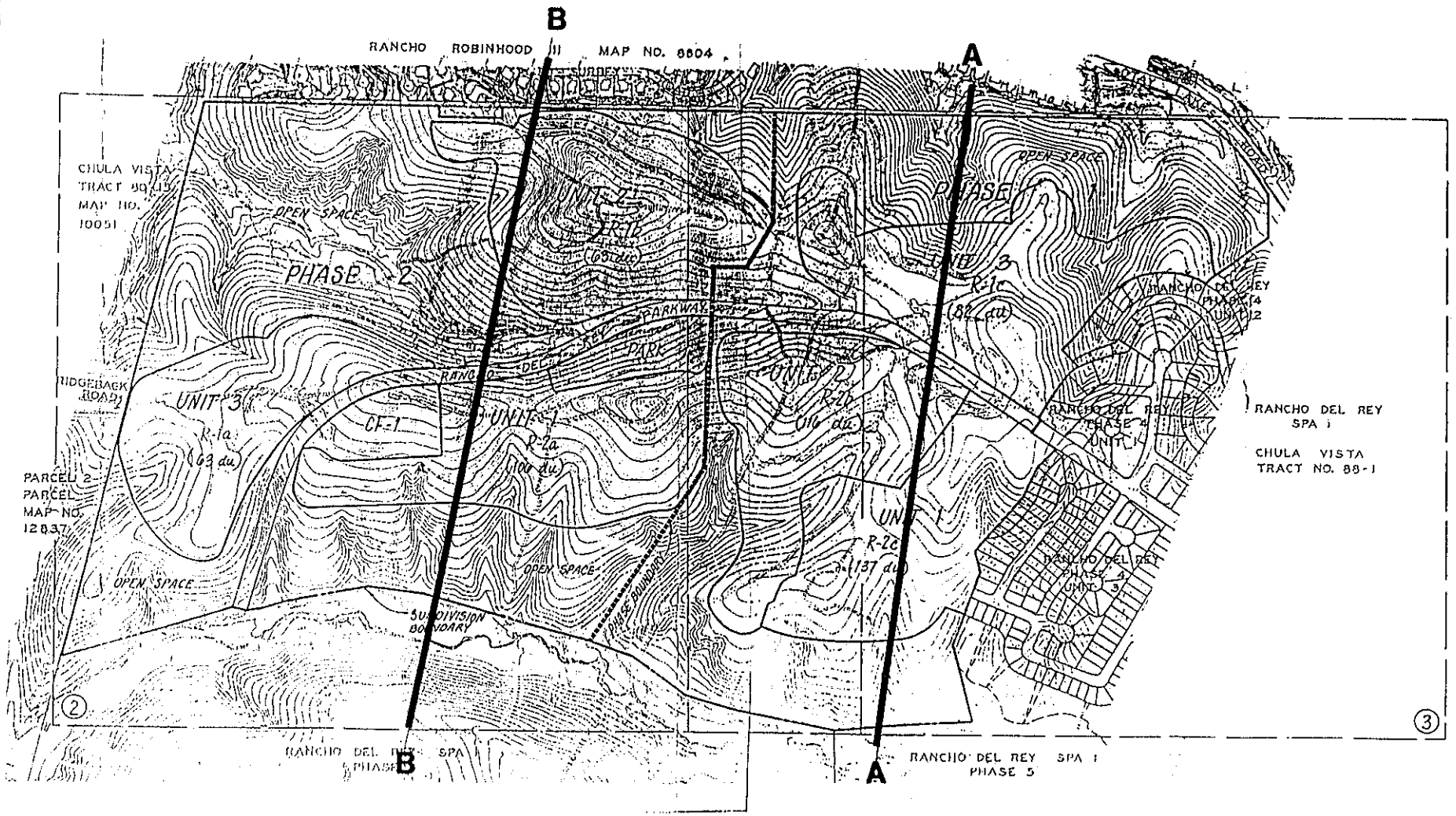
Grading Plan
Figure 3-4

In general, implementation of the grading plan would entail cutting the ridge areas to create building pads and filling in the lower elevations, including most of the finger canyons. Grading would primarily be confined to the ridge-top areas, with the major canyon areas retained as open space. As many slopes as possible would be maintained in a natural state in the open space areas. In general, graded slopes would be constructed at 2.0 to 1 to 2.2 to 1 (horizontal to vertical) slope ratios based on height. The maximum cut slope height would be approximately 70 feet; this slope would be located in the southwest corner of the site along the west side of Rancho del Rey Parkway. The maximum fill slopes would be 140 feet. Two slopes located in the northeast portion of the site would be filled to this maximum height. Another significant fill slope would occur in the major drainage in the northwest portion of the site.

Due to the extent of the proposed grading, the topographic profile of the site would be significantly altered with implementation of the tentative map. Figures 3-5 and 3-6 illustrate the location of topographic cross-sections and two cross-sections of the existing and proposed site topography, respectively. The majority of the manufactured slopes would be located adjacent to open space areas and would contrast visually with the open space areas. Many of the large manufactured slopes would be visible to motorists along Rancho del Rey Parkway, and from residences located along Surrey Road to the north. In summary, although the lanform alteration associated with SPA II would result in substantial changes to the existing topography, the degree of visual alteration is consistent with what was anticipated when the specific plan was approved.

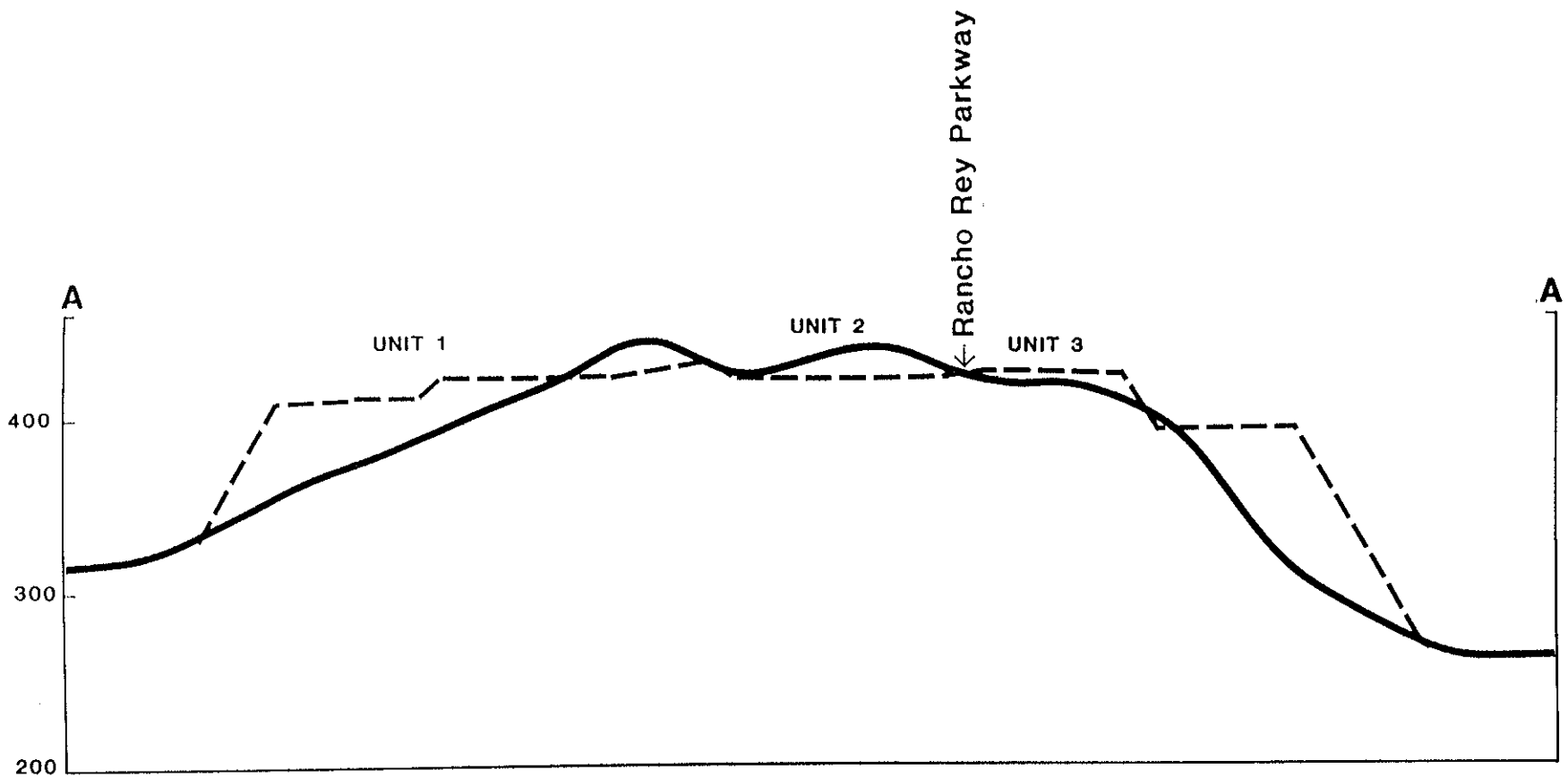
C. Mitigation Measures

The proposed SPA II project would result in significant landform/aesthetic impacts. These impacts can be mitigated to below a level of significance by implementing the community design guidelines detailed in the SPA II Plan. As stated in the plan, these guidelines should be consulted and refined/revised as development proceeds, as contrasted to absolute standards. A summary of the guildelines follows. Generally, buildings within SPA II would be low-profile with a variety of sizes, shapes, colors, and materials. The final grading plan would be in conformance with the general grading standards and slope bank standards set forth in the SPA II Plan.



Cross-Section Locations

Figure 3-5



SECTION A-A

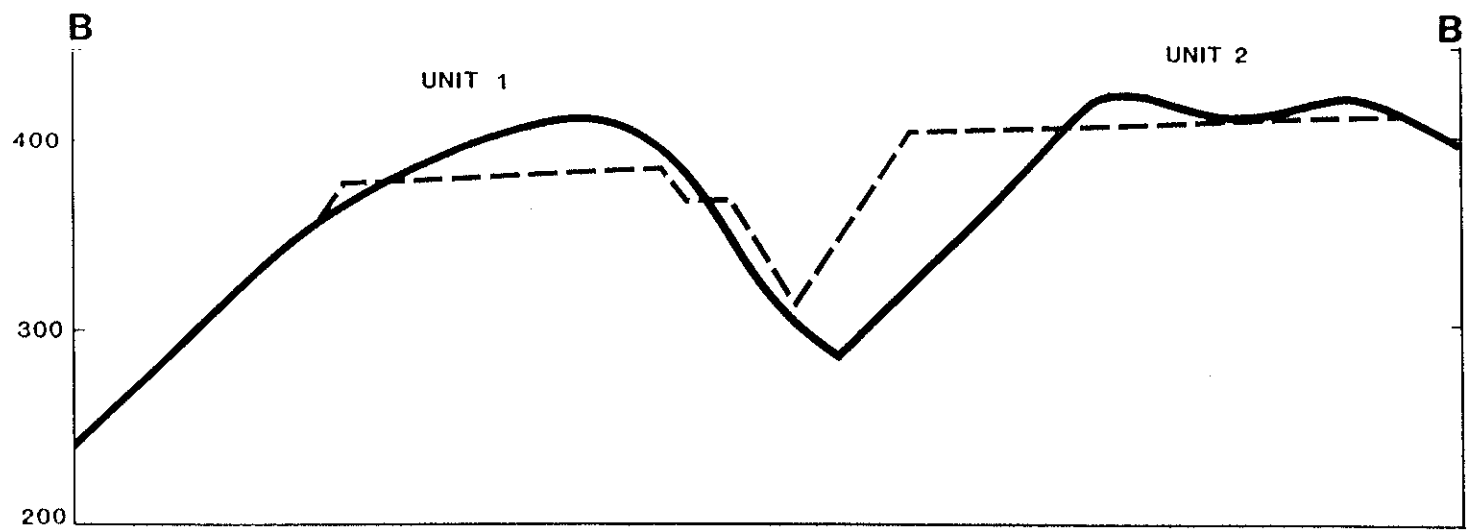
Scale: Horz. 1"-400' Vert 1"-100'

EXISTING GROUND

PROPOSED GROUND

Cross-Section of SPA II Topography
(Existing & Proposed) Section A-A

Figure3-6



SECTION B-B

Scale: Horz 1"-400' Vert 1"-100'

EXISTING GROUND

PROPOSED GROUND

Cross-Section of SPA II Topography (Existing & Proposed) Section B-B

Figure 3-6 (cont.)

The basic landscape themes proposed for SPA II are an extension of the themes utilized within SPA I. An overall landscaping scheme (Figure 3-7) would provide a comprehensive framework for individual landscape plans. Planting would conform to the applicable City of Chula Vista standards for landscape planting. A community fencing style (Figure 3-8), as established in SPA II Plan would be adhered to. The fencing design, community signing, lighting, parking design/street furniture would conform to the City's design guidelines.

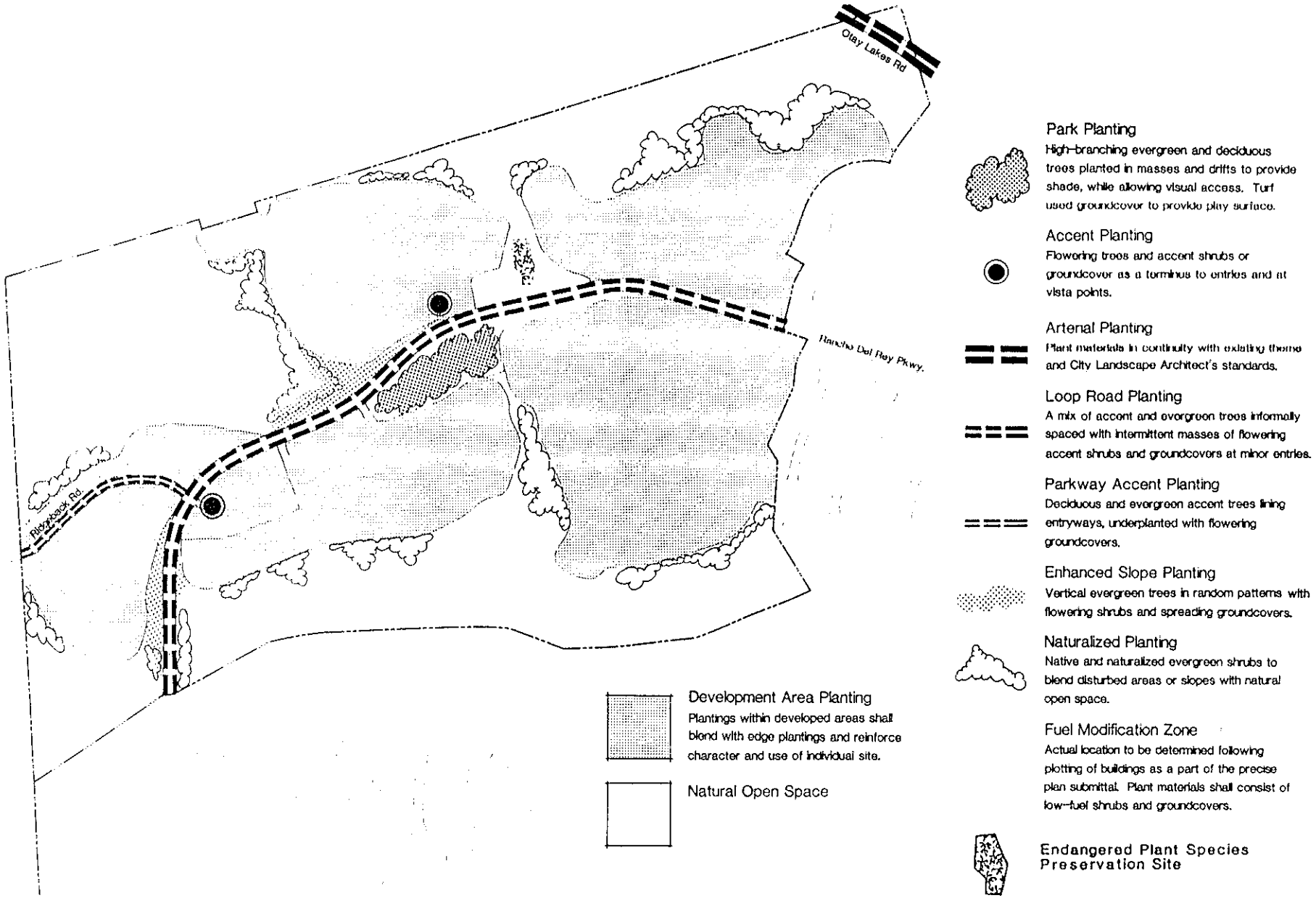
In addition, residences adjacent to the SDG&E easement should be properly oriented and landscaped to avoid intrusion of the view by transmission lines.

D. Analysis of Significance

While the SPA II Plan is consistent with the adopted specific plan in terms of landform and visual character, the project would result in significant visual impacts. The SPA II site would be modified from a vacant area of canyons and ridges, to a planned residential community. The visual impacts associated with the cut and fill slopes would be mitigated by adherence to the SPA II design guidelines. Implementation of these guidelines in the construction of the project would reduce visual impacts to a level below significance.

3.4 BIOLOGY

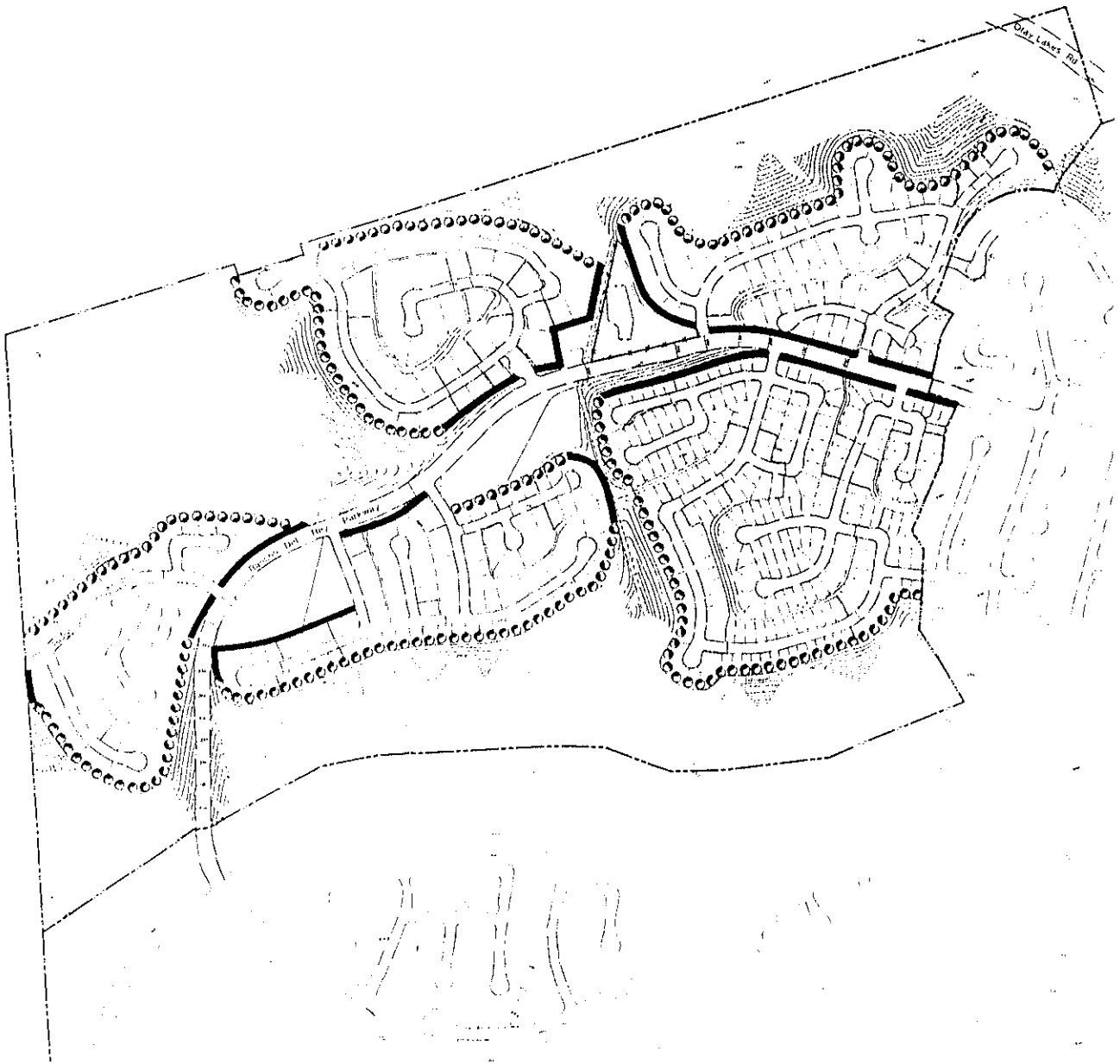
Several previous biological studies have been conducted at various times for the El Rancho del Rey Specific Plan area. An EIR (EIR-83-2) was prepared to address the biological effects of the El Rancho Del Rey Specific Plan. Biological impacts were found to be significant, and unmitigated. Appropriate CEQA findings of overriding consideration were made. Subsequent modifications to the specific plan were made which significantly decreased adverse biological effects by consolidation of natural open space in Rice Canyon. An addendum to EIR-83-2 was prepared which determined that prior review was adequate to satisfy CEQA requirements. Significant new information pertaining to biological resources on the area was revealed in 1985, with the discovery of on-site populations of two state-listed endangered plant species (Michael Brandman Associates, 1985). A



Source: Cinti & Associates

General Landscape Plan

Figure 3-7



Solid Wall

View Fence

Note: Fencing Types may be combined and fencing lines varied to create interest. Refer to SPA text for design standards for fencing. Variation from fencing types may be appropriate in accordance with Tract Maps and Site Plans.

Source: Cinti & Associates

200 600 1000

Fencing Plan
Figure 3-8

P&D

supplemental EIR (EIR-83-2(B)) was prepared to address potential impacts to these populations. This resulted in the incorporation of several additional mitigation measures into the specific plan, which were determined to adequately mitigate additional adverse impacts.

A biological impact analysis and mitigation plan for the SPA II project area was prepared by RECON in September 1988. A review of RECON's biological impact analysis and mitigation plan was performed by both Pacific Southwest Biological Services and WESTEC Services for adequacy. The results of their review are contained in two separate letters of comment (see Appendix B). In January, 1989 RECON performed a field survey specifically to provide current information on the status of populations of sensitive bird species within SPA II. This information updates previous surveys performed on the site. RECON's reports are summarized below. For the full text of these reports refer to Appendix B.

A. Existing Conditions

Vegetation - The vegetation within the SPA II project area consists of four plant communities: coastal sage scrub, maritime desert scrub, grassland and chaparral. The approximate areal extent of each plant community on-site is as follows: 201 acres (53 percent) of coastal sage scrub, 71 acres (19 percent) acres of maritime desert scrub, 59 acres (16 percent) of southern California grassland and 46 acres (12 percent) of chapparal. The southern coastal sage scrub community primarily occupies the ridgetops and north-facing slopes of the property. Southern coastal sage scrub is the low open scrubby vegetation characterized by coastal sagebrush, California buckwheat, white sage, lemonadeberry and laurel sumac. Maritime desert scrub is scattered throughout the site occupying primarily the south and west-facing slopes. This vegetation type is found predominantly in Baja California and also extends into southwestern San Diego County. Characteristic plant species found within the Rancho del Rey Specific Plan area include the San Diego sunflower, pygmy spike-moss, snake cholla and coast barrel cactus. Grasslands are scattered throughout the site, and occur on the mesa tops, lower canyon slopes, and particularly along the north-facing slopes of Rice Canyon. The grassland on the site is of two types, annual grassland and native grassland. Due to historic overgrazing the annual grassland is dominated by common wild oat, red brome, soft

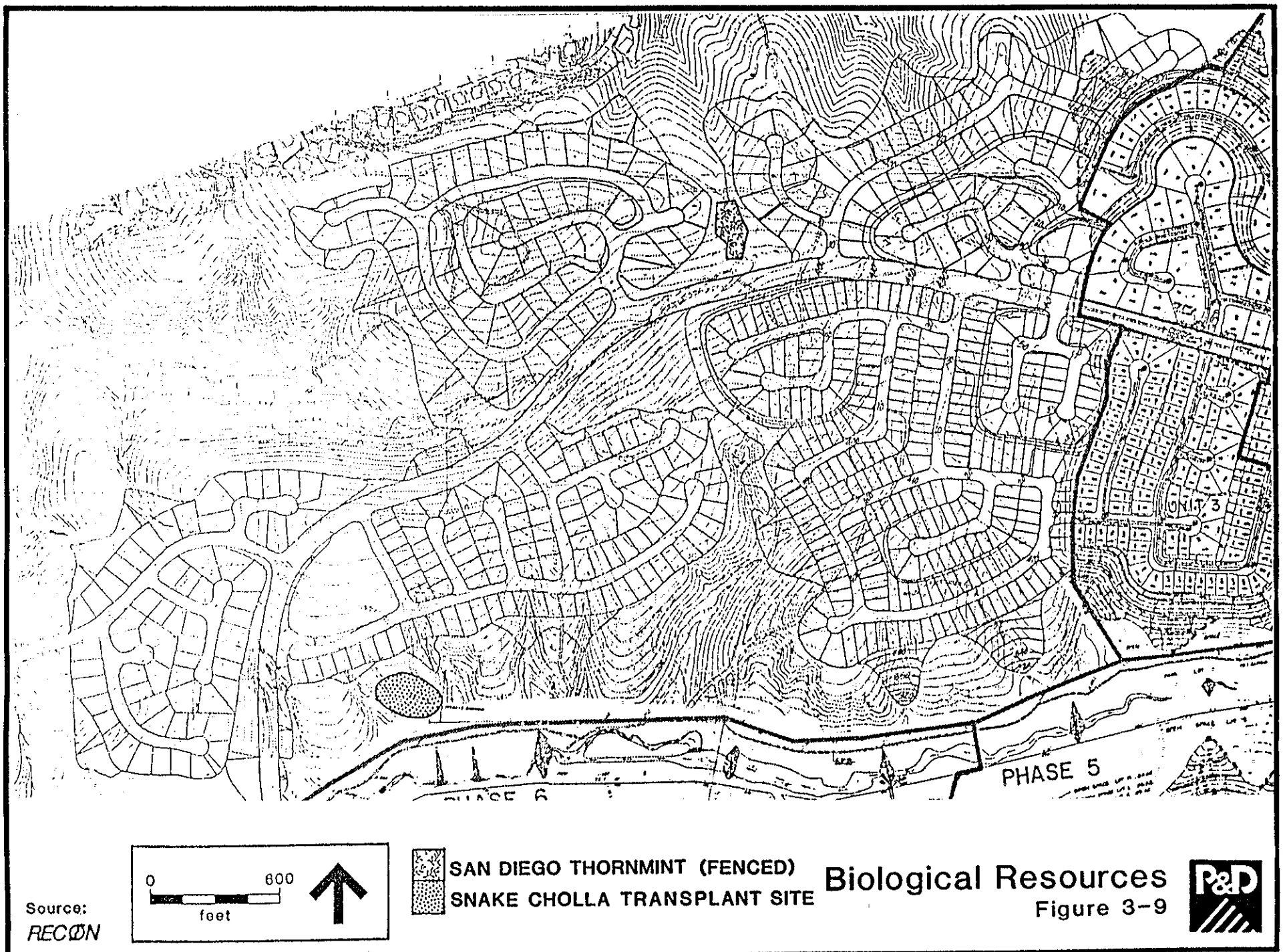
chess, ripgut grass, short-podded mustard, sweet fennel and wild radish. Needle grass is the most frequently found of the native grasses. The chaparral community is found primarily in small stands on north-facing slopes. This plant community on-site is represented almost exclusively by laurel sumac, lemonadeberry and toyon.

The vegetation within the open space area of SPA II is coastal sage scrub dominated by coastal sagebrush with extensive stands of lemonadeberry and a band of grassland along the north-facing slope of the major drainage. No federally listed rare, endangered, or threatened plant species were observed within the open space. One plant species listed by the State of California to be endangered has been identified; San Diego thornmint (Acanthomintha ilicifolia). This species is also a candidate for federal listing. The San Diego thornmint population occurs on a south-facing slope in the north central portion of the SPA II area (Figure 3-9). The species is generally accompanied by sparse weedy annual vegetation on clay soils in openings in the coastal sage scrub vegetation. The San Diego thornmint site is currently being preserved and protected within a wire mesh fenced enclosure.

Other sensitive plant species occurring in the SPA II open space are snake cholla (Opuntia parryi var. serpentina), a candidate for federal listing, and several species listed as sensitive by the California Native Plant Society and the California Department of Fish and Game's Natural Diversity Data Base: coast barrel cactus (Ferocactus viridescens), pygmy spikemoss (Selaginella cinerascens), San Diego sunflower (Viguiera laciniata) and Orcutt's bird's beak (Cordylanthus orcuttianus).

Snake cholla collected from the borrow site at East H Street, on the west side of the entrance to Rice Canyon in SPA I, has been transplanted onto the steep slopes in Rice Canyon in the SPA II area (see Figure 3-9). The transplant site was chosen for its similarity to slopes supporting snake cholla, for its location within preserved natural open space and as an area not planned for storm or sewer laterals.

Other sensitive species, Otay tarweed (Hemizonia conjugens), velvet cactus (Bergerocactus emoryi), variegated dudleya (Dudleya variegata), adder's tongue fern (Ophioglossum lusitanicum ssp. californicum) and Palmer's goldenbush (Ericameria palmeri ssp. palmeri) occur within the El Rancho Del Rey specific plan area, but have not been observed within SPA II.



Source: RECON

Biological Resources
Figure 3-9

P&D

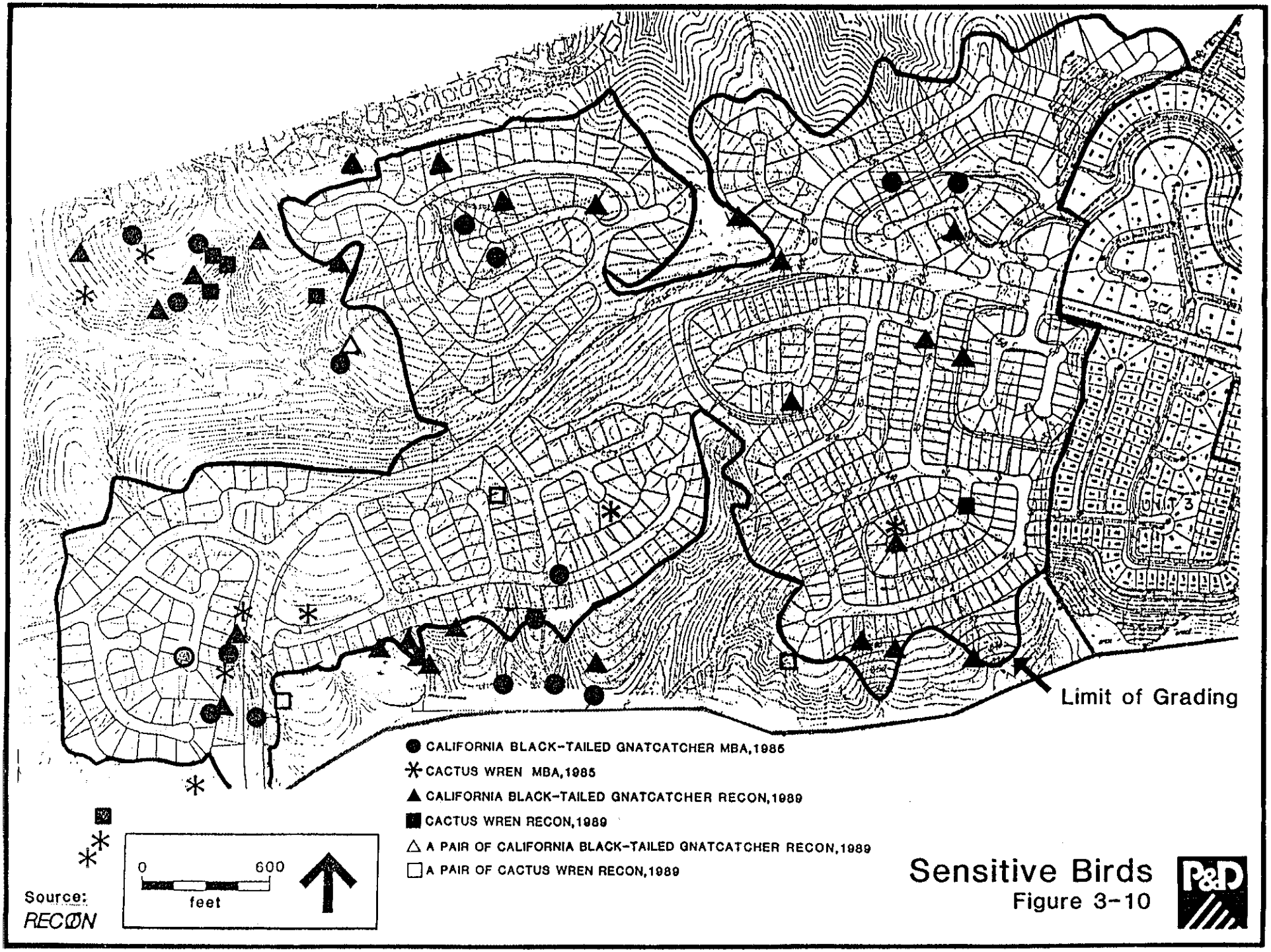
Wildlife - Sensitive bird species known to occur within the SPA II area include California black-tailed gnatcatcher and cactus wren. Sighting locations from previous field work (Michael Brandman Associates, 1985) as well as from RECON's 1989 survey are shown in Figure 3-10. All the coastal sage scrub on SPA II is habitat for these species, and they do move around within the habitat. The California black-tailed gnatcatcher is a candidate species for federal listing and is listed by the California Natural Diversity Data Base as sensitive. Both species are considered by local authorities to be sensitive in San Diego County. The California black-tailed gnatcatcher uses coastal sage scrub dominated by coastal sagebrush on the coastal plains of southern California and the most northern part of Baja California. The cactus wren inhabits cactus thickets of the coastal lowland. Within the SPA II area, California black-tailed gnatcatchers and cactus wrens are most common on the western half of the site especially on the steep slopes of Rice Canyon.

Based on the recent survey (January, 1989) RECON recorded the distribution of the black-tailed gnatcatcher and cactus wrens to be similar to that reported in the previous study. Approximately 35 individuals and a minimum of 4 pairs of gnatcatchers and 11 individuals and a minimum of 4 pairs of cactus wrens were observed. In the case of the gnatcatchers, it is possible that other individuals are paired, but have not yet begun to set up and defend territories.

In addition to the gnatcatcher and the cactus wren, several raptor species are expected to forage over the property and all raptors are protected by the state of California. Two reptiles that are candidates for federal listing and that are considered sensitive by local authorities may occur on the site: San Diego horned lizard and orange-throated whiptail. Both of these species are considered sensitive by the California Natural Diversity Data Base and may occur in the open habitats of the project site. The orange-throated whiptail has been reported within the Rancho Del Rey area.

B. Potential Impact

Construction of the proposed project would result in impacts to the existing on-site vegetation communities. Table 3-2 provides a summary of the acres of each plant



Sensitive Birds
Figure 3-10

P&D

TABLE 3-2

POTENTIAL IMPACTS TO PLANT COMMUNITIES
WITHIN DEVELOPMENT AREAS OF SPA II

Habitat	IMPACTS WITHIN DEVELOPMENT AREAS		TOTAL ACREAGE	
	Acres	Percent	Acres	Percent
Chaparral	17.5	(38%)	46.0	(12%)
Grassland	35.3	(60%)	58.6	(16%)
Maritime Desert Scrub	5.9	(8%)	70.6	(19%)
Coastal Sage Scrub	159.3	(79%)	201.1	(53%)
TOTAL (acres)	218.0		376.3	(100%)

community that would be lost with implementation of SPA II. Approximately 18 acres (38 percent) of the chaparral plant community would be impacted by project development. In addition, approximately 35 acres (60 percent) of the grassland habitat, 6 acres (8 percent) of maritime desert scrub and 159 acres (79 percent) of coastal sage scrub would be eliminated within the proposed development areas of SPA II.

Within the SPA II area, the El Rancho Del Rey Specific Plan sets aside extensive natural open space areas in the northwest corner, on the slopes facing Rice Canyon and on the north-facing slopes at the northeast corner). The following impact analysis focuses on impacts within the planned open space associated with improvements required for implementing SPA II.

Sewer Mains and Storm Drain

Sewer mains and storm drains are proposed through the open space areas of SPA II. Two sewer mains are planned to cross major open space areas within SPA II. One running from the ridge development of SPA II, following the SDG&E easement

southward down the steep slope and intercepting the sewer line currently under construction in Rice Canyon. The other would cross the open space at the northeast corner of SPA II. A third main, toward the north, would not impact open space. One sewer main into Rice Canyon is proposed in the vicinity of the existing overhead electrical transmission line, entering Rice Canyon along the east side of an existing dirt road.

Several storm drains would enter into the open space area, running approximately 40 to 60 feet through the bottom of a given drainage and ending at an energy dissipator (riprap). The City of Chula Vista requires that each storm drain outlet be accessed by a road which is to be ~~paved~~ **graded** to City standards. **In addition, sewer access roads are required to be paved to City standards.** Construction of the sewer mains, storm drains and access roads through natural open space, will affect coastal sage scrub. Impacts to coastal sage scrub and cactus thickets would cause the loss of habitat for the California black-tailed gnatcatcher and the cactus wren, as well as loss of potential habitat for the San Diego horned lizard and the orange-throated whiptail.

Power Lines

The proposed changes to the existing SDG&E 69 kV power line, as described in Utility Services (Section 3.11), will result in a variety of impacts to biological resources. The portion of the line which runs north-south across SPA II, will be relocated to the west. This segment of the line may remain above ground (as is the existing line), may be undergrounded, or both methods may be combined. An additional consideration is the undergrounding of the portion of the line that runs east-west along the north side or Rice Canyon (within the canyon bottom).

Undergrounding the line would require a 20-foot wide easement with a 15-foot access road which may be an unimproved dirt road. The trench required for installing the underground line would be 6 feet deep and 3 feet wide. Installation and maintenance would require the entire 20-foot easement for trench spoil and equipment operation. Undergrounding the existing power line along the north side of Rice Canyon and within the canyon bottom would cause significant adverse impacts to coastal sage scrub habitat and associated sensitive bird species. A band of coastal sage scrub 20 feet wide and the length of the line would be removed from the natural open space area.

Cut and Fill

Fill for Rancho del Rey Parkway over the western end of Rice Canyon, will affect approximately 5.5 acres of native vegetation which is habitat for California black-tailed gnatcatcher and cactus wren, on Rice Canyon's south-facing slopes in the SPA II area. The impact area supports the most dense group of gnatcatchers and cactus wrens observed within the Rancho Del Rey specific plan area. Cut and fill slopes will occur around the periphery of the building pads (along the edge of the open space areas). Fill material will be placed in the top portion of most of the tributary drainages to Rice Canyon. This will also result in a loss of coastal sage scrub habitat. The coastal sage scrub habitat may also support the San Diego horned lizard and the orange-throated whiptail.

In addition to these impacts within the open space area, there will be significant cut and fill activities within the proposed development areas of the site. This includes grading for the proposed borrow site, building pads, roads and other infrastructure improvements. The proposed borrow site would include approximately 11 acres in the eastern portion of the site. The extent of the borrow site is confined to the areas already proposed for development (refer to Figure 2-3). This includes portions of the residential areas on both side of Rancho del Rey Parkway (i.e., Area R-1c and Area R-2b). As such, grading for the borrow site would not result in additional impacts beyond that which would occur in conjunction with the proposed development plan.

Trail System

Trail construction could cause the loss of sensitive plant species and loss of habitat for sensitive wildlife species. Additional impacts may occur once the trail system is in use, especially if people leave the trails and create additional informal trails. Impacts to sensitive wildlife species, in particular, the California black-tailed gnatcatcher and the cactus wren, could occur through the aggravation of the birds by domestic pets that may walk in the canyon. Severe impacts may also occur if adequate controls to prohibit off-road-vehicle (ORV) use on the trail system are not implemented with the project.

Wildlife Corridors

Construction of the SPA II subdivision improvements will not cause significant impacts to wildlife corridors and movement. Wildlife will continue to move into and out of Rice Canyon along the slopes and the canyon bottom. Rancho del Rey Parkway will create a gap, approximately 250 to 300 feet wide, in the native vegetation on the south-facing slope at the southwest corner of the SPA II area. Traffic volumes on the proposed two-lane road are expected to be less than 10,000 average daily trips serving residential neighborhoods. Low traffic volumes during late night and early morning hours will allow relatively undisturbed nocturnal wildlife movement over the road surface.

Construction of a "wildlife crossing" under Rancho del Rey Parkway was investigated as mitigation for potential impacts to wildlife movement. Construction of the crossing would have necessitated raising the road elevation, increasing the height of the fill slopes. This was considered to pose a larger impediment to wildlife movement than maintaining the road at a lower elevation and allowing crossing over the surface.

Sensitive Bird Species: California Black-Tailed Gnatcatcher and Cactus Wren

Habitat for the California black-tailed gnatcatcher and the cactus wren will be lost as a result of cut and fill slopes, construction of building pads, construction of Rancho del Rey Parkway, and construction of sewer mains and storm drains.

Impacts other than loss of habitat can occur to canyon bird species. Isolation of portions of habitat in canyons and on the slopes of canyons can cause serious impacts to the California black-tailed gnatcatcher, cactus wren and other bird species. Recent studies (Soule et al., 1988), which specifically discuss the California black-tailed gnatcatcher and the cactus wren, indicate that bird species diversity in isolated canyons in San Diego County decays over time due to ongoing local extinctions of certain species in these canyons. Habitat loss is the major factor involved in the loss of species in isolated canyons. Other factors contributing to the loss of species include environmental variation, predation pressures and inbreeding. Domestic and feral cats cause the greatest predation

pressures on birds in isolated canyons. Due to the reliance of cats on their owners for their basic food supply, cat numbers are not regulated by the amount of prey they can catch. They will continue to prey on the birds even when the bird population levels decline. Certain species, such as the California black-tailed gnatcatcher, nest in low shrubs and are especially susceptible to cat predation. Coyotes are not considered a threat because they prey almost entirely on small mammals rather than birds.

Sensitive Plant Species: San Diego Thornmint and Snake Cholla

The San Diego thornmint occurs on a south-facing slope in the north central portion of SPA II. The project design has been modified to preserve the thornmint population in natural open space (see Figure 3-8), and the location has been fenced to prevent ORV activity from destroying the habitat. Recent field examination revealed disturbance within the enclosure, possibly indicating that someone was thinking that the fence surrounded an archaeological site. The applicant has proposed the installation of a replacement fence that would enclose a larger area than the existing fence.

Snake cholla will not be affected by additional work on the SPA II area. The snake cholla transplant area is within preserved natural open space of Rice Canyon and will not be affected by grading for sewer mains, or by cut and fill slope construction.

C. Migitation Measures

Many of the mitigation measures adopted with the original and supplemental EIRs have been incorporated in the SPA II plan. Additional mitigation measures have been incorporated in the SPA II plan for potential impacts associated with the details of implementing the specific plan not originally anticipated by the specific plan EIR.

Sewer Mains and Storm Drains

Sewer and storm lines should be positioned to cause minimum impacts to biological resources, especially rare plant populations and sensitive bird species habitat.

Staging areas for construction should be located to minimize impacts to sensitive resources. The sewer and storm lines should be staked prior to design finalization and then checked by a qualified biologist for potential adjustments to minimize impacts to sensitive resources.

Disturbed areas should be revegetated with appropriate native plant species, in particular the coastal sagebrush, lemonadeberry, and coast cholla (Opuntia parryi). The proposed location of the Rice Canyon sewer main passes through coastal sage scrub with a high concentration of coast cholla, in which cactus wren build their nests. These cholla should be transplanted to preserved natural open space on the slopes of Rice Canyon, either among the existing shrubs or in disturbed areas, to improve the habitat for cactus wrens. An alternative is to collect the cactus, store them in a shady, dry location, and replant them along the sewer main alignment after the sewer line has been installed. The cactus would be stored for no more than two months.

Power Lines

Relocating the existing power line on poles through the open space would cause less impact than undergrounding the line. Native vegetation would remain undisturbed along the line except for the areas where the poles are installed. If access is required between the poles during installation, the vegetation could be cut down, and would resprout later. If the line is put underground, the trenching and maintenance would require the removal of the vegetation, including roots, within the easement. The underground line would require an access road along its length, whereas the access road for the poles could be positioned through less sensitive areas and the poles accessed individually by spur roads.

Retaining the poles through Rice Canyon, rather than undergrounding the line, is preferred as no additional biological resources would be affected. If the line is put underground, loss of high quality coastal sage scrub habitat would occur along the length of the line.

Cut and Fill

Grading for the proposed borrow site would not extend beyond the limits of grading for the SPA II development area. The borrow site would be restored to an elevation that is appropriate for grading of building pads and Rancho del Rey Parkway. Grading for Rancho del Rey Parkway would not extend into the natural open space any further than the toe of the fill slope or the top of the cut slopes. All cut and fill slopes adjoining the open space would be revegetated with native species occurring in the canyon to restore habitat and somewhat decrease the wildlife habitat impacts. San Diego sunflower, a sensitive plant species found on the SPA II area, is commercially available as seed and grows easily. It should be included in the revegetation of the slopes, along with the coastal sagebrush and lemonadeberry.

Trail System

Trails would be aligned away from sensitive resources and would utilize existing dirt roads and trails wherever possible to minimize impacts. Prior to trail construction, the proposed trail alignments should be staked and then checked by a qualified biologist who may make recommendations to minimize adverse impacts to biological resources. Trails would be designed to minimize erosion and would not be paved. ORV activity on the trail system and throughout the SPA II area would be restricted.

Wildlife Corridors

The major element concerning wildlife movement in the SPA II open space is the construction of Rancho del Rey Parkway. Since impacts caused by road construction are not considered significant to wildlife corridors, no mitigation is necessary. Fencing or other measures to control ORV activity access from the "Loop Road" should be designed to avoid restricting wildlife movement across the road.

Sensitive Bird Species: California Black-Tailed Gnatcatcher and Cactus Wren

Preservation of natural open space within the SPA II area as large contiguous units, revegetation of cut and fill slopes, and revegetation of sewer main

disturbances with native coastal sage scrub species, only partially mitigate the impacts to the California black-tailed gnatcatcher. To mitigate impacts to the cactus wren, transplanting the common cactus species coast cholla (Opuntia prolifera), from affected areas into natural open space areas and onto cut and fill slopes, should be performed. These transplants will form the basis of cactus thickets used by the cactus wren.

Sensitive Plant Species: San Diego Thornmint and Snake Cholla

The thornmint population has been fenced. Impacts caused by intrusion and digging have occurred. The applicant has proposed a replacement fence that would enclose a larger area than the existing fence. This should mitigate for potential human disturbances of the preservation site. A sign describing the protected resource would be posted at the gate to advise people of the reason for the fence, and asking that they not enter. The snake cholla transplant area would also be protected from impacts. All mitigation measures will be made as a condition of the tentative map and are agreed to by the applicant.

D. Analysis of Significance

The distribution of the black-tailed gnatcher and cactus wren previously reported on the SPA II area is consistent with the more detailed information obtained in this study. The data indicate that there will be a significant unmitigated impact to the black-tailed gnatcatcher. Impacts to the cactus wren will be adverse but are not considered significant because SPA II retains nearly two-thirds of the habitat of the cactus wren.

3.5 ARCHAEOLOGY

A. Existing Conditions

The project setting is characterized by a series of east/west ridges and canyons that generally constitute a rugged topography. The soils within the project are very fine-grained and poorly consolidated, which has facilitated the erosional

cutting of the canyons and steep slopes. This setting is important to the understanding of the prehistoric human response to the occupation of the area. Because of the nature of the topography and the poor soil conditions that inhibit vegetative growth, the sites which are found on these ridges within the area of the project are consistently small and shallow, and usually include very limited quantities of cultural materials. This is a pattern that is very different from other sites that are recorded within a few miles to the east and south, where numerous large prehistoric sites have been found is association with rolling hills and river valleys.

Previous Research and Scope of Work

In 1984, an archaeological survey was performed within the boundaries of the El Rancho del Rey Specific Plan by WESTEC Services, Inc. of San Diego. This survey resulted in the documentation of five previously unrecorded sites and the relocation of two previously recorded sites. The only site recorded by WESTEC within the boundaries of SPA II is W-3432, which was described as follows:

> "This small seasonal encampment, possibly related to the late prehistoric period, was found in a saddle between two small knolls upon the second ridge south of the northern property boundary. Artifacts, including flakes, debitage, a mano fragment, and shellfish remains, were noted on a dirt road which crosses the ridge. Artifacts were also observed in adjacent areas where brush did not obscure visiblity. Boundaries of the site, based on surface finds, are estimated at 75 meters east-west and 30 meters north-south. Presently these deposits are disturbed by off-road activity and slope erosion (WESTEC, 1984).

As part of the present work effort for the SPA II project, Site W-3432 was to be relocated and tested per CEQA requirements, to identify the significance of the resources and evaluate potentially adverse impacts. The testing plan for Site W-3432 was limited to a surface recovery of artifacts, a posthole series to document the location of subsurface deposits, and a one-meter square test unit to evaluate the content of any subsurface deposits. Information drawn from this field investigation would serve as the foundation for the impact analysis for cultural resources within the SPA II project.

Results of Field Investigations at Site W-3432

On October 7, 1988, Site W-3432 was relocated by Brian F. Smith and Associates to test the site for significance and to evaluate potential impacts. When the site was relocated, it was discovered that a large-temporary water pipeline had been erected across the site, and that a generator and pump station had also been temporarily situated at the site. Furthermore, most of the saddle area along the narrow ridge where the site was reported had been either graded for the road that parallels the pipeline, or brushed.

The field evaluation of W-3432 was affected by these unexpectd impacts to the site. The entire site area was intensively surveyed to determine whether any areas which remained unaffected by the grading could contain potentially significant elements of the site. The resurvey effort resulted in the observation of one probable mano fragment, but no other evidence of the site could be found. The spoil piles from the brushing of the site were also closely examined, but those did not contain any cultural materials. The near total absence of cultural materials was a cause for concern because the grading activitites did not include the removal of any soil from the site, only the displacement of the soil into piles. In any case, the surface reconnaissance did not result in the relocation of the surface expressions or artifacts from W-3432 which had been recorded in 1984.

The subsurface potential of the site was evaluated through the excavation of a single one-meter-square text unit. The unit was placed in a level area of the narrow saddle formation. This position was an intuitive choice and was based upon expertise gained in the study of comparable sites throughout San Diego County. The unit was excavated to a depth of 15 centimeters without any recovery of cultural materials.

The field investigations at Site W-3432 demonstrated that there is no remaining evidence from which to determine the site content or the potential significance of the site. It would seem doubtful that the site content was ever significant, based upon the fact that the intact areas of the site adjacent to the graded portions do not exhibit any traces of cultural materials. Furthermore, the graded spoil piles do not exhibit any displaced cultural materials. This is noteworthy because if soil had

not been removed from the site, then evidence of the prehistoric occupation should have been visible. Because the disturbed (brushed) soil remains on site and there is no evidence of artifacts, it may be inferred that the site was not a significant resource. No further testing of the site is considered necessary, because the potential for additional cultural materials at the site is considered non-existent.

B. Potential Impacts

The disturbance of the site occurred prior to the archaeological evaluation of its integrity but does not appear to have been an intentional effort to affect the site. Rather, the grading was conducted as part of a pipeline setup for water transport to the development project in SPA I. Regardless of the intent, the fact remains that the site has been severely affected, and an evaluation of significance as required by CEQA cannot be performed due to the elimination of cultural materials. From the standpoint of the proposed development, the site would not be affected by future grading because the testing that was completed subsequent to the site disturbance documented that no significant resources remained at W-3432.

C. Mitigation Measures

The only way to compensate for the loss of W-3432 would be through the implementation of an alternative mitigation program. Because there is no further research potential at Site W-3432, the mitigation program would have to involve other sources of research. The purpose of a mitigation program is essentially to compensate for or lessen the effect of an adverse impact. The problem encountered at W-3432 is that there is no means by which to evaluate the significance of the resource or the amount of loss due to the site disturbance. Thus, it would appear to be an unmitigable impact. However, based upon the limited data provided in the WESTEC report (1984) and the fact that cultural materials could not be found in any undisturbed portions of the site, it seems doubtful that the site content was ever significant. Mr. John Cook, of Brian F. Mooney Associates, also reviewed the site and stated in a letter of comment (see Appendix D) that due to the absence of artifacts, despite the disturbance, the site would have been determined to be an insignificant resource.

The proposed compensatory mitigation program would involve additional field study and additional research on sites in the project area. Additional sampling would be done on the prehistoric camp site located within SPA III. This site, W-3430, will be tested for significance and excavated to mitigate for impacts from development associated with SPA III. The compensatory mitigation program for impacts associated with SPA II would consist of additional sampling of this site (as appropriate), supplemented by a research project that would focus upon the archaeological resources in the project vicinity. The emphasis of this research project would be the compilation of all archaeological data for areas undeveloped within a two-mile radius of the project. The results of this research would be submitted to the City of Chula Vista, San Diego State University Clearinghouse and the Museum of Man. These two measures combined would provide an enhanced regional understanding of prehistoric archaeology in the study area and would mitigate impacts to W-3432 to below a level of significance.

D. Analysis of Significance

While the only site (W-3432) does not appear to have been significant, the validation of this interpretation is no longer possible due to the disturbance of the site described above. Because there is no means to prove that the site was insignificant, it is assumed that the site was significant and that impacts to the site were adverse. The impacts which have occurred to the site will be mitigated to below a level of significance through implementation of the compensatory mitigation program. The applicant has agreed to this mitigation measure and a condition will be placed on the tentative map.

3.6 TRANSPORTATION/ACCESS

A. Existing Conditions

SPAs I and II of the El Rancho Del Rey Specific Plan are located in the area east of I-805 and north of East H Street; bounded roughly by East H Street on the south, Otay Lakes Road on the north and east and by Ridgeback Road on the west. The study area for this traffic analysis includes those roads in the eastern Chula Vista

street system that would be used for access to the proposed Rancho Del Rey SPA II and the project's internal roadway system.

Impacts to traffic associated with the proposed Rancho Del Rey project have been examined in several previous studies. An analysis of the El Rancho del Rey Specific Plan was completed by Urban Systems Associates, Inc. (USA), in 1985. Another analysis was completed by USA in October 1986 and revised in March 1987 which evaluated the impacts associated with development of SPA I. In 1988, Bankston/Pine Associates, Inc. prepared a traffic evaluation of the proposed project (SPA II). Bankston/Pine also prepared an analysis of the I-805/East H Street intersection in February 1988 which evaluated the future operation of this interchange. Both of these reports were evaluated and verified by P&D Technologies, Inc. (see also Appendices E and F.)

Methodology and Assumptions

Several assumptions were included in the analysis of potential impacts of the proposed project on the transportation system of Chula Vista. As stated in the project description, the previous Development Agreement with the City for SPA I includes a traffic threshold of 56,500 ADT east of the intersection of East H Street and Hidden Vista Road. ~~At 56,500 ADT the capacity of this intersection would fall into a level of service (LOS) D which is considered unacceptable.~~ This is an interim condition until State Route (SR) 125 is built **to the satisfaction of the City of Chula Vista's Engineering Department.** In compliance with this condition, approximately one-half of the employment park in SPA I is on hold until the completion of SR-125 **or alternate circulation network that reduces ADT from East H Street.** In addition, the applicant is currently proposing to develop all or portions of SPA II prior to development of all or part of the "central ridge" within SPA I. ~~This reflects a modification in the approved development sequence for SPA I.~~ If the threshold of 56,500 ADT is reached, then any portion of SPA II or any portion of the "central ridge" of SPA I would be put on hold until the completion of SR-125 **or the alternative circulation network.** In addition, the traffic analysis is based on the following assumptions (see Appendices E and F).

1. An interim roadway within the State Route 125 corridor in Chula Vista would not be completed until 1995 and therefore project traffic would not be distributed to this roadway during the period of the evaluation (1989-1994). **An interim roadway is considered a four-lane circulation network which effectively removes traffic from East H Street. If the interim roadway is constructed and traffic levels on East H Street do not decrease, then additional building permits will not be issued for SPA I or SPA II.**

2. Beginning with base traffic conditions (1988 traffic counts or estimates), regional and/or local traffic growth from sources other than the the proposed development would increase at a rate of 7 percent per year for I-805 and 4 percent per year for all other roads in the study area. For purposes of this analysis, these rates are assumed to be compounded annually.

3. Traffic generated from dwelling units which are approved, but not occupied, is considered traffic from a bonded subdivision (i.e., reasonably forseeable future projects). While traffic from approved, occupied units would be incorporated into existing ADT counts, bonded subdivision units would be considered as a lump sum ADT to be in place and added to the circulation system in 1989. A similar assumption was made in the previous analysis. For the purposes of this study, a review of the current number of approved dwelling units and the total number occupied units was completed in May 1988. Two hundred ten (210) dwelling units from bonded subdivisions are not incorporated into existing ADT, resulting in an additional 2,076 ADT **which was added to the counts to determine the "existing" ADT.**

4. The project would be developed over a 5-year period with complete buildout by 1994. As described above, this could include the development of SPA I (as modified) plus development of all **or part** of SPA II.

5. Traffic related standards as determined by the City of Chula Vista would be observed and maintained for this analysis. That is, the ADT on East H Street immediately east of Hidden Vista Drive should not exceed 56,500 and all affected intersections should operate at standards as determined by the Threshold Policy.

6. The Rancho Del Rey Employment Park development is limited to 50 percent of the proposed Area 1 of SPA I development until S.R. 125 **or an alternate circulation network** is completed. Therefore, this analysis assumes only 50% percent of the total traffic to be generated by the employment park.

The Threshold Policy regarding traffic seeks to provide and maintain a safe and efficient street system within the City by establishing standards for all signalized intersections. These standards are reproduced below:

- Maintain level of service (LOS) "C" or better at all intersections city-wide, with the exception that LOS "D" may occur at signalized intersections at commercial/retail intersections, for a period not to exceed a total of two hours per day. **If these threshold levels are exceeded, the City's Growth Management Oversight Committee holds hearings to evaluate a moratorium on growth.**

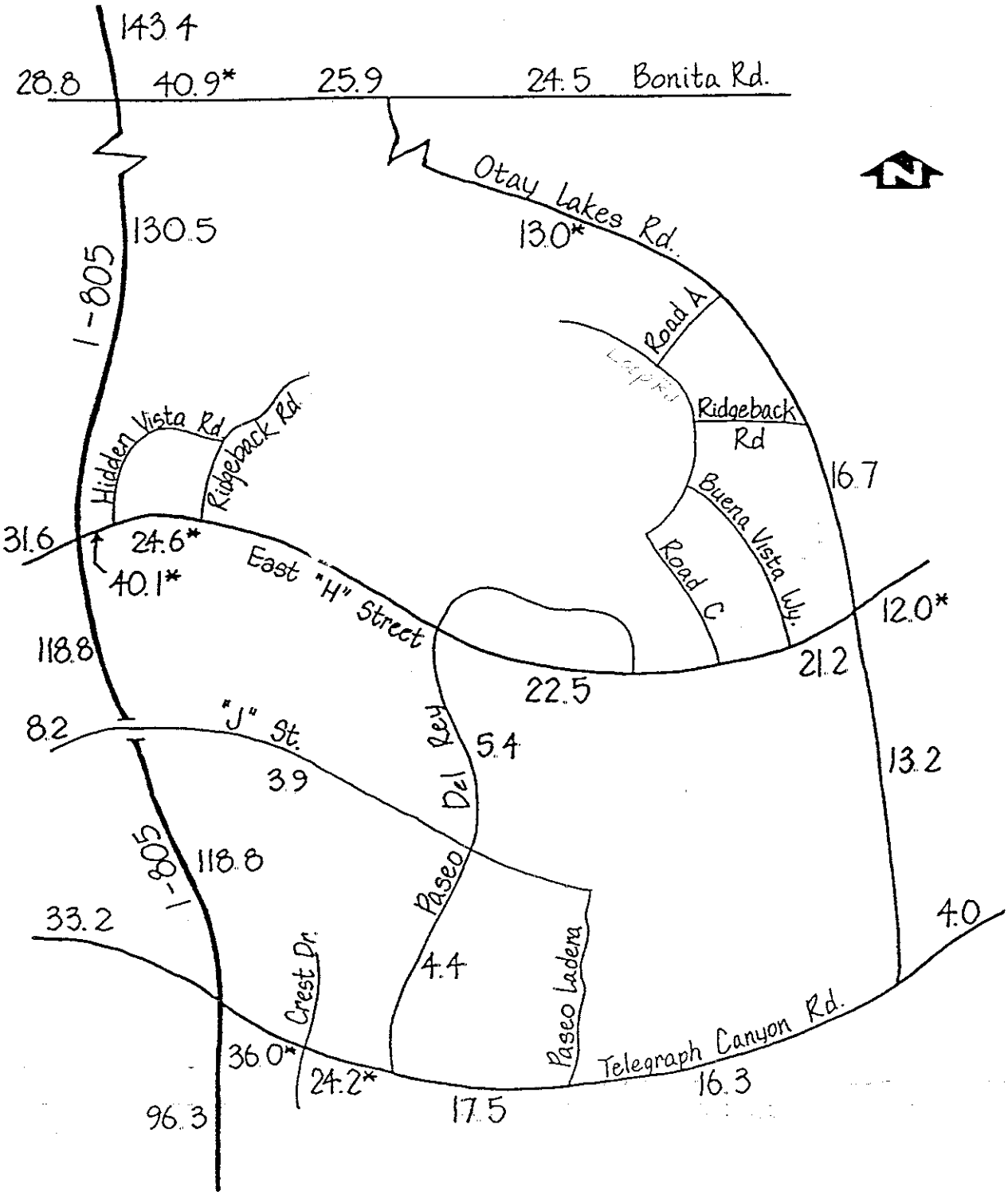
- Intersections west of I-805 may continue to operate at their current (1987) LOS, but shall not worsen.

- No intersection shall operate at LOS "F" as measured for the average weekday peak hour.

- Intersections of City arterials with freeway ramps shall be excluded from the policy.

Roadway System

Regional access to the project site is provided by I-805 which is an 8 lane north-south freeway in the project vicinity with interchanges at Telegraph Canyon Road, East H Street, and Bonita Road. Direct access to the project is provided via East H Street and Otay Lakes Road which bound the project on the south and north-northeast sides respectively. Ridgeback Road and several other smaller roads provide access from East H Street and Otay Lakes Road to the internal loop road (Rancho del Rey Parkway). The project area and street network are illustrated in Figure 3-11.



* 1988 COUNTS

1988 A.D.T.
(in thousands)

Source: Bankston/Pine Associates,Inc.

Figure 3-11

East H Street is constructed as a 6-lane divided roadway from I-805 to Otay Lakes Road. Prior to a recent road-widening action (November 1988) this roadway Leave existed as 2 lanes between Ridgeback Road and Buena Vista Way. Otay Lakes Road between East H Street and Bonita Road is 4 lanes, with a 2-lane stretch from Camino Del Cerro Grande and Ridgeback Road. Ridgeback Road between East H Street and the westerly SPA II boundary is 2 lanes. Telegraph Canyon Road is a 4-lane divided east/west roadway between I-805 and Paseo Ladera and a 2 lane roadway between Paseo Ladera and Otay Lakes Road.

Traffic Controls

Traffic signals exist at several intersections in the project study area. There are currently traffic signals on Telegraph Canyon Road at the intersections of the I-805 northbound and southbound ramp terminals, Crest Drive, Paseo Del Rey, and at Medical Center Drive. Signalized intersections occur at East H Street and the I-805 northbound off-ramp, Hidden Vista Road, and Paseo del Rey, ~~and~~ Otay Lakes Road ~~intersections~~ **and Buena Vista Way intersections.** The I-805 northbound and southbound ramp terminals at Bonita Road and the intersections are also signalized. Traffic signals are under construction or planned for early construction at the East H Street intersections with the I-805 southbound on-ramp, Paseo Ranchero, ~~Buena Vista Way~~, and Southwestern College Driveway.

Traffic Volumes

The existing (1988) average 24-hour weekday average daily traffic volumes (ADT) are for the most part based on traffic counts from the 1986 SPA traffic report with a 4 percent per year growth figure added to the previous count (refer to Figure 3-11). The exceptions are I-805 where traffic counts were derived by adding 7 percent to 1987 CALTRANS traffic counts and some areas where counts taken by the Car Counter Company on May 3, 1988. The counts taken recently are denoted with an asterisk.

B. Potential Impact

For purposes of this analysis, traffic generated from both SPA I and II are distributed on the circulation network and analyzed. Land uses within both SPA I

and II include 6.62 acres of commercial, 36.85 acres of industrial, 1,601 single-family dwelling units and 917 multi-family dwelling units. To assess the impacts of such development a calculation was made of the number of trips expected under the proposed project. Generation rates were based on rates provided by the San Diego Association of Governments (SANDAG), specifically 400 trips/acre for commercial; 200 trips/acre for industrial and 10 trips/DU for residential at 0-6 DU/acre and 8 trips/DU for residential at 6-20 DU/acre.

Table 3-3 provides a comparison of the total ADT associated with the approved SPA I and the proposed SPA I/SPA II project. The project acreage differs by 352 acres because the proposed project includes SPA II as well as SPA I. The total number of trips associated with the proposed project is 33,364 which is 4,388 ADT greater than the ADT associated with the SPA I. The City **under SPA I agreement** has a traffic threshold of **not to exceed** 56,500 ADT east of the intersection of East H Street and Hidden Vista Road. The applicant is currently proposing to develop all or portions of SPA II prior to development of all or part of the "central ridge" within SPA I. If the threshold of 56,500 ADT is reached, then any portion of SPA II or any portion of the "central ridge" of SPA I would be put on hold until the completion of SR-125 **or an alternate circulation network.**

As shown in the traffic report (Appendix F), Rancho del Rey SPA I is divided into 4 areas. Area 1 includes all of the commercial and industrial acreage, and areas 2, 3 and 4 are residential. SPA II includes residential use, a church/day care site and a park site. Table 3-4 provides a summary of the traffic generated by area over a 5-year period.

Table 3-3

COMPARISON OF ADOPTED SPA I A.D.T. AND

COMBINED SPA I AND SPA II A.D.T.

AREA	USE	SPA I - (As Adopted) Acres/DU	SPA I - (As Adopted) ADT	SPA I/SPA II - (Proposed) Acres/DU	SPA I/SPA II - (Proposed) ADT
SPA I					
1	Commercial	6	2,400	6.62	2,648
	Industrial	36	7,200	36.85	7,370
2	Res (0-6 DU/ac)	619	6,190	601	6,010
	Res (6-20 DU/ac)	-0-	-0-	-0-	-0-
3	Res (0-6 DU/ac)	33	330	102	1,020
	Res (6-20 DU/Ac)	738	5,904	833	6,664
4*	Res (0-6 DU/ac)	372	3,720	331	3,310
	Res (6-20 DU/ac)	404	3,232	84	672
SPA II					
	Res (0-6 DU/ac)	-0-	-0-	567	5,670
	Res (6-20 DU/ac)	-0-	-0-	-0-	-0-
		2,166	28,976	2,518	33,364

Source: Bankston/Pine Associates, Inc.

* Phase 5 and 6

Table 3-4

RANCHO DEL REY SPA I AND II

DAILY TRIPS GENERATED BY YEAR

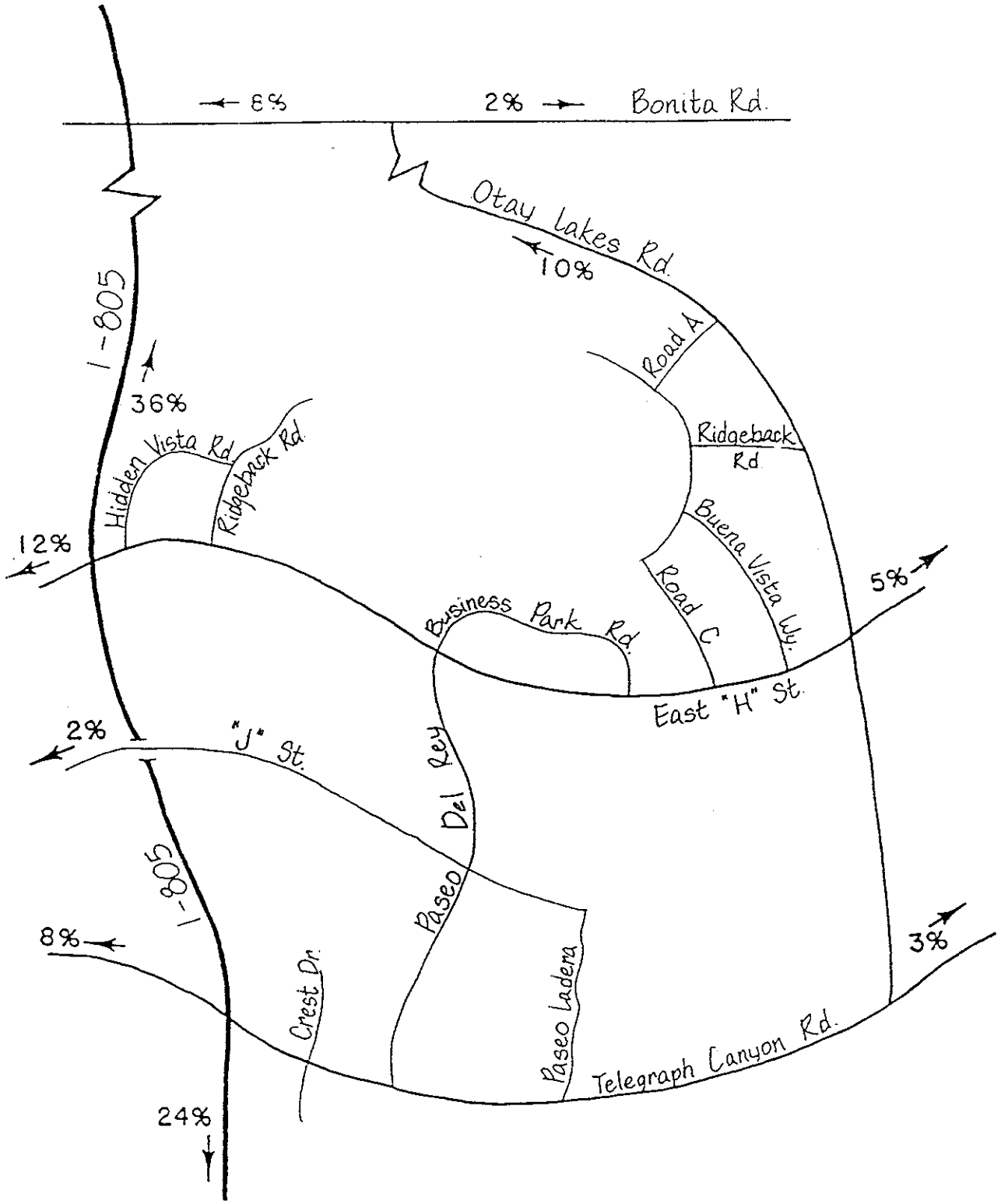
AREA	1989	1990	1991	1992	1993	1994	TOTAL
SPA I							
1	1,280	2,568	2,568	2,568	558	476	10,018
2	-0-	3,540	2,260	210	-0-	-0-	6,010
3	-0-	4,988	1,896	576	224	-0-	7,684
4	-0-	-0-	-0-	-0-	2,582	1,400	3,982
SPA II	-0-	-0-	1,560	2,270	1,840	-0-	5,670
TOTAL	1,280	11,096	8,284	5,624	5,204	1,876	33,364

Source: McMillin Communities

East H Street is a six-lane divided roadway with a design capacity of 50,000 ADT. This East H Street segment has been modelled to operate at LOS "C". Through the incorporation of the Rancho Del Rey SPA II project, some degradation to this LOS may occur during peak hours. East H Street intersections as well as intersections throughout the City will be reviewed annually in conjunction with the City's Threshold Policies. If it is found that the intersection exceeds 56,500 ADT and/or the City's Threshold Standards, City staff would cease the issuance of building permits for the project. Moreover, at the discretion of City Council occupancy permits could also be denied. Under no circumstances will ADT on East H Street be permitted to exceed 56,500 until SR-125 or an alternate circulation network (i.e. interim roadway) that reduces ADT on East H Street is in operation.

Trip Distribution and Assignment

The trip distribution assumed for this analysis is shown in Figure 3-12. In general, 22 percent of project traffic is oriented west of I-805 via East H Street, J Street



Trip Distribution

Source: Bankston/Pine Associates, Inc.

Figure 3-12

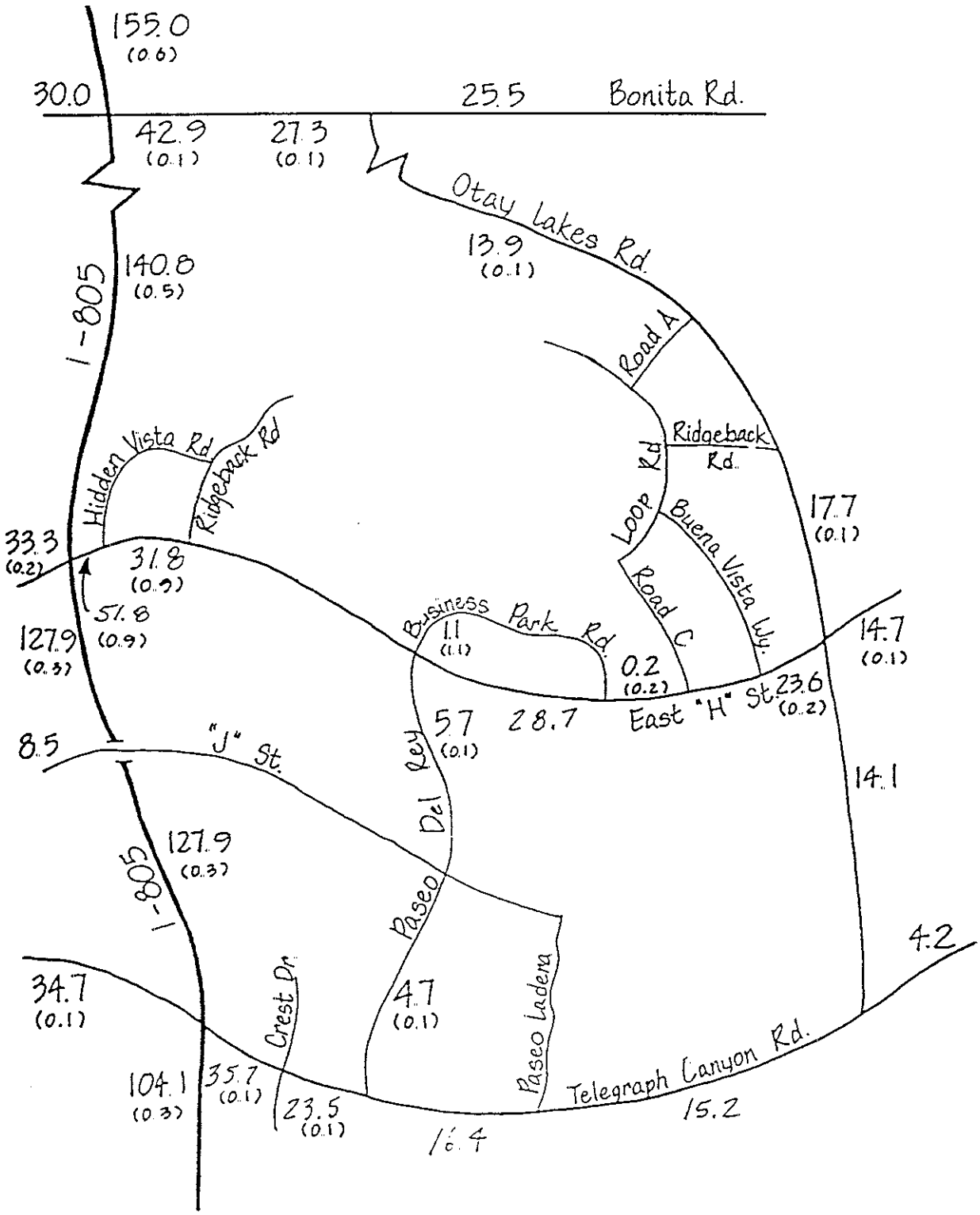
and Telegraph Canyon Road, while 24 percent is oriented south on I-805 and 36 percent is oriented north on I-805. For the remaining trips, 10 percent is oriented north on Otay Lakes Road to Bonita Road, and 8 percent is oriented east along East H Street and Telegraph Canyon Road.

Using the trip distribution shown in Figure 3-12, project trips were assigned to the road system for each year between 1989 and the proposed completion in 1994. These trips were added to traffic volumes on the appropriate road or freeway segment. As discussed in the assumptions, the forecasts include the Bonded Subdivision traffic added in 1989. The resulting average daily traffic volumes for the years of 1989 to 1994 are shown in Figures 3-13 to 3-18. These forecasts consider the proposed project plus other traffic growth.

Average Daily Traffic Volumes and Threshold Limitations

The traffic analysis completed for the approved SPA I project was based on a total project trip generation of 28,976 ADT. A substantial proportion of these trips were assigned to East H Street. These project trips, when added to 1994 forecast traffic (1986 adjusted upward by 4 percent per year to reflect the assumed growth to 1993) and bonded subdivision traffic result in a total ADT of 56,500 on East H Street east of Hidden Vista Drive. As part of the Development Agreement for SPA I, the 56,500 ADT was determined by the City to be a "~~Threshold~~ **maximum level** ADT" which is not to be exceeded until SR-125 **or interim roadway** is built. Traffic generated from the project, plus bonded subdivisions and background growth must not exceed the 56,500 ADT on this stretch of road. The applicant is currently proposing to develop all or portions of SPA II prior to development of all or part of the "central ridge" within SPA I.

The actual 1988 traffic count on East H Street east of Hidden Vista Road was 24,600 ADT (see Figure 3-11). The forecast ADT assumed in the SPA I traffic analysis for this area in 1988 was 30,500 ADT, which suggests that the forcast ADT contained in the SPA I analysis was overly conservative. Future ADT projections for this area, based on more current 1988 data, suggest an 1994 ADT of 31,100 at this location. This projection assumes the 24,600 ADT plus a 4 percent per year growth rate to the year 1994. In addition, the bonded subdivision traffic of 1,370 ADT is added to 31,100 for a total of 32,470.

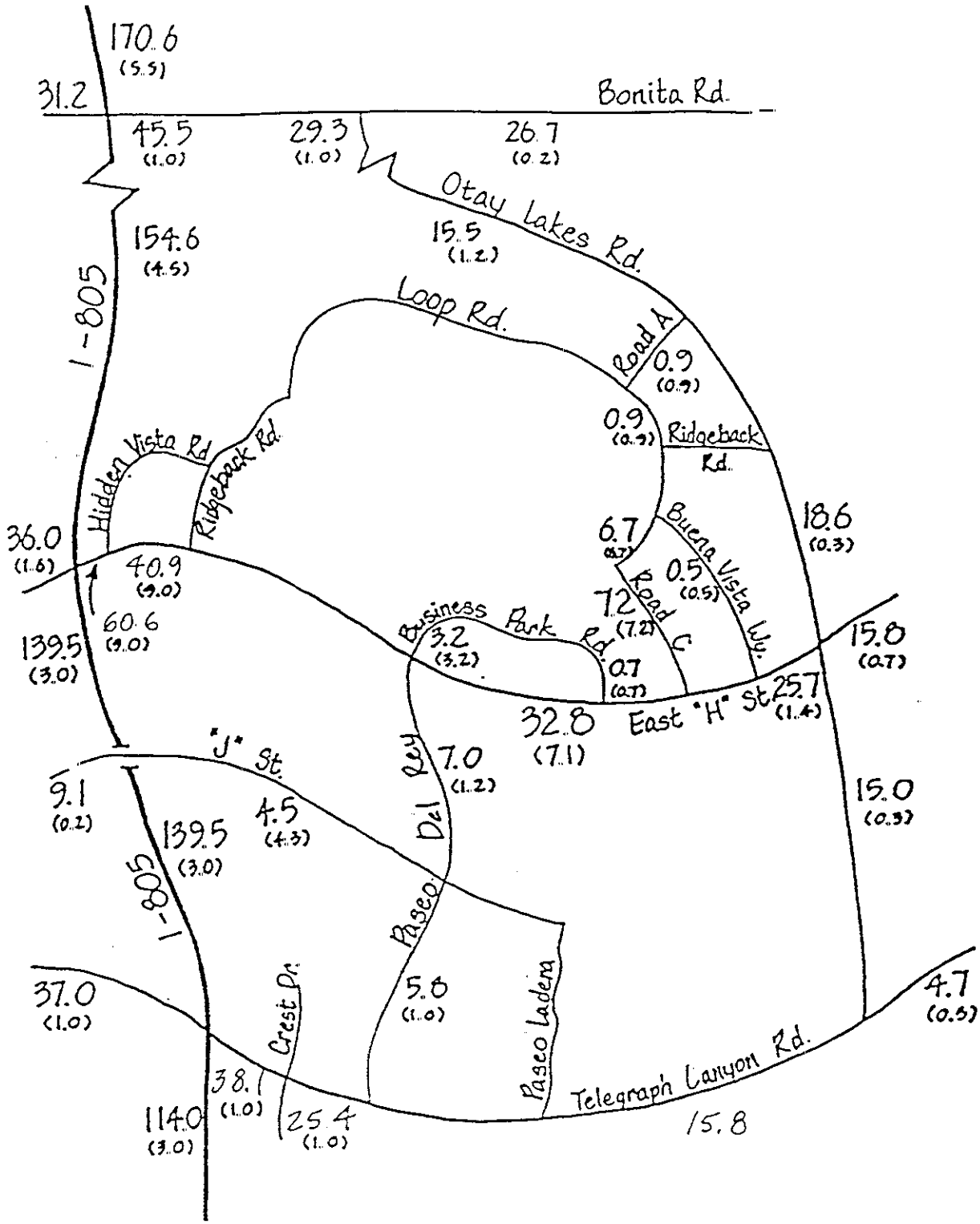


(XX) Project A.D.T.

1989 A.D.T.
Existing + Cumulative + Project
(in thousands)

Source: Bankston/Pine Associates, Inc.

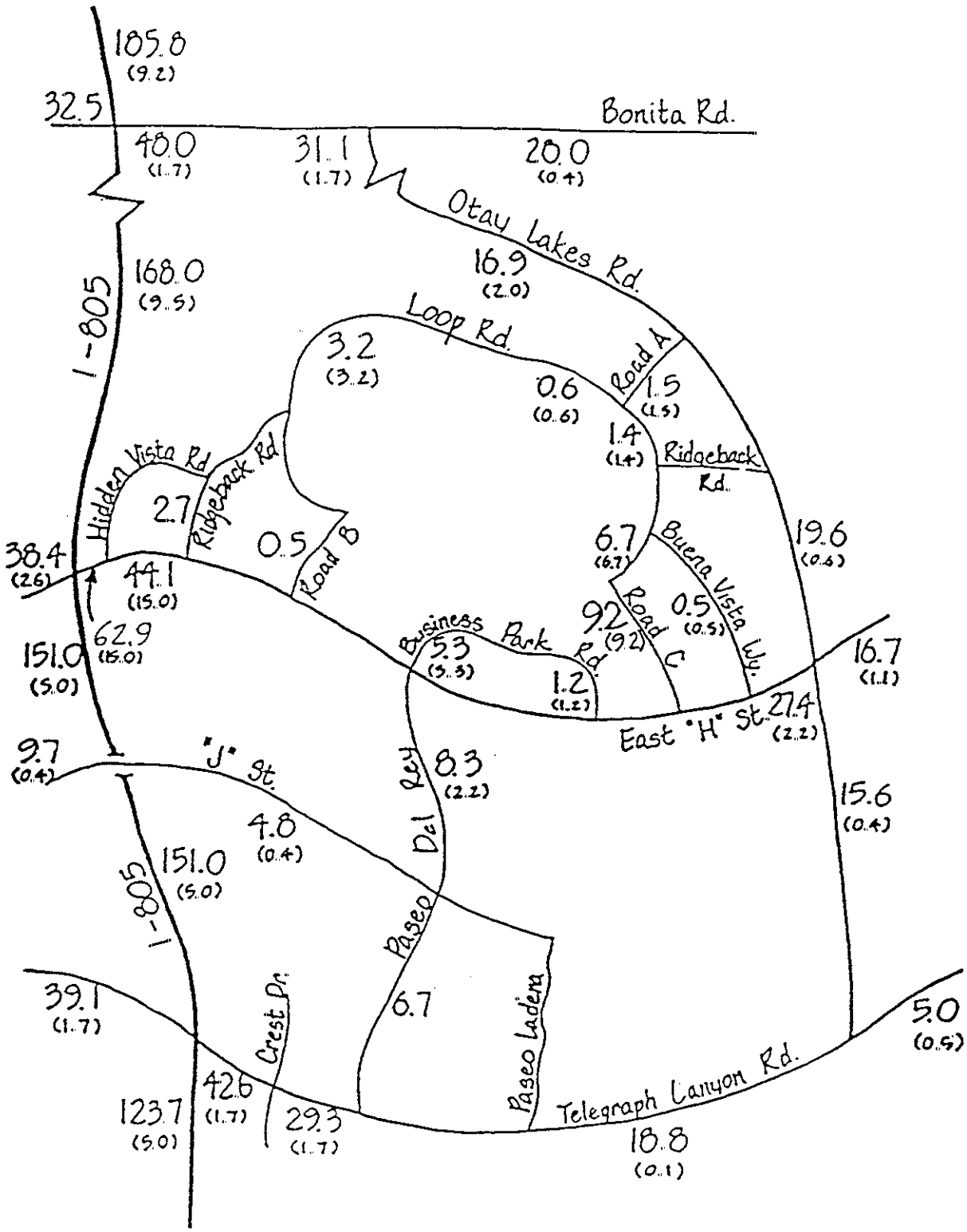
Figure 3-13



(XX) Project A.D.T.

1990 A.D.T.
Existing + Cumulative + Project
(in thousands)

Source: Bankston/Pine Associates, Inc.

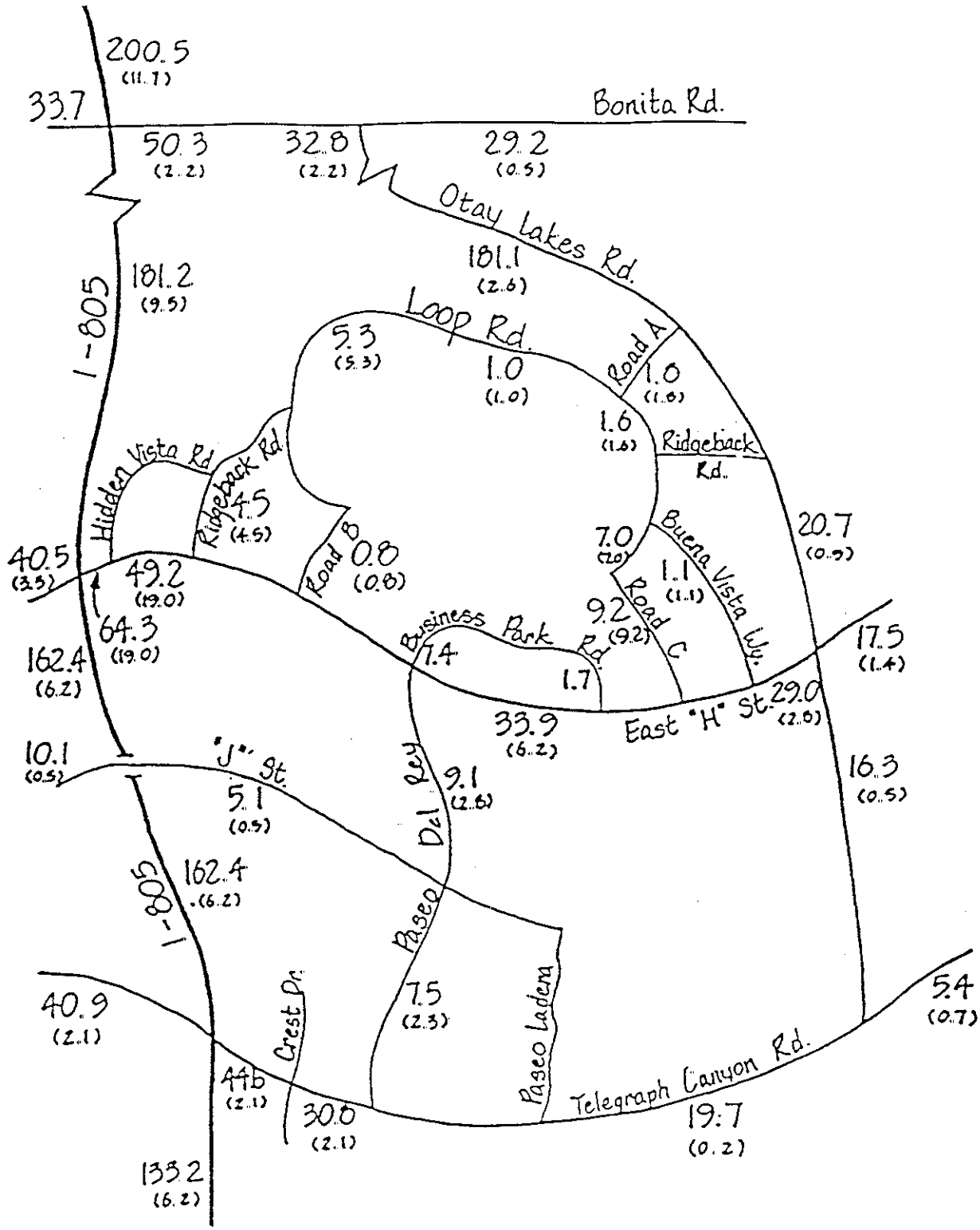


(XX) Project A.D.T.

1991 A.D.T.
Existing+Cumulative+Project
(in thousands)

Source: Bankston/Pine Associates,Inc.

Figure 3-15

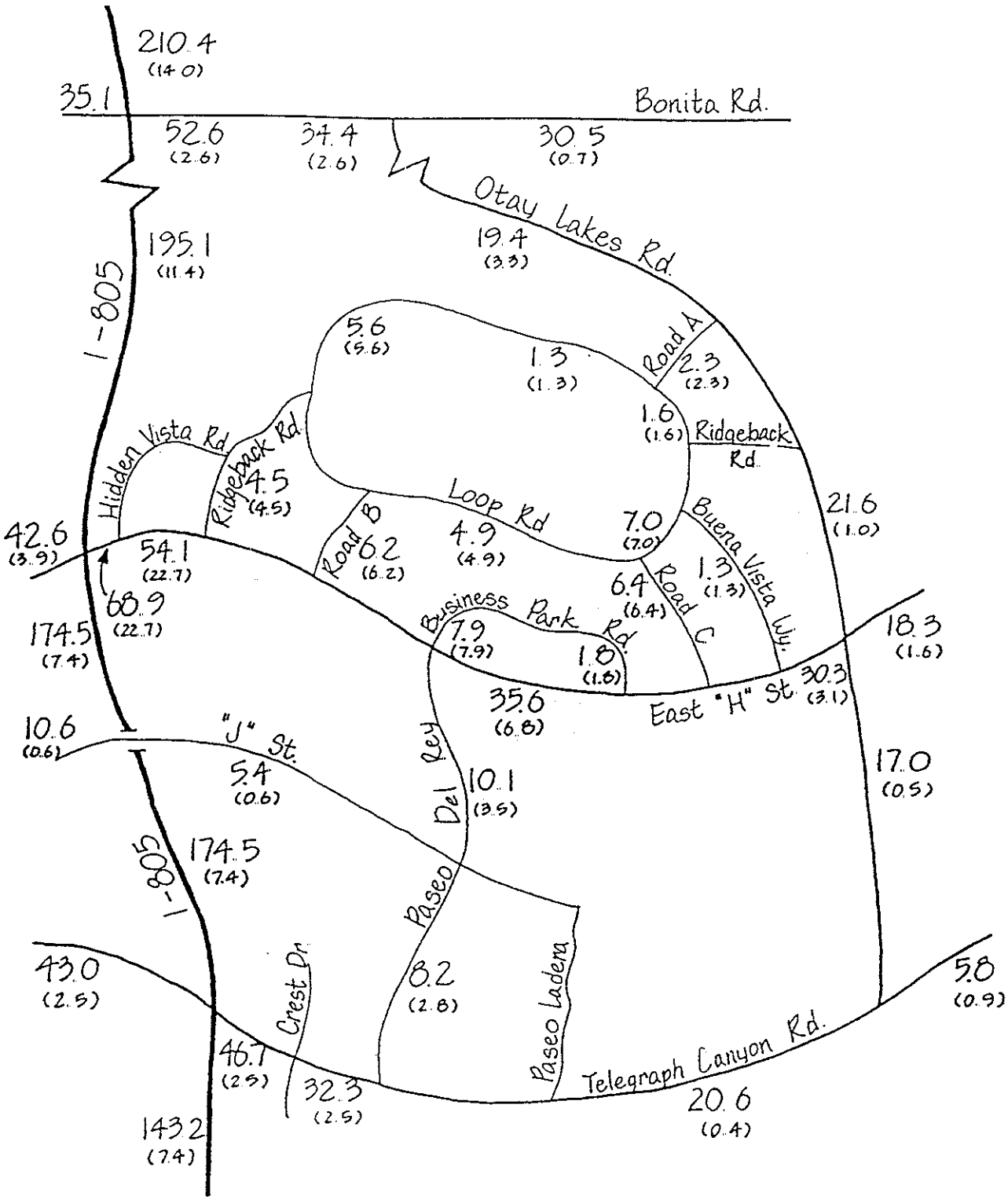


(XX) Project A.D.T.

1992 A.D.T.
Existing+Cumulative+Project
(in thousands)

Source: Bankston/Pine Associates,Inc.

Figure 3-16

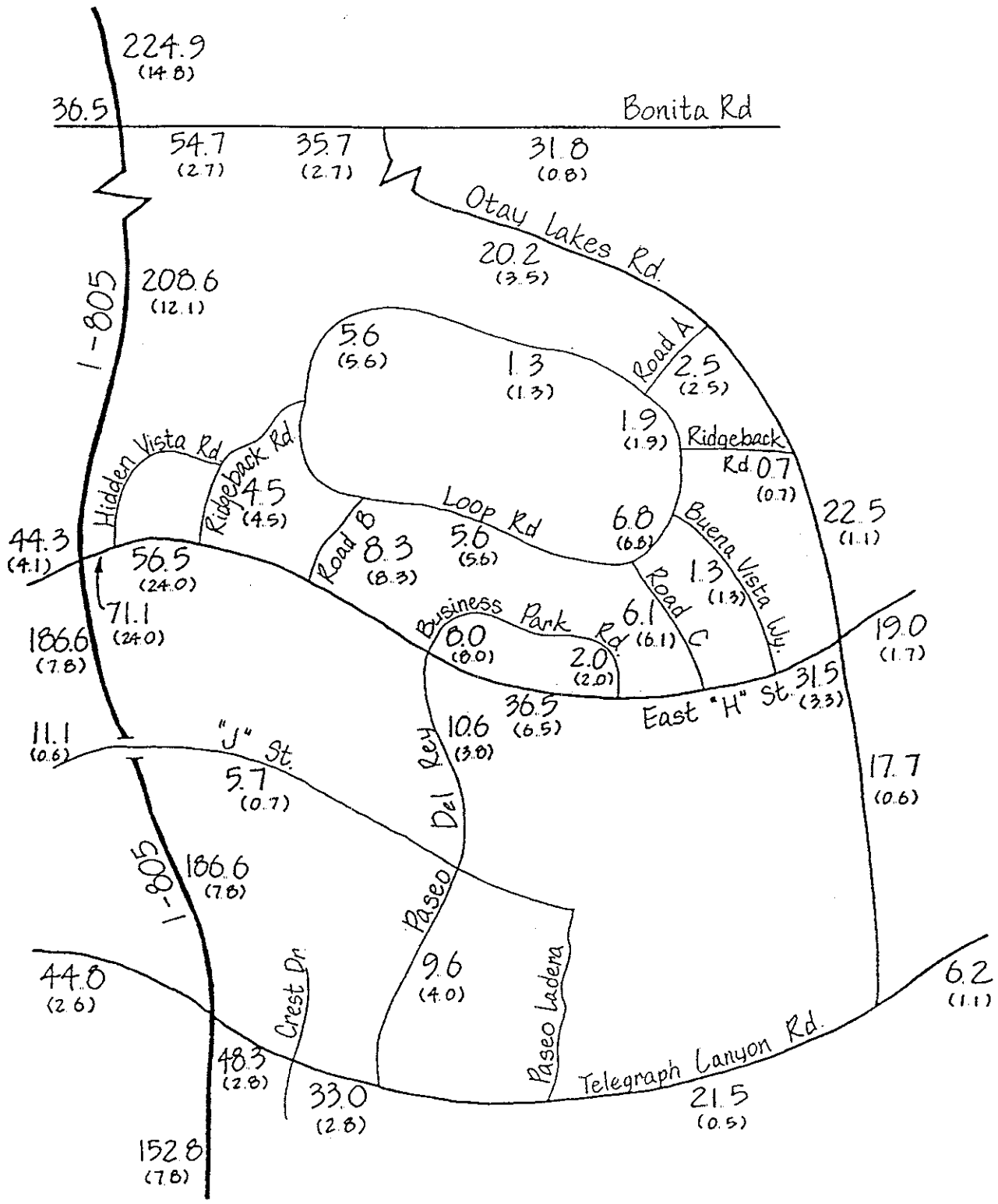


(XX) Project A.D.T.

1993 A.D.T.
Existing+Cumulative+Project
(in thousands)

Source: Bankston/Pine Associates,Inc.

Figure 3-17



(XX) Project A.D.T.

1994 A.D.T.
Existing + Cumulative + Project
(in thousands)

Source: Bankston/Pine Associates, Inc.

Figure 3-18

Based on the revised forecast for future background growth, the amount of project generated traffic accommodated within the Threshold ADT (56,500) was revised as well. Project generated traffic on this segment was then calculated to be 24,030 ADT which is the Threshold ADT minus the revised background growth forecast (56,500 -32,470 = 24,030). Because project distribution assumes 72 percent of the total project traffic is distributed to this link, then the overall project trip generation allowed, based on the revised forecast, is 33,375 ADT (72 percent of 33,375 equals 24,030).

Subsequent to the above 1988 counts and analysis, and after the opening of the widened East H Street, counts were made by City staff during the week of February 6, 1989. These counts were taken on selected locations including East H Street at the threshold point and on Telegraph Canyon Road. It is apparent from these counts that approximately 4,000 ADT has shifted from Telegraph Canyon Road to East H Street. This shift in traffic is believed to be due to the recent opening of the widened East H Street and the fact that congestion exists now on Telegraph Canyon Road. The congestion on Telegraph Canyon Road is a temporary condition which will be relieved when the current improvements are completed in 1990. At that time, the 4,000 ADT is expected to shift back to Telegraph Canyon Road from East H Street.

The proposed project, which includes modification to SPA I as well as development of SPA II, was calculated to generate 33,365 ADT (see Table 3-3). This ADT is less than the 33,375 ADT calculated above. Based on the revised background growth forcasts and the ADT on this link associated with the project (24,030) the total ADT expected would not exceed the threshold standards as established by the City (32,470 + 24,030 = 56,500). If the threshold of 56,500 ADT is reached, then any portion of SPA II or any portion of the "central ridge" of SPA I would be put on hold until the completion of SR-125.

The Terra Nova Plaza Shopping Center receives access from East H Street which has some effect on the trip patterns on this segment. Without some effort to discount some of these trips, they may be double-counted as trips actually generated by the shopping center. For the basis of this study, this activity was assumed to peak in 1994. For example, a portion of residents living in the East H

Street corridor east of I-805 traveling home from work may turn into the shopping center at any of the four entrances. After shopping they would continue on east via any of the four exits. Accordingly, 5,000 ADT was deducted in 1994, 4,000 ADT in 1993, 3,000 ADT in 1992, 2,000 ADT in 1991, and 1,000 ADT in 1990. This deduction only applies to East H Street between I-805 and Hidden Vista Drive.

C. Mitigation Measures

As identified in the Bankston-Pine study, existing roadway conditions which are inadequate and future traffic increases associated with the project will require modifications to the circulation system in the study area. Some of the mitigations, specifically to East H Street and I-805/East H Street interchange have been assumed in the report when calculating future LOS. The mitigation measures recommended would be phased based on the amount of construction completed on the project. It should be noted that some of the mitigations recommended would be constructed prior to the estimated time of need. Also, it is assumed that all streets internal to the project would be designed according to the classifications provided in the project description. **The developer will be required to enter into an agreement comparable to the development agreement for SPA I which establishes a limit on building permits based on a maximum traffic volume of 56,500 ADT or at a level that exceeds the City's Threshold Policy. They would also be required to implement to following mitigation measures:**

Mitigations:

Commercial	- 0 acres
Industrial	- 0 acres
Residential	- 0 DUs

- The segment of Otay Lakes Road between Camino del Cerro Grande and Ridgeback Road would be widened to 4 lanes (currently being constructed).
- East H Street between the I-805 northbound off-ramp and Hidden Vista Road would be restriped for 3 eastbound lanes.
- The East H Street/I-805 southbound, on/off-ramps intersection would be signalized. The existing southbound I-805 to eastbound East H Street loop ramp would be reconfigured to pass through the signalized intersection with

dual right turn lanes. The eastbound approach to this intersection would be reconfigured to provide 3 lanes. These improvements to the I-805/East H Street interchange should alleviate forecasted traffic impacts at the interchange through 1991.

Mitigations: Commercial - .82 acres
Industrial - 4.76 acres
Residential - 0 DUs

- o No improvements recommended.

Mitigations: Commercial - (.82 + 1.66 = 2.48 acres)
Industrial - (4.76 + 9.52 = 14.28 acres)
Residential - (0 + 952 DUs)

- o The following intersections with East H Street would be signalized: Road B, East Business Park Road, and Road C (Paseo Ranchero).

- o If the East H Street/Buena Vista Way intersection is not signalized prior to this year, it would be done at this time.

Mitigations: Commercial - (2.48 + 1.66 = 4.14 acres)
Industrial - (14.28 + 9.52 = 23.8 acres)
Residential - (952 + 619 = 1,571 DUs)

- o The intersection of East H Street/Ridgeback Road would be signalized.

- o The intersection of Otay Lakes Road/Road A (Avenida Del Rey) would be signalized.

Mitigations: Commercial - (4.14 + 1.66 = 5.8 acres)
Industrial - (23.8 + 9.52 = 33.32 acres)
Residential - (1,571 + 320 = 1,891 DUs)

- o The eastbound approach to the East H Street/I-805 northbound off-ramp intersection would be reconfigured to provide 3 through lanes. East H Street would be widened from 3 to 4 lanes between the I-805 northbound off-ramp and the westerly Terra Nova Plaza driveway. A right turn acceleration lane for vehicles exiting the westerly Terra Nova Plaza driveway would be provided.

- Reconfigure the East H Street/I-805 southbound on/off-ramp intersection to provide dual left turns for the westbound approach.

Mitigations:
Commercial - (5.8 + .82 = 6.62 acres)
Industrial - (33.32 + 1.15 = 34.47 acres)
Residential - (1,891 + 487 = 2,378 DUs)

- No improvements recommended.

Mitigations:
Commercial - (6.62 + 0 = 6.62 acres)
Industrial - (34.47 + 2.38 - 36.85acres)
Residential - (2,378 + 140 = 2,518 DUs)

- No improvements recommended.

D. Analysis of Significance

The proposed project involves the development of SPA II of the El Rancho del Rey Specific Plan area. For purposes of this traffic analysis, the future traffic to be generated by SPA I and SPA II combined were analyzed. The average daily traffic calculated to be generated is 33,364, which is 4,388 ADT greater than calculated under SPA I only. The total traffic to be generated was distributed to the circulation system and impacts were evaluated. The future traffic volumes on East H Street were calculated to be within the Threshold ADT determined by the City and no significant impacts were expected. An analysis of the level of service on East H at various intersections was also completed. East H Street is a six-lane divided roadway with a design capacity of 50,000 ADT. This East H Street segment has been modelled to operate at LOS "C". Through the incorporation of the Rancho Del Rey SPA II project, some degradation to this LOS may occur during peak hours. East H Street intersections as well as intersections throughout the City will be reviewed annually in conjunction with the City's Threshold Policies. If it is found that the intersection exceeds 56,500 ADT and/or the City's Threshold Standards, City staff would cease the issuance of building permits for the project. Moreover, at the discretion of City Council occupancy permits could also be denied. Under no circumstances will ADT on East H Street be permitted to exceed 56,500 until SR-125 or an alternate circulation network (i.e. interim roadway) that reduces ADT

from East H Street is in operation. Assuming several road widening actions and intersection geometry changes were completed as outlined in the Mitigation Measures Section, then no significant impacts to circulation would occur. The applicant has agreed to implement these measures and they will be made conditions on the tentative map.

3.7 LAND USE/GENERAL PLAN/ZONING

A. Existing Conditions

The project site is currently undeveloped and generally covered with native scrub vegetation except for several dirt trails primarily traversing the ridgetops. Existing single family homes are located to the west of the site in the Linwood Hills development, to the north along Surrey Drive, and to the north of Otay Lakes Road. Rancho del Rey SPA I, which has an approved Plan, is adjacent to the south and east side of the project site and is currently under construction. Development plans for SPA I include residential estate and single-family detached uses, open space areas to the east and an open space area to the south.

General Plan and Zoning - The project site is located within the El Rancho del Rey Specific Plan area. The specific plan text describes the specific plan components, including guidelines and processes for its implementation. The specific plan map indicates the land use designations and corresponding density classification for each parcel in the plan area. In addition, an administrative plan assigns a specific number of units to each residential parcel based on the parcel's size and density classification. One of the provisions of the administrative plan is to allow for density transfers between residential parcels within an individual SPA area or between SPA areas. It should be noted that the proposed SPA II Plan does not include such density transfers.

The El Rancho del Rey Specific Plan serves as the master development plan for the project area. The specific plan includes generalized guidelines which have been or will be refined by each of the three SPA plans within the specific plan area and further refined with each tentative map. Rancho del Rey SPA I was approved in

December 1987. SPA II was originally identified in the specific plan as SPA III; however, in June 1988 it was renumbered to reflect the fact that it is the second SPA to be processed. In the process of refining the plans, each SPA plan is compared to the specific plan to ensure that the components of the SPA plan (general development plan, site utilization plan, development regulations, etc.) are consistent with the general goals and guidelines presented in the specific plan.

The Rancho del Rey SPA II Plan area is zoned PC (Planned Community). The purpose of the PC zone is to promote long-range planning and orderly development of large parcels of land which may contain a variety of land uses but which are under unified ownership or control. The specific plan is implemented through the PC zone which requires the use of SPA plans. The area to the north of the project site is zoned RE (Residential Estate), and to the south and east the area within SPA I is zoned PC.

Proposed Land Use - The Rancho del Rey SPA II Plan consists of single-family detached lots, ranging from 5,000 s.f. to estate sites and support land uses. There will be a total of 567 single family dwelling units on approximately 192 acres for an average density of 3 dwelling units per acre. In addition, a community facilities site totalling 6.1 acres, a neighborhood park totalling 6.5 acres, and four open space areas totalling 158.3 acres are proposed. The site utilization plan (see Figure 2-3) illustrates the configuration of land uses.

The proposed residential uses are comprised of 208 estate units and 359 single family units within a total of six development areas. The estate lots, to be located north of Rancho del Rey Parkway, are contained within three separate areas; area R-1a is located along the western edge of SPA II and consists of 63 units, area R-1b is located in the north-central portion and also consists of 63 units, area R-1c is located in the northeastern section and consists of 82 units. The estate lot area will be a large-lot development area with an average density of 2 dwelling units per acre. Average lot sizes will range from 14,400 s.f. to 18,200 s.f.

There are 359 low density conventional single-family detached units proposed along the south side of Rancho del Rey Parkway. These units, with an average density of 4 dwelling units per acre will have average lot sizes from 7,000 s.f. to 10,000 s.f.

There are three separate single family lot areas; areas R-2a, R-2b and R-2c. Area R-2a is located in the southwestern corner of the plan area and consists of 106 dwelling units. Area R-2b is located in the central porton of the site and consists of 116 dwelling units. Area R-2c is located in the southeastern corner of the site and consists of 137 units. There are also a number of internal circulation roads within each of these areas. The proposed community facility, located at the intersection of Rancho del Rey Parkway and Ridgeback Road, consists of 6.1 acres suitable for church and/or day care use. A 6.5-acre neighborhood park is located centrally, on the south side of Rancho del Rey Parkway, providing access to the hiking trail system in Rice Canyon.

As mentioned previously, there are four open space areas; OS-1 (53.2 acres), OS-2 (38.6 acres), OS-3 (54.9 acres), and OS-4 (11.6) acres. Area OS-1 includes a major northwest-trending drainage in the northwest corner of the plan area. Area OS-2 encompasses the series of drainages along the northern boundary of the project area. Area OS-3 is located along the southern edge of the project area and includes a series of north to south-trending drainages above Rice Canyon. Area OS-4 is situated in the southwestern corner of the project area and is also just north of Rice Canyon.

The residential areas have been configured such that each "neighborhood" area is at least partially surrounded by open space areas. The estate residential areas are located to the north to more closely conform to existing land uses to the north of the project site. The low density residential areas (R-2) are sited south of Rancho del Rey Parkway to provide a gradual transition to the greater density residential areas planned to the south and east. The community facility and neighborhood park are located on Rancho del Rey Parkway to be easily accessed by residents of Rancho del Rey.

B. Potential Impacts

The Rancho del Rey SPA II Plan, as proposed is in conformance with the El Rancho del Rey Specific Plan and with existing and proposed land uses in the vicinity of the project site. The land uses allowed under the adopted El Rancho del Rey Specific Plan are compared to the proposed Rancho del Rey SPA II land uses in Table 3-5.

TABLE 3-5

LAND USE COMPARISON OF ADOPTED EL RANCHO DEL REY SPECIFIC PLAN AND PROPOSED RANCHO DEL REY SPA II

	Adopted Specific Plan (SPA II area)		Proposed SPA II	
Land Use	DU	Acres	DU	Acres
Estate Residential	208	125.5	208	102.8
Conventional Residential	359	98.8	359	89.7
Community Facility	--	--	--	6.1
Neighborhood Park	--	5.9	--	6.5
Open Space	--	146.1	--	158.3
Major Circulation	--	--	--	12.9
TOTAL	567	376.3	567	376.3

The comparison illustrates the relative similarities between the specific plan and the Rancho del Rey SPA II Plan. No changes have been made to the residential density - the type and number of residential units have remained the same. The community facility has been added to the Plan in an area that was formerly designated conventional residential and the park area has been expanded slightly. The residential acreages have diminished slightly to accommodate the community center and enlarged park. The open space acreage has expanded by approximately 12 acres. It should be noted that the El Rancho del Rey Specific Plan did not account for the major circulation acreage, which was done in the SPA II Plan.

The general configuration and location of the various land uses in SPA II are very similar to the original specific plan. The only noticeable differences are the inclusion of the community facility site in a previously designated residential area,

reconfiguration of the park area to give it greater roadway frontage, and slight changes in the form of the open space areas.

None of these changes, however, constitutes a significant land use impact. Residential densities and allowable dwelling unit numbers have not varied. The addition of community facilities and an expanded park area will not affect the proposed adjacent residential land uses. The land uses as proposed are not expected to affect the surrounding, existing residential land uses, which are also low density residential.

C. Mitigation

The proposed Rancho del Rey SPA II Plan is compatible with existing land uses in the vicinity, and is consistent with the land use policies and plans of the City of Chula Vista including the El Rancho del Rey Specific Plan. Because implementation of the SPA II Plan would not result in significant land use impacts, no mitigation measures are required.

D. Analysis of Significance

Because the SPA II Plan is compatible with the existing and planned land uses in the vicinity of the Plan area, because of the internal land use compatability of the SPA II Plan, and because SPA II is consistent with the City of Chula Vista General Plan, no significant land use impacts are expected to occur with the implementation of the SPA II Plan.

3.8 COMMUNITY SOCIAL FACTORS

A. Existing Conditions

Population - Based on SANDAG's Series VII Demographic Data, the City of Chula Vista had a total population of 116,430 **124,254** in ~~1986~~ **1988**. This population was 32,503 **40,327** persons (28%) **(32%)** greater than the 1980 population of 83,927 persons and reflects growth within the City as well as a sizable annexation which

resulted in a significant population increase. The City of Chula Vista accounted for ~~5.4~~ **5.3** percent of the ~~2,165,689~~ **2,327,697** people in the San Diego Region in ~~1986~~ **1988** and 4.5 of the 1,861,846 people in the San Diego Region in 1980.

Estimated population for the year 2010 for the City of Chula Vista is ~~155,920~~ **186,900** people, an increase of ~~39,490~~ **62,646** people from ~~1986~~ **1988**, or a ~~33.9~~ **33.5** percent increase. Estimated population for the year 2010 for the San Diego Region is 3,154,490 people, an increase of 988,801 from 1986 or a 45.7 percent increase. The expected population growth of the City of Chula Vista accounts for 4.9 percent of the San Diego Region population growth for the year 2010. The total population of Chula Vista and its sphere of influence (general plan area) was ~~129,159~~ **139,400** in ~~1986~~ **1988** and is expected to increase by ~~49.6~~ **27.9** percent to 193,242 by 2010.

Housing - In ~~1986~~ **1988**, the City of Chula Vista contained ~~45,101~~ **47,696** housing units of which ~~1,160~~ **2,005** (~~2.6~~ **4.2** percent) were unoccupied. Housing within the San Diego Region, in the same year, totaled ~~855,545~~ **893,226** units of which 47,483 (~~5.6~~ **5.3** percent) were vacant. The City of Chula Vista's housing represents 5.3 percent of the region's housing stock. Within the City, ~~52.4~~ **52.2** percent of the units are single-family, 40.2 percent are multi-family and ~~7.6~~ **7.5** percent are mobile homes. Based on SANDAG Series VII projections the total number of occupied housing units will increase to 59,149 units in the City of Chula Vista by 2010. Including the Sphere of Influence the total number of housing units will be 72,418 by 2010.

Employment - According to the 1980 census the median household income in Chula Vista was $17,997, ranking the City eighteenth of the thirty-six areas of affluence for the County. Census figures for 1980 show 48.6 percent of the households had incomes below $17,500 while 3.7 percent had incomes exceeding $50,000; this is close to the County's 51 percent of household incomes under $17,500 and 5.4 percent above $50,000.

Chula Vista's civilian labor force totaled 36,576 in 1980 with an unemployment rate of 7.3 percent. This was slightly higher than the 6.6 unemployment rate experienced region-wide in 1980. By 1986 the number of civilian laborers had increased to 38,246 and it is expected to reach 63,320 by 2010. The total civilian labor force is expected to increase to 1,464,094 persons County-wide.

In 1980, the retail sales industry employed the largest percentage of workers; 21.5 percent. The durable goods manufacturing category follows, primarily due to Rohr Industries, with 14 percent. The next largest employment industry is educational services which comprises 10 percent of the total Chula Vista labor force.

B. Potential Impacts

Population - The proposed development of Rancho del Rey SPA II would implement the approved El Rancho del Rey Specific Plan and involve the construction of 567 single-family units. Based on a population generation rate of 2.58 persons per unit ~~(WESTEC, 1984)~~ **(SANDAG, Chula Vista Housing Study, 1984)** , full development of SPA II would ultimately result in 1,463 residents in the planning area. This represents 33 percent of the total population expected at buildout of the El Rancho del Rey Specific Plan Amendment area.

The population within the City of Chula Vista is estimated to reach ~~155,920~~ **186,900** persons by 2010, a growth of ~~39,490~~ **62,646** people from ~~1986~~ **1988**. The increase of 1,463 residents represents approximately ~~3.7~~ **2.3** percent of the projected City growth for the years between ~~1986~~ **1988** and 2010. Because this is a nominal increase and the growth is consistent with the growth expectations as outlined in the El Rancho del Rey Specific Plan Amendment, no adverse population impacts are anticipated.

Housing - SPA II would allow for the development of 567 units on approximately 370 acres. The proposed plan is identical with the currently adopted El Rancho del Rey Specific Plan. Based on Series VII projections this increase represents 1.0 percent of the total number of housing units (59,149) anticipated in the City in 2010. Development of thse units would be consistent with the adopted plan and would not, therefore, represent an adverse impact.

Employment - The proposed SPA II project would not result in any new employment opportunities, however, as part of the larger El Rancho del Rey Specific Plan a 93.4 acre employment park would be developed in the vicinity. This park is anticipated to provide a minimum of 2,335 jobs and to serve industrial, office and commercial support uses. Because of the employment opportunities in the nearby

vicinity and the larger Chula Vista and San Diego Community, employment impacts are not considered adverse.

C. Mitigation Measures

No significant impacts would be associated with the proposed project and, thus, no mitigation measures are necessary.

D. Analysis of Significance

No significant community social impacts would result.

3.9 COMMUNITY TAX STRUCTURE

A. Existing Conditions

A preliminary fiscal impact analysis of the proposed Rancho del Rey SPA II project was completed by John McTighe & Associates in September 1988 (see Appendix H). As part of this analysis, a review of the financial condition of the City of Chula Vista was conducted. Current (1988-89) operating expenditures and revenues were examined to determine existing and expected fiscal conditions. Because this project is expected to be built over several years, assumptions and base figures could vary substantially over the life of the project.

The analysis of municipal expenditures was prepared based on information gathered from a review of the City of Chula Vista's 1988-89 operating budget, as well as discussion with various department staff. Eighteen "direct service" expenditure activities were examined: general government; planning; community development; police protection/animal regulation; fire protection; building and housing; engineering design and construction; land development; traffic engineering; street maintenance; street sweeping; street tree maintenance; traffic operations; traffic signal and street light maintenance; pump station maintenance; parks and recreation; and library operations.

City revenue conditions were analyzed based on existing revenue sources. Incorporated into the analysis were revenues from the general fund and the special fund. General fund sources include: property tax; sales and use tax revenues; franchise taxes; property transfer taxes; utility users tax; bicycle and animal licenses; motor vehicle in-lieu taxes; cigarette taxes; fines, forfeitures, and penalties; municipal swimming pool fees; recreation programs; and investment earnings. Revenue sources such as the traffic safety fund, state library act fund, sewer service revenue fund, special gas tax fund and open space maintenance district fund are considered special funds.

B. Impacts

The McTighe fiscal impact analysis attempted to determine all the operating costs and revenues that would be associated with the development of the project and to calculate the net impact to the City. Development would incur planning review, services and general operation costs to the City, and would provide increased revenues to the City through assessed fees and taxes.

To determine the full costs of providing City services, a model was formulated to allocate indirect and overhead costs to the eighteen "direct service" activities. This modelling is a best attempt to reflect the full costs of accommodating the proposed SPA II development. Of the eighteen activities reviewed for possible impact, nine activities were identified as having one-time only or on-going impacts. One-time impacts would occur to planning, building inspection, engineering and fire prevention. It is assumed, that because fees are collected from the applicant to compensate for the cost of planning, inspection and engineering services, no adverse impact to the City would occur. Fire prevention inspection fees, however, may not completely compensate for the costs incurred and an incremental impact may result.

The remaining City operating expenditure activities would be subject to on-going costs. These activities include public works operation (i.e., street maintenance, traffic operations) police services, library operation and fire supression.

City revenue projections were calculated based on the existing general fund and special fund revenue sources of the City. Computer modelling of the relationship of individual revenue accounts to population, land use and other factors was completed to simulate the changes in revenue that could be expected over the development of SPA II. A separate model of assessed valuation/property tax changes was developed to project the effect on City property tax. Input regarding projection of buildout rate and product pricing was included in this model.

Based on this analysis, the development of Rancho del Rey SPA II is projected to have an overall positive fiscal impact on the City of Chula Vista. Basically, cumulative operating revenues are anticipated to exceed cumulative operating costs over the period of time analyzed in the fiscal impact analysis. The develoment is projected to result in excess revenues of approximately $32,076 per year after operating costs are considered. The results of the fiscal impact analysis, in constant 1988 dollars, are provided in Table 3-6.

Table 3-6

PROJECTED ANNUAL OPERATING REVENUES AND COSTS

Fiscal Year	Revenue	Cost	Annual Net Impact
1990	$ 9,795	-0-	$ 9,795
1991	140,374	80,283	60,090
1992	334,453	234,051	100,402
1993	501,375	423,143	78,232
1994	496,419	465,087	31,332
1995	496,471	464,395	32,076
1996	496,471	464,395	32,076
1997	496,471	464,395	32,076
1998	496,471	464,395	32,076
1999	496,471	464,395	32,076
2000	496,471	464,395	32,076

It should be noted that actual net revenues would vary from the projections given above. Unanticipated and unforeseeable actions such as new legislation or changes in City operations may cause minor changes.

C. Mitigation Measures

Because no adverse impacts would result to the community tax structure, no mitigation measures are required.

D. Analysis of Significance

Implementation of the proposed Rancho del Rey SPA II would result in a net fiscal benefit of approximately $32,000 annually to the City of Chula Vista. This money would be used to provide services to the City as determined by legislation process.

3.10 PARKS, RECREATION AND OPEN SPACE

A. Existing Conditions

The Rancho del Rey SPA II project is located within the Sweetwater sub-area of the General Plan area. The Parks and Recreation Element of the General Plan delineates the project as being within Community Park District 12. The General Plan divides the City into park service districts to facilitate the even distribution of parklands throughout the City.

The General Plan maintains five classifications of park facilities; tot lots, play lots, mini-parks, neighborhood parks, and community parks. Tot lots are play areas for small children, usually within a larger community or neighborhood park. Play lots are small parks intended for high density areas to substitute for backyards. Children should not be required to cross a major arterial to reach a play lot. Mini-parks are limited parks, normally geared toward passive recreation green space or pedestrian ways. Neighborhood parks are primarily intended to provide neighborhoods with space and facilities for active as well as passive recreation. Community parks are designed to serve the residents of several adjoining neighborhoods

and to provide recreation facilities which require more space than neighborhood park sites can accommodate.

There are currently six developed mini-parks, seventeen neighborhood parks, four community parks and a Nature Interpretative Center, which could be considered a special purpose park, in the City of Chula Vista. These provide a total of 279 acres of public parkland available City-wide. This parkland is supplemented by private golf courses and the J Street Marina which offer additional recreation opportunities. Regional park needs are met by the Sweetwater Regional Park, Otay Reservoir and Silver Strand State Beach. The park facilities closest to the project site include Independence Park and El Rancho del Rey Park.

The Chula Vista General Plan Open Space Element includes a variety of uses within their inventory of open space uses including: city parks, regional parks, slopes, marshlands and schools. Two areas of proposed open space are shown near the proposed project, along Telegraph Canyon Road and Rice Canyon. Southwestern Junior College, just east of the site, is considered publicly owned open space. The Open Space Element states that open space should be preserved for the following reasons:

1. To divert development from hazardous areas;
2. To provide open space for outdoor recreation;
3. To provide areas of historic, scenic or cultural values;
4. To protect areas necessary for the production of food or fiber; and
5. To preserve areas in order to give shape and meaning to the urban form in order to avoid the uninterrupted sprawl of urban development across the landscape.

B. Potential Impacts

Implementation of Rancho del Rey SPA II would increase the number of residents within the City and cause a corresponding increase in the demand for recreational facilities. The nearby recreation facilities would be taxed by the addition of approximately 1,463 residents.

Based on the City Threshhold standard of 3 acres of parkland per 1,000 population, development of the site would require 4.4 acres of parkland. As part of the project, a 6.5 acre neighborhood park would be developed on-site. This would be located on the south side of Rancho del Rey Parkway and would be surrounded by residential development.

The project also includes the conservation and preservation of four large parcels of open space. These parcels would preserve canyon hillsides and sensitive species and total 158 acres or 42 percent of the site. Trail access (hiking and equestrian) is also provided through the canyon preserve areas in a manner consistent with conservation of sensitive resources. The equestrian trail which goes through SPA II is intended to maintain the regional trail connections riders have created on the undeveloped property. To the north, the trail can connect to facilities adjacent to Otay Lakes Road; to the south, the trail will connect with a similar trail in Rice Canyon within SPA I.

C. Mitigation

A neighborhood park of 6.5 acres and 158 acres of open space have been incorporated into the design of Rancho del Rey SPA II which exceeds the City requirements; therefore, no other mitigation measures are necessary.

Analysis of Significance

Because the neighborhood park proposed for the site would fulfill and, in fact, exceed the park requirements as determined by the City, there would be no adverse impacts to public recreation. The net impact to parks and recreation would be beneficial. A substantial portion of the site (42%) would be dedicated as open space. There would be no adverse impacts to open space.

3.11 PUBLIC SERVICES

A. Existing Conditions

Water - San Diego is a semi-arid region with limited surface and groundwater supplies. Less than 10 percent of the region's water supply is provided locally; over

99 percent is imported. Imported water is provided to the Metropolitan Water District from the Colorado River and the California Water project (Feather River). The water is then made available by the Metropolitan District to various agencies and water companies for distribution including the San Diego County Water Authority (CWA). The CWA has 24 local member agencies which store and distribute water to the public, including the Otay Water District which serves the El Rancho del Rey Specific Plan area. The project is located within Improvement District 22 of the OWD's Central Area.

The Metropolitan Water District (MWD) receives its water from the Colorado River Aqueduct. MWD's current allotment from the Colorado River is approximately 1.2 million acre feet. However, once the Central Arizona Project is complete, and utilizing its total allotment, MWD's allotment could decrease to 450,000 acre feet. The Central Arizona Project, which was scheduled to be completed in 1985, is behind schedule, and there is presently a surplus of water in the Colorado River water, thus allowing MWD to receive its historical share. However, it can be seen that the water supply from the Colorado River to MWD is in a state of flux, and will probably decrease in the next few years. MWD is negotiating with the Imperial Irrigation District to use IID's excess water for some compensation. Also, there is water available from the State Water Project (northern California), but it is presently impossible to obtain the yield necessary for southern California without a new canal. Thus, the availability of water supply in southern California is for the time being adequate, but changes to this situation may occur in the future.

In January 1987, a Central Area Water Master Plan Update was completed by the OWD. This study determined the existing water demand and capacity of the Central Area. It established a conceptual plan for the future needs of the area, incorporating development plans for Rancho del Rey as well as several other proposed developments. The water master plan update specifies facilities required for full development of the project area, including sizes and locations of pipelines, reservoirs, and pressure-reducing valves. A number of new water facilities were identified to serve the Rancho del Rey and adjacent developments. It is anticipated that funding for the water facilities would be provided by local developers, and that water supply infrastructure would be provided consistent with the water master plan at the time of site development.

The goal of the Threshold Policy, related to water serivce, is to ensure that adequate supplies of quality water are available to the City of Chula Vista. It is the responsibility of the developer to request and deliver to the City a service availability letter from the Water District for each project. It is the responsibility of the City to provide the County Water Authority, Sweetwater Authority and Otay Water District with a 12 to 15 month development forecast and request an evaluation of their availability to accommodate the forecast and continuing growth.

Sewer - The City of Chula Vista provides sewer service in the project vicinity. Sewage is transported by the City to the San Diego Metropolitan System (METRO) which treats and discharges sewage at the Pont Loma Regional Plant. The City of Chula Vista currently has a contract capacity of 19 million gallons per day (mdg) in the Metro System and generates approximately 12.5 mgd. This translates to an available capacity of 6.6 mgd (personal communication, Gena Franko).

In 1986 a sewer study was prepared by Rick Engineering (refer to Appendix E of the Rancho del Rey SPA I EIR) to estimate on-site sewage flows. The purpose of the study was to provide an on-site sewer master that would facilitate implementation of the El Rancho del Rey Specific Plan. Maximum densities were assumed when calculating sewage flows and pipe design. The trunk line in Rice Canyon was projected to flow at a maximum allowable flow of 3/4 of the pipe depth during peak flows. During project review of SPA I, City staff requested further evaluation of off-site sewer capacity. An Addendum Sewer Study was prepared by Rick Engineering in March 1987 (refer to Appendix G). Based on this second evaluation, the off-site sewer facilities were determined to be adequate for ultimate development of the Specific Plan, given implementation of the master plan improvements.

As part of the current work effort on Rancho del Rey SPA II, a review of the current SPA II plans and the 1986 sewer study was completed by Rick Engineering. A letter summarizing this analysis is contained in Appendix G.

The Threshold Policy contains standards regarding sewer flows to assure compliance with the stated objective. The sewage flows and volumes associated with

each project should be reviewed by the City for compliance with City Engineering Standards. It is the responsibility of the City to prepare a 12-15 month development forecast for METRO to request confirmation that the projection is within the City's purchased capacity rights.

Utilities - The project site is served by SDG&E for gas and electricity. One 69 kV power line, part of the SDG&E distribution system in Chula Vista, crosses the site within a 20 foot right-of-way. This line runs parallel to East H Street and then turns north to cross the site, slightly east of the center.

Police Protection - The Chula Vista Police Department provides Police Protection in the project vicinity. The Department operates out of a single station located at 276 Fourth Avenue in Chula Vista with a staff of 138 sworn officers, one police chief, 66 administrative staff and an animal control staff of seven.

The project site is located in an area designated as Beat 28. This Beat is patrolled by one 24-hour squad car which is broken into 3 one-man watches. The standard for police protection as outlined in the Threshold Policy requires that police units respond to emergency calls throughout the City within five minutes in 75% of the cases and seven minutes in 90% of the cases.

Fire Protection - On-site fire protection would be provided by the Chula Vista Fire Prevention Bureau. Depending on the location of an on-site fire, response would come from Fire Station #2 located at 80 E J Street, or Fire Station #4, located at 861 Otay Lakes Road.

A Fire Station Location Study for the Chula Vista General Plan area is currently being prepared by the City of Chula Vista Management Services Department. This report recommends sites for future fire department locations in accordance with growth projections for the City and its Sphere of Influence. The Growth Management Oversight Committee (GMOC) of the City will review the report for compliance with the standards contained in the Threshold Policy. The current standard requires that in 85% of the cases, fire and medical units shall respond to calls throughout the City within seven minutes.

The report contains the recommendation that a new fire station be located at the corner of Paseo Ranchero and East H Street within SPA I. The report also recommends that Station #4 be relocated to the EastLake development.

Schools - The project site is located within the jurisdiction of two school districts. The Chula Vista Elementary School District serves grades kindergarten through sixth. The Sweetwater Union High School District provides education to middle and high school students. Schools in the project vicinity include Bonita Vista Junior High and Bonita Vista High and five elementary schools as listed below.

The capacity of these schools and current enrollment (September 1988) is provided in Table 3-7. As can be seen, schools operate generally at or slightly below capacity. In the case of Bonita Vista High, there is excess capacity due to relocatable classrooms.

Table 3-7
CURRENT SCHOOL ENROLLMENT

School	Capacity	Enrollment	Difference
Bonita Vista Junior High	1,524*	1,527	(3)
Bonita Vista High	1,932*	1,724	208
Allen Elementary	651**	477	174
Tiffany Elementary	744**	692	52
Valley Vista Elementary	500**	483	17
Sunnyside Elementary	806**	739	67
Chula Vista Hills Elementary	600 (standard schedule) 900***	322	267

* Includes relocatable classrooms
** Enrollment during 1986-87 school year
*** Possible in the future, with a year-round schedule.

Source: Sweetwater Union High School District, Andy Campbell
Rancho del Rey SPA I EIR, October 1987.
City of Chula Vista School District, Kate Shursin

The Sweetwater Union High School district has begun grading for EastLake High School, in the EastLake development. This facility is expected to serve 2,000+ students and to be completed for the 1991-92 school year. The Elementary District is also in the process of planning new school facilities. An elementary school is under construction in EastLake on Hillside Drive. It is scheduled to be complete in the fall. A new elementary school, Chula Vista Elementary, on Buena Vista Road south of East H Street opened in early 1989. There are about 322 students at the facility. Other elementary schools being planned in the area include Terra Nova, the SPA I school and the site located at the intersection of Paseo Ranchero and East J Street. Preliminary planning has begun on the middle school facility within Rancho del Rey SPA III, south of H Street on Paseo Ranchero. The school district is currently negotiating the purchase of the site.

B. Potential Impacts

Water - Development of Rancho del Rey SPA II would result in additional residential, park and community uses which would consume water. The projected daily on-site water requirement is 332,400 gallons per day. This is based on consumption rates contained in the Central Area Water Master Plan Update, in which the average consumption per account, per day, is calculated to be 583.2 gallons. Assuming 567 residential units, one church, one day care center and one park, the total water consumption associated with the project would be 331,300 gallons per day (583.2 X 570 = 332,424).

Assuming the on-site water facilities are constructed in accordance with the specifications included in the water master plan, adequate infrastructure would exist to serve the project. However, water service is subject to the availability of the CWA distribution system and the regional availability of water. According to Manuel Arroyo of the OWD, the existing aqueduct system reaches capacity during peak, hot weather periods which limits the amount of water delivered to OWD for distribution (Arroyo, 1988). Based on the water supply limitation it is the opinion of the OWD that there is not an adequate water supply to assure consistent water to the project. For this reason, the OWD is recommending continuance on immediate approvals for future water service commitments. Development of the site would create a demand for water which may not be satisfied with the current water supply. This is considered an adverse and potentially significant impact.

To assure consistent water supply to the project, modifications to the current water distribution supply system must occur. One modification under consideration by the CWA is construction of another aqueduct to transport imported water into the San Diego region. This effort is still in the planning stages and a preliminary completion date of 1994 has been established. The OWD is currently considering alternate storage methods, which would increase the emergency storage reserves to ensure adequate peak period water availability. The OWD is investigating sharing storage facilities with the Sweetwater Water Authority and San Diego Water Authority to increase their emergency storage capacity. Water supplies available during non-peak periods would be stored in shared facilities to be made available during hot, dry, peak demand periods. In this manner, an adequate water supply would be ensured year round.

Sewer - The Rick Engineering evaluation of the current, proposed project and the original sewer study determined that an update of the 1986 study was not necessary. Although the site plan of the SPA II area has been modified since the 1986 sewer impact analysis was completed, the land uses and number of dwelling units have not been increased. The flows associated with the revised plan would be similar to those estimated in the 1986 study.

Implementation of the on-site infrastructure and off-site improvements as outlined in the 1986 sewer study would provide an adequate sewer system to accommodate the increased flows associated with the project. No adverse impacts related to sewage capacity are anticipated.

Utilities - The proposed SPA II site plan contains at least 16 lots which are crossed by the 69 kV power transmission line. Development of these lots would necessitate the relocation of the north-south powerline. The powerline may remain above ground and relocated to open space to avoid lots, placed underground or some combination of both methods may be utilized. Undergrounding the line would require a 20 foot wide easement with a 15-foot wide dirt access road. The trench required for installing the underground line would be 6 feet deep and 3 feet wide. Installation and maintenance would require the entire 20-foot easement for trench spoil and equipment operation. Relocating the lines would involve temporary disruption of open space during construction. Access to the poles for maintenance could be obtained from spur roads.

It is the policy of SDG&E to conduct such relocations without disruption of service. This can be accomplished via construction of the new line prior to removal of the old or by relying on a second transmission line to supply energy to the local substation. Relocation of this transmission line would not result in a disruption of electrical service to SDG&E customers and no adverse impacts are anticipated.

The various options for relocating the power line are discussed in detail in the Biology impact analysis and mitigation plan (see Appendix C). The implications of each option to the site biology are summarized in Section 3.4 of this report.

Police Protection - Development of the site in accordance with SPA II would involve the addition of 1,463 persons to the Beat. The Chula Vista Police Department maintains a 1.1 to 1.3 officer per 1,000 population ratio (Hawkins, 1989). Based on this ratio, at least 1.61 personnel should be added to current police staff at buildout of SPA II. The emergency response standards, as established in the Threshold Policy, can be initially maintained by the existing Beat patrol. Alter buildout of SPA II, and the addition of personnel, the Threshold standards will also be met (personal communication, William Winters). The cumulative effect of other developments would eventually require splitting Beat 28 into two beats and employing additional patrol officers and investigative division staff, above the 1.61 staff identified as required by SPA II.

Fire Protection - The proposed SPA II would result in development of a currently vacant site with a variety of residential and community facility structures which would increase the demand for fire protection services. With the eventual construction of a fire station within the Specific Plan area, as recommended by the Fire Station Location Study, and planned for within the Land Use Plan, the on-site residential and community uses would be adequately served. The standards as established in the Threshold Policy would also be satisfied (personal communication, Marty Chase).

School - The project would involve development of 567 residential units and an associated population increase of 1,463 persons. Based on generation rates supplied by the School Districts, the project would generate approximately 170 elementary

school students, 57 middle school students and 108 high school students. Capacity exists to accommodate the projected increase in high school and elementary school students. Capacity to accommodate the increase in junior high school students does not currently exist. New schools in the planning and construction phases would satisfy future demands and no adverse impacts to schools are anticipated. All of Rancho del Rey is within a Mello Roos District, Community Facilities District (CFD) #3.

C. Migitation Measures

Water - The development of on-site water facilities as outlined in the OWD Master Plan Update would provide adequate infrastructure for water distribution. Until the CWA can provide adequate water to OWD to assure consistent water supply during peak periods, the OWD cannot commit to future water service. Without a service letter from OWD, the project would not comply with the Threshold Policy. The developer would work with the OWD and CWA to assist, if needed, in negotiations for additional terminal water storage. This would ensure a consistent supply of water to the project during peak hours. With this assurance, the adverse impacts would be mitigated and the OWD could issue a service letter. It should be noted that the shortage of water is not a problem unique to Chula Vista; it is a regional issue. To mitigate this problem serious efforts at water conservation should be made, which is beyond the scope of the current project.

Sewer - The sewage system is adequate as designed. The City has sufficient capacity through its METRO contract to accommodate additional flows. In compliance with the Threshold Standard, the City should review the projected sewage flows and volumes for compliance with City Engineering Standards.

Utilities - The project would require the relocation of one 69 kV transmission line which would have no impacts to provision of utilities to customers. The developer would work closely with SDG&E to facilitate this relocation to the satisfaction of both parties. Also, any mitigation measures recommended by the biologist would be incorporated in the project design.

Police Protection - Development of the proposed SPA II project and associated demand for increased police protection would be adequately served by Beat 28 of the Chula Vista Police Department and no mitigation is required.

Fire Protection - The existing fire station #2 and the fire station to be located at Paseo Ranchero and East H Street would adequately serve the proposed project and no mitigation is required.

School - The proposed project would generate students, which would place demands on the local school system. Local school districts are currently in the planning and construction phases for several new school facilities, including the middle school in Rancho del Rey. Because there is some available capacity and new schools are currently being planned, no mitigation beyond participating in the Mello Roos District is required. Due to the number of current and proposed growth projections in eastern Chula Vista, the capacity of the school districts to provide educational services are expected to experience cumulative impacts. Because the provision of additional capacity is a primary concern of the school districts, and because the projected increases in the number of students have been incorporated into their long-range plans, these cumulative impacts should be mitigated by the phased implementation of additional facilities in eastern Chula Vista. Rancho del Rey is within a Mello Roos District (CFD #3) which will provide tax moneys directly to the school districts for implementation of their long-range development plans.

D. Analysis of Significance

Water - The project is consistent with the land use assumptions contained in the OWD Waster Master Plan Update and a water delivery infrastructure system would be constructed in accordance with the plan. However, the CWA cannot currently guarantee an adequate, year-round supply of water to meet the commitments of the OWD and the water needs of the project. This is regarded as a significant impact. To guarantee water supply during peak periods the CWA is currently planning for the construction of an additional aqueduct to increase imported water volumes to the San Diego region. The OWD is also negotiating to increase storage facilities. If these actions can be assured; the OWD can commit to provision of water service to this project and the impacts would thus be reduced below a level of significance. The regional shortage of water is an issue which must be addressed by serious efforts to conserve water, which is beyond the scope of the current project.

Sewer - Development of on-site sewage facilities consistent with the 1986 sewer study would provide adequate infrastructure to accommodate project flows. The City of Chula Vista has a surplus of contract capacity in the METRO sewage system and no significant impacts are anticiated.

Utilities - The location of one 69 kV line through several residential lots is regarded as as significant impact. Relocation of this line would mitigate the impact to a level of insignificance.

Police Protection - The proposed project would be served by the existing Patrol Beat 28 and within the Standards as established by the Threshold Policy. No significant impacts would result from development of SPA II.

Fire Protection - Development of SPA II would result in increased demand for fire protection services that would be satisfied by Station #2 and the future station within El Rancho del Rey. Emergency fire and medical response would be supplied in the criteria contained in the Threshold Policy and no significant impacts are anticipated.

Schools - The number of students generated by the SPA II would place additional demands on the existing facilities. Elementary and high school facilities appear to be adequate and would not be adversely affected. The junior high school facility is currently at capacity and would be adversely impacted. Both Districts are involved in the near-term planning and construction of new facilities which would provide adequate facilities for the additional students generated by the project.

4.0 ALTERNATIVES

CEQA requires a description of "reasonable alternative to the project, or to the location of the project, which could feasibly attain the basic objectives of the project ... and the discussion of alternatives shall focus on alternatives capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance, even if these alternatives would impede to some degree the attaiment of project objectives, or would be more costly." The range of alternatives required in an EIR is governed by "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The key issue is whether the selection and discussion of alternatives fosters informed decision-making and informed public participation.

The Master EIR for the El Rancho del Rey Specific Plan Amendment (EIR-83-2) analyzed three alternatives to the project: the No Project (existing Specific Plan) Alternative, the Alternative Specific Plan Amendment and the No Development Alternative. The analysis contained in the previous EIR is hereby incorporated by reference. For the purpose of the proposed SPA II Plan only the No Project Alternative is analyzed.

4.1 NO PROJECT

Generally, the No Project alternative is defined as development in accordance with the City's General Plan for the site. In this case, because the proposed project implements the general plan, development of the site in accordance with the general plan would be the same as the proposed project. For this reason, the No Project alternative has been redefined to mean no development at all on the site. This would involve leaving the property in its current, undeveloped condition. If no development occurs on the site at this time, impacts associated with the project would be avoided. However, the property is designated and zoned for urban development, and this alternative would not implement the City's General Plan. In addition, beneficial effects associated with the project, including provision of housing and tax revenues, would not be achieved. The potential for development in accordance with the adopted Specific Plan would remain unless a General Plan Amendment and/or zone change were initiated.

5.0 ORGANIZATIONS AND PERSONS CONTACTED

Cinti and Associates

Gary Cinti
Jay Kniep

McMillan Communities

Craig Fukuyama
Kim Elliot
Darren Anderson

Bankston and Associates

Ken Bankston

Otay Water District

Manuel Arroyo

Sweetwater Union High School District

Andrew Campbell
Susan Forsyth

Chula Vista School District

Kate Shursin

SDG&E

Don Rose

City of Chula Vista

Doug Reid - Planning Department
Marty Chase - City Management Services Department
William Winters - Police Department
Keith Hawkins - Police Department
Gena Franko - Engineering Department
Donna Schneider - Engineering Department

RECON

Susan Hector
Paul Fromer

WESTEC

Steve Lacy

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7.0 CONSULTANT IDENTIFICATION

This report was prepared by P&D Technologies, Inc. of San Diego, California. Members of P&D Technologies who contributed to the report are listed below:

Mary D. Putnam; Project Manager
Betty Dehoney; Senior Project Manager
Theresa Fenner; Environmental Analyst
Larry Hibner; Director of Engineering
Arnold Torma; Director of Transportation
Cyndi Terry; Transportation Engineer
Wayne Cottrell; Transportation Engineer
Karen Sievert; Associate Planner
Mary McGee; Graphics Cooordinator
Beryl R. Embry; Word Processing Supervisor

CONSULTANTS

Pacific Southwest Biological Services - Review Biological Analysis
WESTEC Services - Review Biological Analysis
Brian Smith Associates - Archaeology