

**FIFTH ADDENDUM TO EIR-86-04  
(EASTLAKE GREENS SPA I EIR, SUBSEQUENT )  
Initial Study IS-00-04**

**PROJECT NAME:** Eastlake Greens SPA Amendment

**PROJECT LOCATION:** East of SR-125, so. of the SDG&E easement, west of Eastlake Parkway in the Eastlake Greens Sectional Planning Area (SPA), Chula Vista, CA.

**PROJECT APPLICANT:** The Eastlake Company

**PROJECT AGENT:** Cinti Land Planning

**CASE NO.:** IS-00-04                      **DATE:** September 24, 1999

**I. INTRODUCTION**

The environmental review procedures of the City of Chula Vista allow the Environmental Review Coordinator (ERC) to prepare an addendum to a Negative Declaration or Environmental Impact Report (EIR) if one of the following conditions is present:

1. The minor changes in the project design which have occurred since completion of the Final EIR (EIR-86-04) have not created any new significant environmental impacts not previously addressed in the Final EIR.
2. Additional or refined information available since completion of the Final EIR regarding the potential environmental impact of the project, or regarding the measures or alternatives available to mitigate potential environmental effects of the project, does not show that the project will have one or more significant impacts which were not previously addressed in the Final EIR.

This addendum has been prepared in order to provide additional information and analysis concerning land use impacts as a result of the proposed amendments. FEIR 86-04 analyzed the impact of the property based on an urban, mixed-used development proposal. As a result of this analysis, the basic conclusions of the Final EIR have not changed. Land use and public service impacts are found to be less than significant for the proposed project and were previously addressed in EIR-86-04.

Therefore, in accordance with Section 15164 of the CEQA Guidelines, the City has prepared the following addendum to EIR-86-04.

## II. PROJECT SETTING

The project site is known as the Eastlake Greens area and forms part of the Sectional Planning Area (SPA) One Plan, which is located east of the Otay Ranch project. The Eastlake Greens lies in the Eastern Territories Planning Area of the City of Chula Vista. The proposed project is in the Eastlake Activity Corridor, which is a part of the Eastlake Greens II SPA Plan. Elevations generally range from 400 feet to 600 feet above mean sea level (msl). Historically, the property has been used for grazing, dry farming and truck farming activities. These activities have removed the native vegetation from the majority of the project site. The Eastlake II area for the most part does not represent suitable habitat land for any of the sensitive animal or plant species.

The surrounding area consists of Salt Creek Ranch to the north, the Upper and Lower Otay Reservoirs are immediately east of the community and the Otay Ranch project is immediately to the south and west. Access to the project site is presently provided via Telegraph Canyon Road/Otay Lakes Road and East Lake Parkway.

## III. PROPOSED PROJECT REVISIONS

The project includes the following proposed amendments to the Eastlake II General Development Plan map and Land Use Districts map and Eastlake Greens SPA Plan Site Utilization map:

Parcel No.	Acreage Increase/Decrease	Unit Increase/Decrease
Parcel R-26	+2.2	+36
Parcel R-16	no change	- 36
Parcel PQ-1	- 2.2	NA
<b>Net Change</b>	<b>0</b>	<b>0</b>
		[Figure 1]

## IV. COMPATIBILITY WITH ZONING AND PLANS

The Chula Vista General Plan Land Use Element designates mixed land uses to be developed under the adopted Eastlake II General Development Plan. The Eastlake Greens Sectional Planning Area (SPA) One Plan will be made consistent with Eastlake II General Development Plan and the Chula Vista General Plan through the minor boundary adjustments and density transfer that results in no increase in units or change in density. The General Development Plan designates the Eastlake Activity Corridor as an urban village to be served by collectors and major arterials. This concept will not change. As an urban village, the GDP provides for commercial uses, an elementary school

site, neighborhood park, CPF land uses, and medium-high density housing. These general land use concepts will be retained even with the proposed amendments.

## V. IDENTIFICATION OF ENVIRONMENTAL EFFECTS

### 1. Public Services Impacts

#### **Fire**

The Fire Department further indicates that adequate level of fire protection for the proposed development can be provided with implementation of the Fire Station Master Plan which includes building of new stations with manpower and equipment over a phased time period.

The Fire Department states that additional comments will be provided when detailed development plans become available.

#### **Police Department**

Upon the availability of specific site plan development, the Police Department recommends a security evaluation by crime prevention personnel.

### 2. Utility and Service Systems

#### **Schools**

The Sweetwater Union High School District states that school impacts associated with the proposed project have previously been agreed upon. Full mitigation would require the developers participation in the formation of a community facilities district (CFD) prior to the issuance of final maps. The Chula Vista Elementary School District indicates that the Eastlake Planned Community has formed a Community Facilities District (CFD) to provide financing for all elementary facilities required to serve the project. Since the project is a part of Eastlake, school mitigation has been satisfied through participation in the CFD.

#### **Traffic/Circulation**

The Threshold/Standards Policy requires that all intersections must operate at a Level of Service (LOS) "C" or better, with the exception that Level of Service (LOS) "D" may occur during the peak two hours of the day at signalized intersections. No intersection may reach an LOS "F" during the average weekday peak hour. Intersections of arterials with freeway ramps are exempted from this policy. The proposed project would comply with this Threshold Policy.

## **Drainage**

As a standard requirement, the engineering division indicates that a drainage study will be required. The project is not located within a floodplain. Additionally, as a standard requirement for projects over five acres, a National Pollutant Discharge Elimination System filling of a Notice of Intent with the State Water Resources Control Board will be required of the applicant.

### 3. Open Space

No adverse impacts to open space would result since the proposal involves an adjustment of figures on paper and not an actual reduction of acreage on the ground.

## **VI. LAND USE ANALYSIS**

The project consists of proposed amendments to the adopted Eastlake II General Development Plan and Eastlake Greens SPA Plan. Adjustments will be made to the General Development Plan map and Land Use Districts Exhibits and Site Utilization Plan to reflect the changes. The proposed changes do not involve additional land not previously analyzed by EIR 86-04. The proposed amendments also do not introduce land uses not previously analyzed by EIR 86-04.

The Eastlake Greens SPA Plan was approved in 1989 and has been amended several times since its adoption. Parcel R-26 contained an interim designation until the 1995 SPA Plan amendment. Parcel PQ-1 was established in order to designate an area to be used for water reservoir purposes. The principal amendment involves the adjustment of 2.2 acres from parcel PQ-1 to parcel R-26. In addition there will be a density transfer of 36 proposed affordable housing units from parcel R-16 to Parcel R-26 all within the Eastlake Greens SPA Plan. In order to maintain the overall "no net gain", 36 dwelling units are proposed to be deleted from Parcel R-16.

The proposed changes would not affect the proposed street patterns. Local streets aimed at serving the interior neighborhoods would not change. The proposed street revision reflects a minor change as a result to minor parcel map adjustments, which will not affect the circulation of the Eastlake Greens area.

These proposed changes are found to be in substantial conformity with the adopted plan.

## VII. CONCLUSION

Pursuant to Section 15164 of the State CEQA Guidelines and based upon the above discussion, I hereby find that the project revisions to the proposed project will result in only minor technical changes or additions which are necessary to make the Environmental Impact Report adequate under CEQA.



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Douglas D. Reid  
Environmental Review Coordinator

## REFERENCES

*Chula Vista General Plan (1989)*  
*Title 19, Chula Vista Municipal Code*  
*City of Chula Vista Environmental Review Procedures*  
*Eastlake Greens EIR-86-04*  
*Eastlake Greens SPA Final EIR, 1989*  
*Subsequent EIR for Eastlake Trails/Greens Replanning program #97-04*

**ENVIRONMENTAL CHECKLIST FORM**

- 1. **Name of Proponent:** The Eastlake Company
- 2. **Lead Agency Name and Address:** City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910
- 3. **Address and Phone Number of Proponent:** 900 Lane Ave., Suite 100  
Chula Vista, CA. 91914  
(619) 421-0127
- 4. **Name of Proposal:** Eastlake Greens SPA Amendment
- 5. **Date of Checklist:** September 21, 1999

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
<b>I. LAND USE AND PLANNING. <i>Would the proposal:</i></b>				
a) Conflict with general plan designation or zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:** The project site is currently vacant of any structures. There are presently no improved roads. The project involves an amendment to the Eastlake Greens SPA Plan to adjust acres in parcels R-26 and PQ-1 and a density transfer of 35 dwelling units from R-16 to R-26.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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The issues related to land use compatibility, consistency with adopted plans, and the conversion of former agricultural land to an urban use have been adequately addressed by Final EIR for Eastlake Greens EIR-86-04 and the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04.

**I. POPULATION AND HOUSING.** *Would the proposal:*

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cumulatively exceed official regional or local population projections?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace existing housing, especially affordable housing?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Comments:** The overall project is in substantial compliance with approved plans. Project implementation would assist the City's ability to meet housing and employment needs within the area. As a component part of the overall Eastlake General Development Plan, the proposed residential development project will contribute to meeting the projected demand per SANDAG estimates for housing and employment. No adverse impacts to housing are noted from the proposed project. The issues of housing and growth were adequately addressed by Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04.

**II. GEOPHYSICAL.** *Would the proposal result in or expose people to potential impacts involving:*

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Unstable earth conditions or changes in geologic substructures?     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Disruptions, displacements, compaction or overcovering of the soil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Change in topography or ground surface relief features?             | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
d) The destruction, covering or modification of any unique geologic or physical features?				
e) Any increase in wind or water erosion of soils, either on or off the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay inlet or lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Exposure of people or property to geologic hazards such as earthquakes, landslides, mud slides, ground failure, or similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** The Eastlake Planned Community site is located in the transitional area between the mountain-valley section and the coastal plain section. The inner Continental Borderland is part of a broad zone of northwest-trending faulting associated with the boundary between the Pacific and North American tectonic plates. Based on a review of published geologic literature and maps of the project area no active faults are known to directly underlie the project site as was analyzed and determined by the Final Eastlake Environmental Impact Report, (Dec. 1981). During the last 50 years, the San Diego region has been characterized by little seismic activity. The most probable seismic event likely to affect the proposed development would be an earthquake on the Rose Canyon fault, which is located about 15 miles northwest of the project site. Mitigation has been included that would require site-specific geotechnical studies prior to construction to evaluate soil conditions and characteristics, areas of potential slope instability, landslides, faults, liquefaction potential, and rippability characteristics.

The proposed project would not change adopted mitigation nor does it propose more intense use of the land. No further mitigation would be required and no significant adverse impact is noted. These issues have been adequately addressed by Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04.

**III. WATER.** *Would the proposal result in:*

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
b) Exposure of people or property to water related hazards such as flooding or tidal waves?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Alterations to the course or flow of flood waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Substantial reduction in the amount of water otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:** These issues were adequately addressed in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04. The Drainage Plan for Eastlake provides the framework for addressing the issues relating to urban runoff, sedimentation, storm waters, encroachment, and water quality. The increased flows expected at build out can be mitigated through: 1) the provision of the storm drain facilities and detention basins as recommended in the Drainage Plan, and 2) the payment of the drainage fee established at the time final maps within the basin are recorded. The project site is not in an area of significant groundwater recharge. Due to the filtering of pollutants during percolation, in addition to the poor quality of existing ground water within the project site as described in the existing setting no significant impacts to ground water quality are anticipated. The proposed mitigation measures and project design levels would reduce the ground-water and surface water impacts to below a

level of significance. No new significant adverse impacts are noted from the proposed amendments.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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**IV. AIR QUALITY.** *Would the proposal:*

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any air quality standard or contribute to an existing or projected air quality violation?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Expose sensitive receptors to pollutants?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Alter air movement, moisture, or temperature, or cause any change in climate, either locally or regionally?                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Create objectionable odors?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Create a substantial increase in stationary or non-stationary sources of air emissions or the deterioration of ambient air quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Comments:** These issues were adequately addressed in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04. These EIRS' considered pollutants from both stationary and mobile sources associated with the proposed development. Mitigation measures were made a part of the FEIR that covered the following areas of potential sources of impact: construction, land use policies, siting/design policies, and transportation-related management actions. The construction related impacts would be temporary in nature until the sale of homes is complete. The implementation of this project will not result in any significant direct air quality impacts. No mitigation for cumulatively significant air quality impacts is available other than compliance with the goals and objectives of the Regional Air Quality Strategy.

**V. TRANSPORTATION/CIRCULATION.**

*Would the proposal result in:*

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increased vehicle trips or traffic congestion?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Inadequate emergency access or access to nearby uses?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Insufficient parking capacity on-site or off-   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
site?				
e) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Rail, waterborne or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) A "large project" under the Congestion Management Program? (An equivalent of 2400 or more average daily vehicle trips or 200 or more peak-hour vehicle trips.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:** The overall issues involving transportation and circulation traffic impacts were adequately addressed in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04. A traffic study was prepared by Linscott, Law & Greenspan, Engineers (LLG) in June 1998 for the proposed project. The results of the analysis of street segment volumes show that all street segments are calculated to operate at LOS D or better in the year 2000 with the following exceptions: 1) East H Street, I-805 to Terra Nova Dr. (LOS E) and 2) Telegraph Canyon Rd., I-805 to Paseo de Rey (LOS F). The intersections of these streets with the north and south bound I-805 ramps would also operate at an LOS F for AM & PM. These are not considered to be project direct impacts but, cumulative traffic impacts. Mitigation measures for these cumulative impacts include improvements to the East H Street/I-805 southbound ramps and the extension of Olympic Parkway to Paseo Ranchero and beyond. The traffic section of the Engineering Divisions indicates that for this project the City will evaluate on a yearly basis project traffic impacts on these impacted segments and intersections and implement mitigation as needed.

**VI. BIOLOGICAL RESOURCES.** *Would the*

*proposal result in impacts to:*

a) Endangered, sensitive species, species of concern or species that are candidates for listing?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Locally designated species (e.g., heritage trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Locally designated natural communities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
(e.g. oak forest, coastal habitat, etc.)?				
d) Wetland habitat (e.g., marsh, riparian and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Affect regional habitat preservation planning efforts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Impacts to biological resources have been adequately addressed in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04. With the exception of vegetation in the Salt Creek Corridor, the Eastlake Trails site was previously farmed for oat production. Because of these farm operations, vegetative habitat and associated biological resources are absent from the project site. No new impacts to biological resources are noted as a result of the proposed amendments. The project shall comply with mitigation relating to riparian impacts within the Salt Creek Corridor and conditions of the grading permit as required by State and Federal Regulatory Agencies.

**VII. ENERGY AND MINERAL RESOURCES.**

*Would the proposal:*

a) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Use non-renewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) If the site is designated for mineral resource protection, will this project impact this protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:** These issues were adequately addressed in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04. No new adverse impacts would result from the proposed amendments.

**VIII. HAZARDS. *Would the proposal involve:***

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: petroleum products, pesticides,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
chemicals or radiation)?				
b) Possible interference with an emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The creation of any health hazard or potential health hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:** The project proposes residential development and would not pose a health hazard to humans nor would hazardous materials or substances be stored within the project area. These issues were adequately addressed in Final EIR for Eastlake Greens EIR-86-04.

**IX. NOISE.** *Would the proposal result in:*

a) Increases in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** The primary noise source throughout the project area at full build out of the Eastlake Greens Development would be from vehicular traffic. On-site noise impacts would occur as development takes place on the project site. Off-site noise impacts would increase as regional traffic volumes increase due to growth and roadway segments are widened. The degree of impact would depend on the location of the noise-sensitive receptors (homes, play ground areas, schools) in relation to those roadways as well as the proposed grading and project design. The overall noise issues were adequately discussed in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04. Specific sound attenuation measures outlined in the RECON Noise Study dated March 25, 1999 (Figures 1 & 2), including design, height and location of sound walls and berms shall be complied with prior to filing grading plans.

**X. PUBLIC SERVICES.** *Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:*

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
b) Police protection?				
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** Project impacts to governmental services have been adequately analyzed in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04. Appropriate mitigation has been adopted to address potentially significant impacts from the overall project. The proposed amendments do not propose any new additional development not previously analyzed.

**XI. Thresholds.** *Will the proposal adversely impact the City's Threshold Standards?*

As described below, the proposed project does not adversely impact any of the seen Threshold Standards.

a) Fire/EMS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Threshold Standards requires that fire and medical units must be able to respond to calls within 7 minutes or less in 85% of the cases and within 5 minutes or less in 75% of the cases. The City of Chula Vista Fire Department indicates that this threshold standard will be met. The proposed project will comply with this Threshold Standard through compliance with the Fire Station Master Plan.

**Comments:** The Fire Department states that the nearest fire station is located 5 miles away and the estimated response time is four minutes. The fire department will be able to provide an adequate level of fire protection for the proposed development. The previously adopted Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04 adequately addressed this issue.

b) Police	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Threshold Standards require that police units must respond to 84% of Priority 1 calls within 7 minutes or less and maintain an average response time to all Priority 1 calls of 4.5 minutes or less. Police units must respond to 62.10% of Priority 2 calls within 7 minutes or less and maintain an average response time to all Priority 2 calls

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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of 7 minutes or less. The Police Department response time for both Priority 1 and Priority 2 calls within the vicinity of the proposed project are slightly above these Threshold Standards.

**Comments:** This issue was adequately addressed in the previously adopted Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04. The police Department indicates that adequate service will be provided to the project site and future development. Associated mitigation shall be provided incrementally and simultaneously in order that the proposed development can proceed forward.

c) Traffic

The Threshold Standards require that all intersections must operate at a Level of Service (LOS) "C" or better, with the exception that Level of Service (LOS) "D" may occur during the peak two hours of the day at signalized intersections. Intersections west of I-805 are not to operate at a LOS below their 1987 LOS. No intersection may reach LOS "E" or "F" during the average weekday peak hour. Intersections of arterials with freeway ramps are exempted from this Standard. This Threshold Standard will be complied with by the proposed project as each phase progresses and implementation of area wide major road improvements occur.

**Comments:** No new adverse impacts to traffic/circulation directly attributable to the project are noted from the submittal of the proposed amendments. The engineering Division shall be evaluating the performance of the surrounding major roadways to determine the appropriate and timely implementation of mitigation dealing with roadway improvements and completion.

d) Parks/Recreation

The Threshold Standard for Parks and Recreation is 3 acres/1,000 population. The overall residential project will comply with this Threshold Standard.

**Comments:** The park and community purpose issues were adequately addressed in adopted Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR #97-04. The proposed project will be providing both private and public parkland in compliance with stated mitigation.

e) Drainage

The Threshold Standards require that storm water flows and volumes not

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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exceed City Engineering Standards. Individual projects will provide necessary improvements consistent with the Drainage Master Plan(s) and City Engineering Standards. The proposed project will comply with this Threshold Standard.

**Comments:** The Engineering Department indicates that the project site is not within a flood plain. The developer proposes storm drains that will flow towards Salt Creek. These issues were adequately addressed in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04. The proposed project will not change the overall drainage concept and specific development will be subject to review and approval by the City Engineer.

f) Sewer

The Threshold Standards require that sewage flows and volumes not exceed City Engineering Standards. Individual projects will provide necessary improvements consistent with Sewer Master Plan(s) and City Engineering Standards.

**Comments:** The Engineering Division indicates that the proposed project will not have a significant effect on sewers. The Engineering Division indicates that these will adequately serve the proposed project. The proposed project does not propose changes that would cause new impacts to the Sewer Master Plan nor Engineering Standards.

g) Water

The Threshold Standards require that adequate storage, treatment, and transmission facilities are constructed concurrently with planned growth and that water quality standards are not jeopardized during growth and construction. The proposed project will comply with this Threshold Standard.

Applicants may also be required to participate in whatever water conservation or fee off-set program the City of Chula Vista has in effect at the time of building permit issuance.

**Comments:** This issue was adequately addressed in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04. No new impacts, not previously analyzed, to water resources are noted from the proposed tentative map.

**XII UTILITIES AND SERVICE SYSTEMS.**



*Would the proposal result in a need for new systems, or substantial alterations to the following utilities:*

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
a) Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Local or regional water treatment or distribution facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Comments:** These issues were adequately addressed in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04. No further mitigation will be required.

**XIII AESTHETICS.** *Would the proposal:*

a) Obstruct any scenic vista or view open to the public or will the proposal result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause the destruction or modification of a scenic route?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create added light or glare sources that could increase the level of sky glow in an area or cause this project to fail to comply with Section 19.66.100 of the Chula Vista Municipal Code, Title 19?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Reduce an additional amount of spill light?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Comments:** These issues were adequately addressed in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact

Report for Eastlake Trails/Greens Replanning Program EIR # 97-04.

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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**XIV CULTURAL RESOURCES.** *Would the proposal:*

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure or object? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Will the proposal restrict existing religious or sacred uses within the potential impact area?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Is the area identified on the City's General Plan EIR as an area of high potential for archeological resources?               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Comments:** These issues were adequately addressed in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04.

**XV PALEONTOLOGICAL RESOURCES.** *Will the proposal result in the alteration of or the destruction of paleontological resources?*

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

**Comments:** This issue was adequately addressed in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04.

**XVI RECREATION.** *Would the proposal:*

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Increase the demand for neighborhood or regional parks or other recreational facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- |  | Potentially Significant Impact | Potentially Significant Unless Mitigated | Less than Significant Impact        | No Impact                |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| b) Affect existing recreational opportunities?                     |                                |  |                                     |                          |
| c) Interfere with recreation parks & recreation plans or programs? | <input type="checkbox"/>       | <input type="checkbox"/>                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Comments:** The park and community purpose issues were adequately addressed in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04. No additional impacts to parks and recreational opportunities are noted from project approval.

**XVII MANDATORY FINDINGS OF SIGNIFICANCE:** *See Negative Declaration for mandatory findings of significance. If an EIR is needed, this section should be completed.*

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods or California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Comments:** Because of the highly disturbed nature of the site and the analysis and mitigation provided in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04 which will be implemented, none of these potential impacts would result.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Comments:** The project conforms to all long-term goals/plans for this area and therefore will not achieve short-term goals to the disadvantage of long-term goals.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
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means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

**Comments:** Cumulative impact analysis of the overall project was evaluated in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04. The proposed project would not result in incremental effects not previously analyzed.

- d) Does the project have environmental effect which will cause substantial adverse effects on human beings, either directly or indirectly?

**Comments:** This issue in was adequately addressed in Final EIR for Eastlake Greens EIR-86-04, the 1989 Final EIR for Eastlake Greens SPA and the Final Subsequent Environmental Impact Report for Eastlake Trails/Greens Replanning Program EIR # 97-04.

**XIX. PROJECT REVISIONS OR MITIGATION MEASURES:**

No new mitigation will be required for the proposed project other than previously required and found in the aforementioned environmental documents.

\_\_\_\_\_  
Project Proponent

\_\_\_\_\_  
Date

**XX. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The above completed Initial Study checklist **DID NOT** find any environmental factors enumerated below that would be potentially affected by this project, nor an impact that could be considered "Potentially Significant Impact" or "Potentially Significant Unless Mitigated".

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Land Use and Planning  | <input type="checkbox"/> Transportation/Circulation         | <input type="checkbox"/> Public Services               |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Geophysical            | <input type="checkbox"/> Energy and Mineral Resources       | <input type="checkbox"/> Aesthetics                    |
| <input type="checkbox"/> Water                  | <input type="checkbox"/> Hazards                            | <input type="checkbox"/> Cultural Resources            |
| <input type="checkbox"/> Air Quality            | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Recreation                    |
|   | <input type="checkbox"/> Mandatory Findings of Significance |  |

**XXI. DETERMINATION:**

On the basis of this initial evaluation:

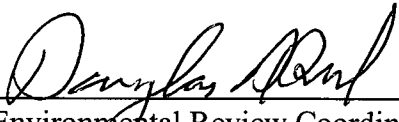
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impacts" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that the proposed project WILL NOT have a significant effect on the environment, and that the project site and surrounding area (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) overall potential project impacts have been avoided or mitigated pursuant to that earlier EIR(s), including revisions or provision of mitigation measures that are imposed upon the proposed project as applicable. An addendum has been prepared to provide a record of this determination.

  
\_\_\_\_\_  
Environmental Review Coordinator  
City of Chula Vista

Septmeber 21, 1999  
\_\_\_\_\_  
Date

# Site Utilization Plan (Adopted)



Parcel No.	Attached (A)*	Detached (D)*	Density Range	Acres	Target Density	Target Units
R-1	D		0-5	19.7	2.7	54
R-2	D		0-5	14.7	2.7	40
R-3	D		0-5	21.8	4.5	99
R-4	D		0-5	24.0	4.8	114
R-5	D		0-5	23.0	4.6	105
R-6	D		5-15	17.4	4.4	78
R-7	D		5-15	10.7	5.8	80
R-8	D		5-15	17.5	5.5	96
R-9	A/D		5-15	85.0	11.5	750
R-10	D		5-15	34.6	7.1	246
R-11	D		5-15	14.6	6.0	87
R-12	D		5-15	18.2	5.1	92
R-13	D		5-15	22.6	6.3	142
R-14	D		5-15	11.4	7.5	86
R-15	D		5-15	11.9	5.4	84
R-16	A/D		5-15	10.9	10.0	109
R-17	A/D		5-15	28.6	7.5	214
R-18	A/D		5-15	9.9	5.5	54
R-19	A/D		5-15	14.4	11.0	158
R-20	A/D		5-15	14.3	7.6	109
R-21	A/D		5-15	11.7	11.9	139
R-22	A/D		5-15	20.3	3.5	72
R-23	A/D		5-15	5.1	9.4	48
R-24	A/D		5-15	7.9	9.9	78
R-25	A/D		15-25	16.7	15.6	280
R-26	A/D		0-5	9.2	4.3	40
R-27	D		5-15	6.1	8.4	51
R-28	A/D					
Sub-total Residential				482.2	7.1	3443

Zone	Description	Acres	Target Density	Target Units
VC-1	Village Center	19.6		
FC-1	Freeway Commercial	50.7		
PA-1	Prof. & Admin.	24.7		
PQ-1	Public/Quasi-Public	11.3		
PQ-2	Public/Quasi-Public	15.8		
S-1	High School	48.2		
S-2	Elementary School	10.0		
P-1	Community Park	15.1		
P-2	Neighborhood Park	3.0		
P-3	Neighborhood Park	11.8		
P-4	Neighborhood Park	4.5		
P-5	Neighborhood Park	3.0		
OS-1	Open Space	2.9		
OS-2	Open Space	0.3		
OS-3	Open Space	0.3		
OS-4	Open Space	5.7		
OS-5	Open Space	6.5		
OS-6	Open Space	4.9		
OS-7	Open Space	5.9		
	Golf Course	180.4		
	Major Circulation	107.1		
	Sub-total Non-Residential	512.7		
PROJECT TOTAL		994.9	3.5	3443

\* A/D symbolizes that certain "detached" housing is permitted.

■ Scenic Buffer

Note: Refer to final maps for precise acreages and parcel boundaries.  
Administratively corrected for typographical errors 8-24-99

# Site Utilization Plan

(Proposed)



Parcel No.	Attached (A)*	Density	Acres	Target Density	Target Units
R-1	D	0-5	19.7	2.7	54
R-2	D	0-5	14.7	2.7	40
R-3	D	0-5	21.8	4.5	99
R-4	D	0-5	24.0	4.8	114
R-5	D	0-5	23.0	4.6	105
R-6	D	5-15	17.4	4.4	76
R-7	D	5-15	10.7	5.6	60
R-8	D	5-15	17.5	5.5	96
R-9	A/D	5-15	65.0	11.5	750
R-10	D	5-15	34.6	7.1	246
R-11	D	5-15	14.6	6.0	87
R-12	D	5-15	14.6	6.0	87
R-13	D	5-15	18.2	5.1	92
R-14	D	5-15	22.6	6.3	142
R-15	D	5-15	11.4	7.5	86
R-16	A/D	5-15	11.9	5.4	64
R-17	A/D	5-15	10.9	6.7	73
R-18	A/D	5-15	28.6	7.5	214
R-19	A/D	5-15	9.9	5.5	54
R-20	A/D	5-15	14.4	11.0	158
R-21	A/D	5-15	14.3	7.8	109
R-22	A/D	5-15	11.7	11.9	139
R-23	A/D	5-15	20.3	3.5	72
R-24	A/D	5-15	5.1	9.4	48
R-25	A/D	5-15	7.9	8.9	78
R-26	A/D	15-25	18.9	15.7	296
R-27	D	0-5	9.2	4.3	40
R-28	A/D	5-15	6.1	8.4	51
<b>Sub-total Residential</b>			<b>484.4</b>	<b>7.1</b>	<b>3443</b>

Parcel No.	Attached (A)*	Density	Acres	Target Density	Target Units
FC-1	FC-1	Freeway Commercial	19.6		
PA-1	PA-1	Prof. & Admin.	50.7		
PG-1	PG-1	Public/Class-Public	24.7		
PG-2	PG-2	Public/Class-Public	9.1		
S-1	S-1	High School	15.8		
S-2	S-2	Elementary School	49.2		
P-1	P-1	Community Park	10.0		
P-2	P-2	Neighborhood Park	15.1		
P-3	P-3	Neighborhood Park	3.0		
P-4	P-4	Neighborhood Park	11.8		
P-5	P-5	Neighborhood Park	4.5		
OS-1	OS-1	Neighborhood Park	3.0		
OS-2	OS-2	Open Space	2.9		
OS-3	OS-3	Open Space	0.3		
OS-4	OS-4	Open Space	5.7		
OS-5	OS-5	Open Space	6.5		
OS-6	OS-6	Open Space	4.9		
OS-7	OS-7	Open Space	5.9		
Major Circulation			150.4		
Sub-total Non-Residential			107.1		
<b>PROJECT TOTAL</b>			<b>994.9</b>	<b>3.5</b>	<b>3443</b>

\* A/D symbolizes that certain "detached" housing is permitted.  
 ■ Scenic Buffer



A Planned Community in the City of Chula Vista



9-24-99