

0600-40 IS-94-19
EastLake Greens GDP/SPA



Mitigated Negative Declaration

Final

PROJECT NAME: Modification to the EastLake Greens GDP/SPA and the formation of an Assessment District for various public improvements

PROJECT LOCATION: South of Otay Lakes Road between EastLake Parkway and Hunte Parkway

PROJECT APPLICANT: Eastlake Development Company

CASE NO: IS-94-19 **DATE:** February 28, 1994

A. Project Setting

The project site located south of Otay Lakes Road between EastLake Parkway and Hunte Parkway and this general vicinity (Eastlake and Otay Ranch) do not involve any substantial soil or any geotechnical hazards that would impact the proposed project.

The project is located within the San Diego air basin which is an air quality non-attainment basin. The project includes a 97 dwelling unit increase because of the expansion in land area of the Greens SPA. This will not result in a substantial increase in emission into the air basin or any substantial degradation in air quality.

However, because the increase in the projected units is more than 50, compliance with the City requirement for an Air Quality Improvement Plan must be met. Thus, this less-than-significant impact will be further reduced.

The project site involves the Telegraph Canyon Creek, Poggi Canyon Creek and Salt Creek drainage basins. Future regional facilities in these basins may need additional cumulative capacities to serve the 22.7 additional acres being added to the SPA boundary but the impacts of this project would not be significant. These drainage courses do not enter any potable water sources nor are they a significant source of any ground water.

This property has been used for agricultural purposes for many decades and is void of any significant vegetation or animal life. The project could affect raptor habitats but given the limited acreage this is not significant.

There are various streets in the project area which have traffic volumes that may result in adverse noise levels. Once precise pad elevations relative to street elevations are known, specific mitigation will be identified and implemented. This residential project will not result in any significant sources of light or glare.

The project as proposed is consistent with the other low-medium densities adjacent to and in the vicinity of the project site and the population levels are consistent with the project area.

Public facilities and services including transportation are available and adequate to serve the project site and vicinity.

The underlying geological strata on the project site possess a high potential for significant paleontological resources. Those areas which have been graded have been monitored and any significant resources recovered. This monitoring will continue in the currently non-graded areas.

Mitigation of any potential cultural resources on the project site was previously implemented.

B. Project Description

General Description

The project is an amendment to the adopted Eastlake I General Development Plan (GDP), which includes EastLake Greens; an amendment to the adopted Eastlake Greens SPA Plan (SPA) and Tentative Tract Map; and the annexation of approximately 23 acres to the City of Chula Vista. The amendments to the GDP and Tentative Tract Map are intended to reflect those changes proposed in the SPA Plan. The changes in the SPA Plan are of the following two categories:

1. Amending the GDP/SPA to include those parcels of the recent Land Swap General Plan Amendment east of the SDG&E transmission easement (expansion of Parcels R-10, R-20, and R-23 for 97 additional units).
2. Transfers of units within the existing SPA boundary to reflect refinements with no net increase of density.
3. The formation of an Assessment District to (94-1 Eastlake II) for the installation of public facilities to serve the project.

Included is Table 1, the Adopted Site Utilization Plan and Table 2 which summarizes the proposed residential changes.

Description of Land Swap Area Amendment

Only those areas east of the transmission easement area included in this amendment. The balance of the Land Swap Area (between the Otay Ranch and Eastlake), which was recently the subject of a General Plan Amendment, will be covered by a separate amendment. The purpose of including the areas in this proposed amendment separately is because they are logical expansions of existing parcels within the Eastlake Greens SPA plan. The parcels that are expanded by the recent GPA include Parcels R-10, R-20 and R-23. Upon favorable action, these areas are proposed to be annexed to the City of Chula Vista. Following is a description of each of these parcels:

R-10: The realignment of Orange Avenue to the south expanded this parcel's boundary. These expanded areas were designated Low-Medium Density on the General Plan. The mid-point of the density range (4.5 du/ac) is being proposed. The total increase for this parcel is 79 du (67 du in the Land Swap Area and 12 du in areas previously indicated as Orange Avenue/Future Urban).

TABLE 1

EastLake Greens Site Utilization Plan
Existing Residential Land Use Statistics

<u>Parcel Number</u>	<u>Density Range</u>	<u>Acres</u>	<u>Target Density</u>	<u>Target Units</u>
R-1	0-5	19.7	2.7	54
R-2	0-5	14.7	2.7	40
R-3	0-5	21.8	3.8	83
R-4	0-5	24.0	4.3	104
R-5	0-5	23.0	4.6	105
R-6	0-5	17.4	5.0	88
R-7	5-15	10.7	6.0	65
R-8	5-15	16.4	5.9	96
R-9	5-15	8.5	5.3	45
R-10	5-15	27.9	6.0	167
R-11	5-15	14.6	6.3	92
R-12	5-15	14.3	6.5	93
R-13	5-15	22.6	6.3	142
R-14	5-15	11.4	7.4	84
R-15	5-15	11.6	7.6	88
R-16	5-15	10.5	7.9	83
R-17	5-15	29.7	7.2	214
R-18	5-15	9.9	8.8	87
R-19	5-15	14.9	10.6	158
R-20	5-15	13.6	12.0	164
R-21	5-15	10.0	12.0	120
R-22	5-15	10.8	13.5	146
R-23	5-15	13.7	15.0	205
R-24	15-25	5.0	10.0	50
R-25	15-25	7.4	10.0	74
R-26*	15-25	13.3	4.5	60
R-27*	25+	8.9	4.5	40
R-28*	25+	6.1	4.5	27
TOTAL		412.4 ac		2774 du

*Interim Designation

TABLE 2

EastLake Greens Site Utilization Plan
Proposed Residential Land Use Statistics

<u>Parcel Number</u>	<u>Density Range</u>	<u>Acres</u>	<u>Target Density</u>	<u>Target Units</u>	<u>Increase(+) Decrease(-)</u>
R-1	0-5	19.7	2.7	54	0
R-2	0-5	14.7	2.7	40	0
R-3	0-5	21.8	4.7	102	+19
R-4	0-5	24.0	4.3	104	0
R-5	0-5	23.0	4.6	105	0
R-6	5-15	17.4	5.1	88	0
R-7	5-15	10.7	5.6	60	-5
R-8	5-15	16.4	5.9	96	0
R-9*	5-15	8.5	5.3	45	0
R-10	5-15	45.4	5.4	246	+79
R-11	5-15	14.6	6.0	87	-5
R-12	5-15	14.3	6.5	93	0
R-13	5-15	22.6	6.3	142	0
R-14	5-15	11.4	7.4	86	+2
R-15	5-15	11.6	6.5	65	-23
R-16	5-15	10.5	7.9	83	0
R-17	5-15	29.7	7.2	214	0
R-18	5-15	9.9	8.8	87	0
R-19	5-15	14.9	10.6	158	0
R-20	5-15	15.7	9.2	153	+11
R-21	5-15	10.0	12.0	120	0
R-22	5-15	10.8	13.1	141	-5
R-23	5-15	15.8	13.5	214	+9
R-24	5-15	5.0	10.0	46	-4
R-25	5-15	7.4	10.0	78	+4
R-26*	5-15	13.3	4.5	60	0
R-27	0-5	8.9	4.9	44	+4
R-28	5-15	6.1	9.8	60	+33
TOTAL		434.1 ac	6.6	2871 du	+97

*Interim Designation: Parcel subject to future SPA Amendment to be consistent with the General Plan.

R-20: This parcel is expanded by a 2.1 acre triangle adjacent to the SDG&E easement. The new area is computed at the mid-point of the Low-Medium density range (4.5 du/ac). A reduction is proposed for the parcel as a whole to reflect current planning/marketing.

R-23: This parcel is identical to the changes for R-20, except that no decrease in the density is proposed. A net increase of 9 units are proposed for this 2.1 acre addition to the SPA.

A total increase of 22.7 acres and 97 du are included in these three parcels.

Description of Density Transfers

This amendment includes density transfers within the existing SPA boundary to reflect current planning/marketing. These changes do not increase the number of units (2774 du) previously adopted. Following is a summary of the density transfers. Refer also to Table 2 for a composite of both density transfers and additions resulting from the additional Land Swap Areas.

<u>Parcel Number</u>	<u>DU Increase</u>	<u>DU Decrease</u>
R-3	+19	
R-7		-5
R-11		-5
R-14	+2	
R-15		-23
R-20		-20
R-22		-5
R-24		-4
R-25	+4	
R-27	+4	
R-28	<u>+33</u>	—
TOTAL	+62	-62

Description of Assessment District Work

The general description of work to be funded by Assessment District 94-1 consists of the following:

1. Street improvements consisting of grading, base, paving, gutter, sidewalk, street lighting and landscaping within the following rights-of-way:
 - a. South Greensview Drive from Clubhouse Drive to Unit 6 entrance (2,400 L.F., Phase 1).
 - b. South Greensview Drive from Silverado Drive to Hunte Parkway (3,400 L.F., Phase 2).
 - c. South Greensview Drive from Unit 6 entrance to Silverado Drive (1,920 L.F., Phase 3).

2. Utilities and underground improvements consisting of potable water facilities, storm drain facilities, sewer facilities, reclaimed water facilities, electric facilities, telephone facilities, gas facilities, television facilities as appropriate by applicable state and federal statutes within the following rights-of-way:
 - a. South Greensview Drive from Clubhouse Drive to Unit 6 entrance (2,400 L.F., Phase 1).
 - b. South Greensview Drive from Silverado Drive to Hunte Parkway (3,400 L.F., Phase 2).
 - c. South Greensview Drive from Unit 6 entrance to Silverado Drive (1,920 L.F., Phase 3).
3. DIF funded street improvements consisting of grading, storm drain, base, paving, curb, gutter, sidewalk, medians, street lighting, landscaping and street monumentation within the following rights-of-way:
 - a. Hunte Parkway from Clubhouse Drive to South Greensview Drive (2,300 L.F., Phase 2).
4. DIF funded street and underground improvements consisting of grading, and storm drain improvements within the following rights-of-way:
 - a. Hunte Parkway from South Greensview to Orange Avenue (1,270 L.F., Phase 2).
 - b. Orange Avenue from Hunte Parkway to the SDG&E easement (3,500 L.F., Phase 2).

Discretionary Actions Associated (but not limited to) the Project Area

1. General Development Plan Amendment
2. Sectional Area Plan (SPA) Amendment
3. Modification to the Eastlake Greens Site Utilization Plan
4. Establishment of District 94-1
5. Annexation
6. Tentative Subdivision Map
7. Design Review

C. Compatibility with Zoning and Plans

The project is consistent with the overall General Plan. The project involves an amendment to the more specific land use regulations of the Eastlake Greens General Development Plan (GDP) and Sectional Planning Area Plan (SPA).

D. Identification of Environmental Effects

An initial study conducted by the City of Chula Vista (including the attached Environmental Checklist Form) determined that the proposed project could have one or

more significant environmental effects. Subsequent revisions in the project design and/or specific mitigation measures will be implemented to reduce these effects to a level below significant. With project revisions and/or mitigation, no significant environmental effects will occur, and the preparation of an Environmental Impact Report will not be required. This Mitigated Negative Declaration has been prepared in accordance with Section 15070 of the State CEQA Guidelines. Specific mitigation measures are set forth in the Mitigation Monitoring Program which is attached as Attachment "A".

The following impacts are those that were determined to be potentially significant and are required to be mitigated to a level below significant. A discussion of each of these potentially significant but mitigatable impacts from the proposed project follows.

Acoustics

The Initial Study has noted that traffic volume on roadways in and adjacent to the project site could increase ambient noise to an unacceptable level.

E. Mitigation necessary to avoid significant effects

Specific project mitigation measures are required to reduce potentially significant environmental impacts identified in the initial study for this project to a level below significant. Mitigation measures have been incorporated into the project design and have been made conditions of project approval, as well as requirements of the attached Mitigation Monitoring Program (Attachment "A").

At the time of consideration of a Tentative Subdivision Map or Design Review Supplemental Acoustical reports will be prepared for projects adjacent to Chula Vista General Plan Circulation Element Roadways. At that time the precise elevation of roadways and residential development pads will be available. With this information, it will be feasible to make an accurate forecast of noise levels and the appropriate mitigation measures necessary to reduce noise levels to an acceptable 65 exterior dBA (CNEL). These acoustical reports must be based on the latest buildout traffic forecast and must validate the achievement of the 65 exterior dBA (CNEL) standard.

F. Consultation

1. Individuals and Organizations

City of Chula Vista: Roger Daoust, Engineering
Cliff Swanson, Engineering
Hal Rosenberg, Engineering
Bob Sennett, Planning
Ken Larsen, Director of Building & Housing
Carol Gove, Fire Marshal
Crime Prevention, MaryJane Diosdada
Marty Schmidt, Parks & Recreation Dept.
Rich Rudolf, Assistant City Attorney

Chula Vista City School District: Kate Shurson

Sweetwater Union High School District: Tom Silva

Applicant's Agent: Gary Cinti
Cinti Land Planning
3625 Midway Dr., #292
San Diego, CA 92110

2. Documents

Chula Vista General Plan (1989) and EIR (1989)

Chula Vista Municipal Code

Letter dated February 9, 1994 from Bruce Sloan, Sr. Project Manager, EastLakeDevelopment Co. regarding sewage generation in sewage basins, improvements and financing

Letter dated February 7, 1994, Dennis C. Bowling, Director Water Resources Division, Rick Engineering Co., regarding the adequacy of drainage systems

Letter dated February 18, 1994, Andy Schlaefli, Vice President Urban Systems Associates, Inc. regarding the adequacy of the Transportation Circulation System

3. Initial Study

This environmental determination is based on the attached Initial Study as well as any comments on the Initial Study and this Mitigated Negative Declaration, and reflects the independent judgement of the City of Chula Vista. Further information regarding the environmental review of the project is available from the Chula Vista Planning Department, 276 Fourth Avenue, Chula Vista, CA 91910.



ENVIRONMENTAL REVIEW COORDINATOR

EN 6 (Rev. 5/93)

Attachment A

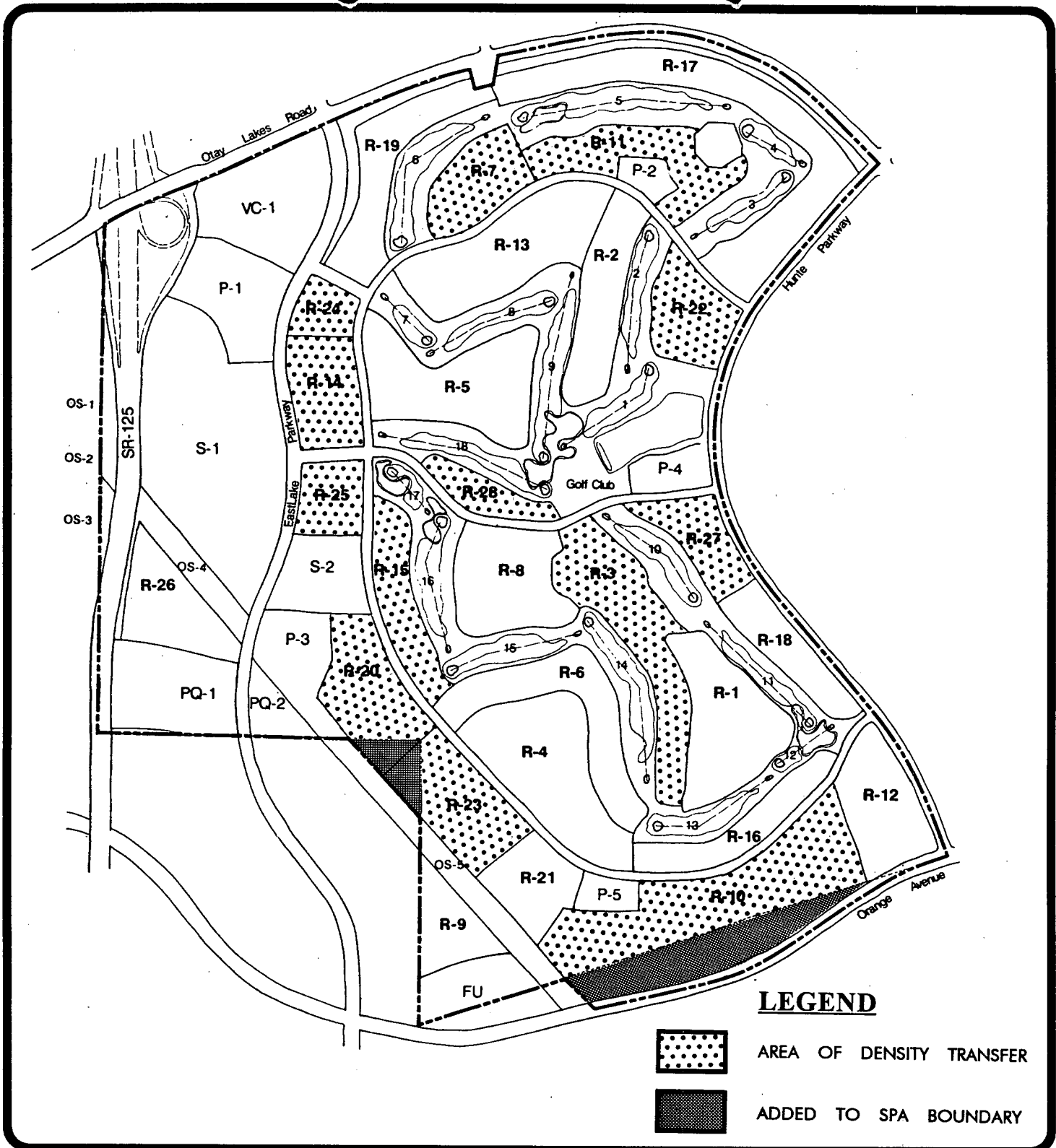
MITIGATION MONITORING PROGRAM

MITIGATION MEASURE

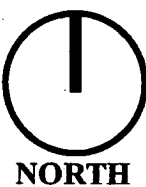
At the time of Consideration of a Tentative Subdivision Map or Design Review Supplemental Acoustical Reports will be prepared for projects adjacent to Chula Vista General Plan Circulation Element Roadways. At that time, the precise elevation of roadways and residential development pads will be available. With this information, it will be feasible to make an accurate forecast of noise levels and the appropriate mitigation measures necessary to reduce noise levels to an acceptable 65 exterior dBA (CNEL) standard.

MONITORING REQUIREMENT

Prior to granting a tentative subdivision map or design review approval, a noise study forecasting noise levels and the appropriate measures necessary to reduce noise levels to an acceptable exterior 65 dBA CNEL is required.



CHULA VISTA PLANNING DEPARTMENT



APPLICANT: Eastlake Development Co.
 ADDRESS: 900 Lane Avenue
 SCALE: NO SCALE
 FILE NUMBER: IS-94-19

PROJECT DESCRIPTION:
EASTLAKE GREENS
 General Development Plan Amendment
 and SPA Amendment

APPLICATION CANNOT BE ACCEPTED UNLESS SITE PLAN IS FOLDED TO FIT INTO AN 8-1/2 X 11 FOLDER

For Office Use Only	
Case No.	IS-94-19
Dpst. Amnt.	750.00
Receipt No.	124923
Date Rec'd.	1-14-94
Accepted by	TDOA
Project No.	FA-148
Dpst. No.	DO-060
CIP No.	
Related Case No.	

INITIAL STUDY

City of Chula Vista
Application Form

A. BACKGROUND

1. Project Title Eastlake Greens GDP/SPA Amendment
2. Project Location (Street address or description) East of SR-125, North of Orange Ave, South of Otay Lakes Rd./ Telegraph Canyon Rd., and West of Hunte Parkway.
Assessors Book, Page & Parcel No. NA
3. Brief Project Description The project is a transfer of D.U. within the existing Eastlake Greens SPA (no net increase) and an expansion of the SPA boundary (22.7 ac and 97 du). Refer to attached Project Description
4. Name of Applicant Eastlake Development Company
Address 900 Lane Ave., Ste. 100 Fax# 421-1830 Phone 421-0127
City Chula Vista State CA Zip 91913
5. Name of Preparer/Agent Gary Cinti - Cinti Land Planning
Address 3625 Midway Dr., #292 Fax# 223-5108 Phone 223-7408
City San Diego State CA Zip 92110
Relation to Applicant Land Planning Consultant
6. Indicate all permits or approvals and enclosures or documents required by the Environmental Review Coordinator.
 - a. Permits or approvals required.

- | | | |
|--|---|---|
| <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Design Review Application | <input type="checkbox"/> Specific Plan |
| <input checked="" type="checkbox"/> Rezone/Prezone | <input checked="" type="checkbox"/> Tentative Subd. Map | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Grading Permit | <input type="checkbox"/> Redevelopment Agency OPA | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Redevelopment Agency DDA | <input type="checkbox"/> Coastal Development |
| <input type="checkbox"/> Site Plan & Arch. Review | <input type="checkbox"/> Public Project | <input checked="" type="checkbox"/> Other Permit <u>GDP SPA</u> |
| <input type="checkbox"/> Special Use Permit | <input checked="" type="checkbox"/> Annexation | |

If project is a General Plan Amendment and/or rezone, please indicate the change in designation from _____ to _____

b. Enclosures or documents (as required by the Environmental Review Coordinator).

- | | | |
|---|--|---|
| <input type="checkbox"/> Grading Plan | <input type="checkbox"/> Arch. Elevations | <input type="checkbox"/> Hydrological Study |
| <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Landscape Plans | <input type="checkbox"/> Biological Study |
| <input type="checkbox"/> Precise Plan | <input type="checkbox"/> Tentative Subd. Map | <input type="checkbox"/> Archaeological Study |
| <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Improvement Plans | <input type="checkbox"/> Noise Assessment |
| <input type="checkbox"/> Traffic Impact Report | <input type="checkbox"/> Soils Report | <input type="checkbox"/> Other Agency Permit |
| <input type="checkbox"/> Hazardous Waste Assessment | <input type="checkbox"/> Geotechnical Report | <input checked="" type="checkbox"/> Other Project Description |

B. PROPOSED PROJECT

1. a. Land Area: square footage _____ or acreage 161.4 (amend. area)
853.2 (SPA area)
If land area to be dedicated, state acreage and purpose. _____
- b. Does the project involve the construction of new buildings, or will existing structure be utilized? Yes, see Project Description.

2. Complete this section if project is residential or mixed use.

- a. Type of development: Single Family Two Family Multi Family
Townhouse Condominium
- b. Total number of structures 2871 residential du permittted
- c. Maximum height of structures varies per P.C. District Regulations
- d. Number of Units:
- | | |
|-------------|-------------|
| 1 bedroom | <u>NA</u> |
| 2 bedroom | <u>NA</u> |
| 3 bedroom | <u>NA</u> |
| 4 bedroom | <u>NA</u> |
| Total Units | <u>2871</u> |
- e. Gross density (DU/total acres) 3.4
- f. Net density (DU/total acres minus any dedication) 6.6
- g. Estimated project population to be determined
- h. Estimated sale or rental price range to be determined
- i. Square footage of structure to be determined
- j. Percent of lot coverage by buildings or structures per P.C. Regulations
- k. Number of on-site parking spaces to be provided per P.C. Regulations
- l. Percent of site in road and paved surface to be determined



Complete this section if project is commercial or industrial or mixed use.

- a. Type(s) of land use _____
- b. Floor area _____ Height of structures(s) _____
- c. Type of construction used in the structure _____
- d. Describe major access points to the structures and the orientation to adjoining properties and streets _____
- e. Number of on-site parking spaces provided _____
- f. Estimated number of employees per shift _____
Number of shifts _____ Total _____
- g. Estimated number of customers (per day) and basis of estimate _____

- h. Estimated number of deliveries per day _____
- i. Estimated range of service area and basis of estimate _____
- j. Type/extent of operations not in enclosed buildings _____
- k. Hours of operation _____
- l. Type of exterior lighting _____

X If project is other than residential, commercial or industrial complete this section.

- a. Type of project _____
- b. Type of facilities provided _____
- c. Square feet of enclosed structures _____
- d. Height of structure(s) - maximum _____
- e. Ultimate occupancy load of project _____
- f. Number of on-site parking spaces to be provided _____
- g. Square feet of road and paved surfaces _____
- h. Additional project characteristics _____

C. PROJECT CHARACTERISTICS

- 1. Will the project be required to obtain a permit through the Air Pollution Control District (APCD)?
No.
- 2. Is any type of grading or excavation of the property anticipated? Yes, based on future submittals.
 If yes, complete the following:
 - a. Excluding trenches to be backfilled, how many cubic yards of earth will be excavated?
NA
 - b. How many cubic yards of fill will be placed? NA
 - c. How much area (sq. ft. or acres) will be graded? NA
 - d. What will be the:
 - Maximum depth of cut NA
 - Average depth of cut NA
 - Maximum depth of fill NA
 - Average depth of fill NA

3. Describe all energy consuming devices which are part of the proposed project and the type of energy used (air conditioning, electrical appliance, heating equipment, etc.)
Normal residential energy use.
4. Indicate the amount of natural open space that is part of the project (sq. ft. or acres)
None.
5. If the project will result in any employment opportunities describe the nature and type of these jobs. Construction related jobs.
6. Will highly flammable or potentially explosive materials or substances be used or stored within the project site? NA
7. How many estimated automobile trips, per day, will be generated by the project? None in excess of those addressed in previous EIR.
8. Describe (if any) off-site improvements necessary to implement the project, and their points of access or connection to the project site. Improvements include but not limited to the following: new streets; street widening; extension of gas, electric, and sewer lines; cut and fill slopes; and pedestrian and bicycle facilities. None in excess of those previously identified for EastLake Greens. (refer to EastLake GreensPEFP).

D. DESCRIPTION OF ENVIRONMENTAL SETTING

1. Geology
 Has a geology study been conducted on the property? Yes, see Eastlake Greens EIR.
 (If yes, please attach)
 Has a soils report on the project site been made? Yes, see Eastlake Greens EIR.
 (If yes, please attach)
2. Hydrology
 Are any of the following features present on or adjacent to the site? _____
 (If yes, explain in detail.)
 - a. Is there any surface evidence of a shallow ground water table? No.

- b. Are there any watercourses or drainage improvements on or adjacent to the site?
In previously approved facilities.
- c. Does runoff from the project site drain directly in to or toward a domestic water supply, lake, reservoir or bay? No.
- d. Could drainage from the site cause erosion or siltation to adjacent areas? Potential exists, but would be mitigated by conditions to future T.T. map
- e. Describe all drainage facilities to be provided and their location. To be determined by future submittals and previously approved tract map.

3. Noise

- a. Are there any noise sources in the project vicinity which may impact the project site?
No. Future arterials may impact some areas.
- b. Will noise from the project impact any sensitive receptors (hospitals, schools, single-family residences)? No.

4. Biology

- a. Does the site involve any Coastal Sage Scrub vegetation? No.
- b. Is the project site in a natural or partially natural state? No.
- c. If yes, has a biological survey been conducted on the property?
Yes x No _____ (Please attach a copy.) Refer to previous EIR.
- d. Describe all trees and vegetation on the site. Indicate location, height, diameter, and species of trees, and which (if any) will be removed by the project. Site is semi-developed with remnants of previous dry farming/cattle grazing on the remainder;

5. Past Use of the Land

- a. Are there any known historical or archeological resources located on or near the project site? No.
- b. Are there any known paleontological resources? No.
- c. Have there been any hazardous materials disposed of or stored on or near the project site?
No.
- d. What was the land previously used for? Dry farming/Cattle grazing

6. Current Land Use

a. Describe all structures and land uses currently existing on the project site. _____
_____ ****See answer below****

b. Describe all structures and land uses currently existing on adjacent property.
North Eastlake Business Center
South Vacant Otay Ranch - Future development
East Vacant - Future Eastlake Neighborhoods
West Eastlake High School/Community Park and Future development

7. Social

a. Are there any residents on site? None on parcels proposed for an increase If so, how many? in units.
b. Are there any current employment opportunities on site? No.
If so, how many and what type? _____

8. Please provide any other information which may assist in the evaluation of the proposed project.
Sites have been fully evaluated in Eastlake Greens SPA EIR and
recent General Plan Amendment EIR for Land Swap areas.
See also attached Project Description for additional data.

****Answer to 6(a):** Construction/structures exists on approx. one-half of EastLake Greens. Parcels proposed for amendment with existing structures are only being amended to reflect existing conditions with no increase in units.

E. CERTIFICATION

I, as owner/owner in escrow*

Eastlake Development Company

Bruce Sloan, Project Manager

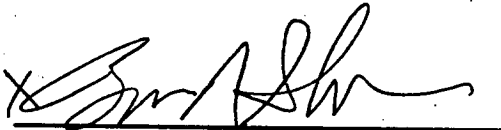
Print name

or

I, consultant or agent*

Print name

HEREBY AFFIRM, that to the best of my belief, the statements and information herein contained are in all respects true and correct and that all known information concerning the project and its setting has been included in this application for an Initial Study of possible environmental impact and any enclosures for attachments thereto.



Owner/Owner in Escrow Signature

or

Consultant or Agent Signature

1/11/94

Date

*If acting for a corporation, include capacity and company name.

INITIAL STUDY PROCESSING AGREEMENT

Name of Applicant: Eastlake Development Company
Address: 900 Lane Ave., Ste. 100 Phone 421-0127
City: Chula Vista State CA Zip 91913
Name of Authorized Representative (if signatory): Bruce Sloan
Address: 900 Lane Ave., Ste 100 Phone 421-0127
City Chula Vista State CA Zip 91913
Agreement Date: _____
Deposit Amount: \$750.00

This Agreement ("Agreement") between the City of Chula Vista, a chartered municipal corporation ("City") and the forenamed applicant for an Initial Study ("Applicant"), effective as of the Agreement Date set forth above, is made with reference to the following facts:

Whereas, the Applicant has applied to the City for an Initial Study of the type aforementioned ("Initial Study") which the City has required to be obtained as a condition to permitting the Applicant to develop a parcel of property; and,

Whereas, the City will incur expenses in order to process said Initial Study through the various departments and before the various boards and commissions of the City ("Processing Services"); and,

Whereas, the purpose of this agreement is to reimburse the City for all expenses it will incur in connection with providing the Processing Services;

Now, therefore, the parties do hereby agree, in exchange for the mutual promises herein contained, as follows:

I. Applicant's Duty to Pay.

The Applicant shall pay all of the City's expenses incurred in providing Processing Service related to applicant's Initial Study, including all of the City's direct and overhead costs related thereto. This duty of the Applicant shall be referred to herein as the "Applicant's Duty to Pay."

A. Applicant's Deposit Duty

As partial performance of the Applicant's Duty to Pay, the Applicant shall deposit the amount aforementioned ("Deposit").

1. The City shall charge its lawful expenses incurred in providing Processing Services against the Applicant's Deposit. If, after the conclusion of processing the Applicant's Initial Study, any portion of the Deposit remains, the City shall return said balance to the Applicant without interest thereon. If, during the processing of the Applicant's Initial Study, the amount of the Deposit becomes exhausted, or is imminently likely to become exhausted in the opinion of the City, upon notice of same by the City, the Applicant shall forthwith provide such additional deposit as the City shall calculate as reasonably necessary to continue to provide Processing Services. The duty of the Applicant to initially deposit and to supplement said deposit as herein required shall be known as the "Applicant's Deposit Duty".

II. City's Duty

The City shall, upon the condition that the Applicant is not in breach of the Applicant's Duty to Pay or the Applicant's Deposit Duty, use good faith to provide processing services in relation to the Applicant's Initial Study application.

- A. The City shall have no liability hereunder to the Applicant for the failure to process the Applicant's Initial Study application, or for failure to process the Applicant's Initial Study within the time frame requested by the Applicant or estimated by the City.
- B. By execution of this agreement, the Applicant shall have no right to direct or otherwise influence the conduct of the Initial Study for which the applicant has applied. The City shall use its discretion in evaluating the Applicant's Initial Study application without regard to the Applicant's promise to pay for the Processing Services, or the execution of the Agreement.

III. Remedies

A. Suspension of Processing

In addition to all other rights and remedies which the City shall otherwise have at law or equity, the City has the right to suspend and/or withhold the processing of the Initial Study which is the subject matter of this Agreement, as well as the Initial Study which may be the subject matter of any other Permit which Applicant has before the City.

B. Civil Collection

In addition to all other rights and remedies which the City shall otherwise have all law or equity, the City has the right to collect all sums which are or may become due hereunder by civil action, and upon instituting litigation to collect same, the prevailing party shall be entitled to reasonable attorney's fees had costs.

IV. Miscellaneous

A. Notices

All notices, demands or requests provided for or permitted to be given pursuant to this Agreement must be in writing. All notices, demands and requests to be sent to any party shall be deemed to have been properly given or served if personally served or deposited in the United States mail, addressed to such party, postage prepaid, registered or certified, with return receipt requested, at the addresses identified adjacent to the signatures of the parties represented.

B. Governing Law/Venue

This Agreement shall be governed by and construed in accordance with the Laws of the State of California. Any action arising under or relating to this Agreement shall be brought only in the federal or state courts located in San Diego County, State of California, and if applicable, the City of Chula Vista, or as close thereto as possible. Venue for this agreement, and performance hereunder, shall be the City of Chula Vista.

C. Multiple Signatories

If there are multiple signatories to this agreement on behalf of Applicant, each of such signatories shall be jointly and severally liable for the performance of Applicant's duties herein set forth.

D. Signatory Authority

The signatory to this agreement hereby warrants and represents that it is the duly designated agent for the Applicant and has been duly authorized by the Applicant to execute this Agreement on behalf of the Applicant. Signatory shall be personally liable for Applicant's Duty to Pay and Applicant's Duty to Deposit in the event it has not been authorized to execute this Agreement by the Applicant.

E. Hold Harmless

Applicant shall defend, indemnify and hold harmless the City, its elected and appointed officers and employees, from and against all claims for damages, liability, cost and expense (including without limitation attorneys' fees) arising out of processing Applicant's Initial Study, except only for those claims arising from the sole negligence or sole willful conduct of the City, incurred by the City, its officers, agents, or employees in defending against such claims, whether the same proceed to judgement or not. Further, the Applicant, at its own expense, shall, upon written request by the City, defend any such suit or action brought against the City, its officers, agents, or employees. Applicant's indemnification of the City shall be limited by any prior or subsequent declaration by the Applicant.

F. Administrative Claims Requirements and Procedures.

No suit or arbitration shall be brought arising out of this agreement, against the City unless a claim has first been presented in writing and filed with the City of Chula Vista and acted upon by the City of Chula Vista in accordance with the procedures set forth in Chapter 1.34 of the Chula Vista Municipal Code, as same may from time to time be amended, the provisions of which are incorporated by the reference as if fully set forth herein, and such policies and procedures used by the City in the implementation of same. Upon request by the City, the Applicant shall meet and confer in good faith with the City for the purpose of resolving any dispute over the terms of this Agreement.

Now, therefore, the parties hereto, having read and understood the terms and conditions of this agreement, do hereby express their consent to the terms hereof by setting their hand hereto on the date set forth adjacent thereto.

City

City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

By: 

Dated: 11/11/94

Applicant (or authorized representative)

Bruce Sloan, Project Mgr.
Eastlake Development Company

By: _____

By: _____

Dated: _____

THE CITY OF CHULA VISTA DISCLOSURE STATEMENT

Statement of disclosure of certain ownership interests, payments, or campaign contributions, on all matters which will require discretionary action on the part of the City Council, Planning Commission, and all other official bodies. The following information must be disclosed:

1. List the names of all persons have a financial interest in the contract, i.e., contractor, subcontractor, material supplier.
Eastlake Development Company

2. If any person identified pursuant to (1) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.
J.G. Boswell

3. If any person identified pursuant to (1) above is non-profit organization or a trust, list the names of any person serving as director of the non-profit organization or as trustee or beneficiary or trustee of the trust.
NA

4. Have you had more than \$250 worth of business transacted with any member of the City staff, Boards, Commissions, Committees and Council within the past twelve months?
No

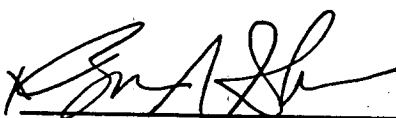
5. Please identify each and every person, including any agents, employees, consultants or independent contractors who you have assigned to represent you before the City in this matter.
Bob Santos, Kent Aden, Bruce Sloan, Katy Wright

6. Have you and/or your officers or agents, in the aggregate, contributed more than \$1,000 to a Council member in the current or preceding election period? Yes [] No [X] If yes, state which Council member(s):

Person is defined as: "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

(NOTE: Attach additional pages as necessary)

Date: _____



Signature of contractor/applicant
Bruce Sloan, Project Manager

Eastlake Development Company
Print or type name of contractor/applicant

INTERDEPARTMENTAL COMMENT SHEETS

ENGINEERING DIVISION

I. Drainage

- A. Is the project site within a flood plain? NO.
If so, state which FEMA Floodway Frequency Boundary. N/A.
- B. What is the location and description of existing on-site drainage facilities? SURFACE FLOW TO CATCHMENTS AND CITY STORMWATER CONVEYANCE SYSTEM
- C. Are they adequate to serve the project? NO.
If not, please explain briefly. PROTECT SPECIFIC DRAINAGE IMPROVEMENTS WILL BE REQUIRED WHEN DEVELOPMENT OCCURS.
- D. What is the location and description of existing off-site drainage facilities? TELEGRAPH CANYON CREEK, FOGGI CANYON CREEK, AND SALT CREEK
- E. Are they adequate to serve the project? NO.
If not, please explain briefly. REGIONAL IMPROVEMENTS MAY BE NECESSARY IN THE FOGGI CANYON AND SALT CREEK BASINS AS DEVELOPMENT OCCURS.

II. Transportation AN AMENDMENT TO THE TRAFFIC STUDY FOR THE EASTLAKE GREENS SPA EIR WILL BE REQUIRED (4% INCREASE IN TRAFFIC GENERATION FROM

JAO
1/31/94

- A. What roads provide primary access to the project? _____ EXISTING APPROVE
- B. What is the estimated number of one-way auto trips to be generated by the project (per day)? SPA.
- C. What are the Average Daily Traffic (A.D.T.) volumes on the primary access roads before and after project completion?

Street Name	Before	After
_____	_____	_____
_____	_____	_____

Do any of these volumes exceed the City's Level-of-Service (L.O.S.) "C" design ADT volume? If yes, please specify. _____

If the A.D.T. or L.O.S. "C" design volume is unknown or not applicable, explain briefly.

D. Are the primary access roads adequate to serve the project? _____
If not, please explain briefly. _____

E. Would the project create unacceptable Levels of Service (LOS) at intersections adjacent to or in the vicinity of the project site? _____

If so, identify: Location _____

Cumulative L.O.S. _____

F. Is the proposed project 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). If yes, a Traffic Impact Analysis (TIA) will be required. In this case the TIA will have to demonstrate that the project will not create an unmitigatable adverse impact, or that all related traffic impacts are not mitigated to a level of non-significance.

_____ Yes _____ No

The following questions apply if a Traffic Impact Analysis is not required.

G. Is traffic mitigation required to reduce traffic impacts that will result from implementation of the proposed project? _____ Yes _____ No

If yes, please describe. _____

H. Is the project consistent with the criteria established in the City's Transportation Phasing Plan, General Plan Traffic Element, and all other pertinent traffic studies? Please reference any other traffic impact studies for roadway segments that may be impacted by the proposed project. _____

I. Is a traffic study required? _____ Yes _____ No

J. Is there any dedication required? _____

If so, please specify. _____

K. Is there any street widening required? _____
If so, please specify. _____

L. Are there any other street improvements required? _____
If so, please specify the general nature of the necessary improvements.

M. Will the project and related public improvements provide satisfactory traffic service for existing conditions and future buildout General Plan conditions? (Please provide a brief explanation). _____

III. Soils

A. Are there any anticipated adverse geotechnical conditions on the project site? UNKNOWN.

B. If yes, specify these conditions. N/A.

C. Is a Soils Report necessary? YES. EXISTING SOILS REPORTS MUST BE UPDATED AND/OR AMENDED TO INCLUDE THE AREAS PROPOSED TO BE ADDED TO THE EXISTING, APPROVED SPA.

IV. Land Form N/A.

A. What is the average natural slope of the site? _____

B. What is the maximum natural slope of the site? _____

V. Noise

Are there any traffic-related noise levels impacting the site that are significant enough to justify that a noise analysis be required of the applicant? UNKNOWN. AN AMENDMENT TO THE SPA EIR NOISE ANALYSIS WILL BE REQUIRED.

VI. Waste Generation

How much solid and liquid (sewer) waste will be generated by the proposed project per day?

Solid 2,300 POUNDS PER DAY OVER THE EXISTING, APPROVED SPA

Liquid 25,240 GALLONS PER DAY (95.25 EDUs) OVER THE EXISTING, APPROVED SPA.

What is the location and size of existing sewer lines on or downstream from the site?

15" PVC SEWER LINE IN TELEGRAPH CANYON/OTAY LAKES ROAD AND A 12" PVC SEWER LINE IN EASTLAKE PARKWAY (IT IS ASSUMED THAT, INITIALLY, ALL FLOWS WILL BE PUMPED FROM THE POGGI CANYON AND SALT CREEK BASINS TO THE TELEGRAPH CANYON BASIN TRUNK SEWER).

Are they adequate to serve the proposed project? (If no, please explain) NO. SOME SEGMENTS OF THE TELEGRAPH CANYON TRUNK SEWER WILL BE OVER CAPACITY AT, OR PRIOR TO, GENERAL PLAN BUILDOUT CONDITIONS. AMENDMENTS TO THE TELEGRAPH CANYON BASIN PLAN AND THE SALT CREEK SEWER BASIN PLAN WILL BE REQUIRED.

SPC 1/31/94

VII. National Pollutant Discharge Elimination System (NPDES) Stormwater Requirements

Will the applicant be required to file a Notice of Intent with the State Water Resources Control Board for coverage under an NPDES Stormwater Permit? YES.

If yes, specify which NPDES permit(s) and explain why an NPDES permit is required. AN NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES. A PERMIT IS REQUIRED BECAUSE OVER FIVE ACRES WILL BE DISTURBED AND BECAUSE THE PROPOSED DEVELOPMENT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE.

Will a Storm Water Pollution Prevention Plan (SWPPP) be required for the proposed project?

X Yes _____ No

Additional comments NONE.

VII. Remarks

Please identify and discuss any remaining potential adverse impacts, mitigation measures, or other issues. THE APPLICANT HAS PROPOSED ASSESSMENT DISTRICT FINANCING FOR PUBLIC IMPROVEMENTS.

[Signature]
City Engineer or Representative

2/1/94
Date

FIRE DEPARTMENT

A. What is the distance to the nearest fire station? And what is the Fire Department's estimated reaction time? 1 mile to st. 6 3 min. reaction time

B. Will the Fire Department be able to provide an adequate level of fire protection for the proposed facility without an increase in equipment or personnel? yes

C. Remarks None

J. VanBibber
Fire Marshal

01/20/94
Date

PARKS AND RECREATION DEPARTMENT

- A. Is project subject to Parks and Recreation Threshold requirements? YES
If not, please explain. _____

- B. How many acres of parkland are necessary to serve the proposed project? _____
TO BE BASED ON CURRENT AVERAGE CRITERIA.

- C. Are existing neighborhood and community parks near the project adequate to serve the population increase resulting from this project?
Neighborhood NO
Community Parks NO.

- D. If not, are parkland dedications or other mitigation proposed as part of the project adequate to serve the population increase?
Neighborhood YES
Community Parks YES.

- E. To meet City requirements, will applicant be required to:
Provide land? YES
Pay a fee? YES.

- F. Remarks: _____

MF. SEAMER
Parks and Recreation Director or Representative

2.9.94
Date

LANDSCAPE PLANNING

A. Does the project affect native plant communities? no
If so, please identify which communities. _____

Will the project require native planting? (Please describe) not at this time.

B. Please identify any important or highly visible hillsides on or adjacent to the project.
none

What landscaping conditions (if any) will be required for these hillsides? none
If planting does occur in future, drought tolerant/
native plantings will be reqd.

C. Of the total area to be developed, how much, and which areas are expected to be replanted and require supplemental watering? (Please describe). how much is not known

E. Are there any other landscape requirements or mitigation for the project? no

Jarrett B. Williams
City Landscape Architect or Representative
for Paul Sennett

FEB 17, 1994
Date

ROUTING FORM

DATE: January 18, 1994

TO:

Ken Larson, Building & Housing
 John Lippitt, Engineering (EIR only)
 Cliff Swanson, Engineering (EIR only)
 Hal Rosenberg, Engineering (EIR only)
 Roger Daoust, Engineering (IS/3, EIR/2)
 Richard Rudolf, Asst City Attorney (Draft Neg Dec & EIR)
 Carol Gove, Fire Department
 Marty Schmidt, Parks & Recreation
 Crime Prevention, Police Department (M.J. Diosdado)
 Current Planning
 Duane Bazzel, Advance Planning
 Bob Sennett, City Landscape Architect
 Bob Leiter, Planning Director
 Chula Vista Elementary School District, Kate Shurson
 Sweetwater Union H.S. District, Tom Silva (IS & EIR)
 Maureen Roeber, Library (Final EIR)
 LAFCO (IS/Draft EIR - If annexation is involved)
 Other

FROM:

Doug Reid Environmental Section

SUBJECT: Application for Initial Study (IS- 94-19/FA- 648 /DQ 060)
 Checkprint Draft EIR (20 days) (EIR-___/FB-___/DQ___)
 Review of a Draft EIR (EIR-___/FB-___/DP___)
 Review of Environmental Review Record (FC-___ERR-___)
 Review of Draft Neg Dec (IS-___/FA-___/DQ-___)

The Project consists of: An amendment to the EastLake Greens General Development Plan and Sectional Area Plan which would result in:

1. The transfer of units within the existing boundaries of East Lake Greens to refine densities with no net increase in the existing proposal density and
2. The addition of 22.7 acres to EastLake Greens development with an additional 97 dwelling units.

Please review the document and forward to me any comments you have by 02-01-94.

Comments:

No comments @ this time -
 K.G. Larson 1.20.94

APPENDIX I

ENVIRONMENTAL CHECKLIST FORM
(To Be Completed By Lead Agency)

Background

1. Name of Proponent: Eastlake Development Co.
2. Address and Phone Number of Proponent: 900 Lane Ave., Suite 100,
Chula Vista, CA 91913
3. Date of Checklist: February 24, 1994
4. Name of Proposal: Eastlake Greens GDP/SPA Amendment
5. Initial Study Number: IS-94-19

Environmental Impacts

- | 1. Earth. Will the proposal result in: | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|---|--------------------------|-------------------------------------|-------------------------------------|
| a. Unstable earth conditions or changes in geologic substructures? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Disruptions, displacements, compaction or overcovering of the soil? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Change in topography or ground surface relief features? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. The destruction, covering or modification of any unique geologic or physical features? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Any increase in wind or water erosion of soils, either on or off the site? | <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 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"/> |

Comments:

The project is proposed for an urbanizing area of eastern Chula Vista. There have no finding of significant problems in the areas of geology soils or erosion. Generalized and more specific substantiation of the geotechnical and soil suitability of the project site is in the City of Chula Vista General Plan FEIR (1989), EastLake FEIR (1982), EastLake SPA I FEIR (1985), Eastlake Greens SPA & EastLake Trails Prezone & Annexation FSEIR (1989), and Otay Ranch FPEIR (1993), and other more specific geological and soils reports on file with the City of Chula Vista Public Works Department, Engineering Division.

There will be some modification of existing topography, however, this is considered very minor and not significant given the lack of any significant topographic features.

- | 2. Air. Will the proposal result in: | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|--|--------------------------|--------------------------|-------------------------------------|
| a. Substantial air emissions or deterioration of ambient air quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. The creation of objectionable odors? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

The San Diego air basin is a non-attainment air basin. The proposed project would result in an increase of 79 units within the Eastlake Greens SPA. The emissions from the traffic and energy generation associated with this project is not significant when considering the overall generation of emissions. On a cumulative basis, the emissions from this project are so minimal they are not cumulatively significant.

- | 3. Water. Will the Proposal result in: | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|--|--------------------------|-------------------------------------|-------------------------------------|
| a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Alterations to the course or flow or flood waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Change in the amount of surface water in any water body? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|
| e. | Discharge into surface waters, or any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. | Alteration of the direction or rate of flow of ground waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. | 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 checked="" type="checkbox"/> |
| h. | Substantial reduction in the amount of water otherwise available for public water supplies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. | Exposure of people or property to water related hazards such as flooding or tidal waves? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

The project site and vicinity do not involve any affected marine or fresh water areas, flood waters, water bodies, or known ground water. There will be a minor change in absorption rate which will result in minor-less-than-significant change in runoff (see letter from Dennis C. Bowling dated 2/7/94).

- | 4. Plant Life. Will the proposal result in: | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|--|--------------------------|--------------------------|-------------------------------------|
| a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Reduction of the numbers of any unique, rare or endangered species of plants? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Introduction of new species of plants into into an area, or in a barrier to the normal replenishment of existing species? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Reduction in acreage of any agricultural crop? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

The project site has been used for agricultural purposes for decades and portions are now graded and some areas have been developed (transfer area). This general area is used as Raptor territory, however, with only a 22.7 acre increase in SPA size, this is not significant.

5. Animal Life. Will the proposal result in:	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Deterioration to existing fish or wildlife habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

The project site has been used for agricultural purposes for decades and portions are now graded and some areas have been developed (transfer area). This general area is used as Raptor territory, however, with only a 22.7 acre increase in SPA size, this is not significant.

6. Noise. Will the proposal result in:	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
a. Increases in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of people to severe noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Traffic volumes on roadways in and adjacent to the project site could increase ambient noise to an unacceptable level. At the time of consideration of a Tentative Subdivision Map or Design Review, supplemental acoustical reports will be prepared for projects adjacent to Chula Vista General Plan Circulation Element Roadways. At that time the precise elevation of roadways and residential development pads. With this information it will be feasible to make an accurate forecast of noise levels and the appropriate mitigation measures necessary to reduce noise levels and the appropriate mitigation measures necessary to reduce noise levels to an acceptable 65 exterior dBA (CNEL). These acoustical reports must be based on the latest buildout traffic forecast and must validate the achievement of the 65 exterior dBA (CNEL) standard.

7. **Light and Glare.** Will the proposal produce new light or glare? YES MAYBE NO

Comments:

This is primarily a residential project that will not produce any significant new light or glare. If there are any unique sources proposed or established, they will be regulated through the performance standards in the Municipal Code.

8. **Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area? YES MAYBE NO

Comments:

The proposed project is in a planned community which is internally consistent that assures land use compatibility. The project expansion areas are within logical boundaries (the SDG&E transmission lines and East Orange Avenue). The overall external compatibility has been assured through coordination with the adjacent Otay Ranch, Otay Water District facilities and SR 125 alignment.

9. **Natural Resources.** Will the proposal result in:
a. Increase in the rate of use of any natural resources? YES MAYBE NO

Comments:

There are no other natural resources such as sand and gravel on site which would be impacted by the proposed project.

10. **Risk of Upset.** Will the proposal involve:
a. A risk of an explosion or the release of hazardous substances (including, but not limited to oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? YES MAYBE NO

b. Possible interference with an emergency response plan or an emergency evacuation plan?

Comments:

Given the residential character of the project there will be no involvement of hazardous materials above that typical of a residential land use. The project will provide adequate circulation in the case of the need for an evacuation or response plan.

- | | | | | |
|-----|---|--------------------------|--------------------------|-------------------------------------|
| 11. | Population. Will the proposal alter the location distribution, density, or growth rate of the human population or an area? | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
| | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

The distribution, density and growth of housing and population in this project are consistent with planning for this area.

- | | | | | |
|-----|---|--------------------------|--------------------------|-------------------------------------|
| 12. | Housing. Will the proposal affect existing housing, or create a demand for additional housing? | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
| | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

The distribution, density and growth of housing and population in this project are consistent with planning for this area. The project will satisfy rather than create housing demands in this area.

- | | | | | |
|-----|--|--------------------------|--------------------------|-------------------------------------|
| 13. | Transportation/Circulation. Will the proposal result in: | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
| a. | Generation of substantial additional vehicular movement? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Effects on existing parking facilities, or demand for new parking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Substantial impact upon existing transportation systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | Alterations to present patterns of circulation or movement of people and/or goods? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Alterations to waterborne, rail or air traffic? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. | Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. | 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 checked="" type="checkbox"/> |

Comments:

The project will not result in any significant impact to transportation/circulation/traffic (see memo from Harold Rosenberg, Traffic Engineer, dated 2/21/94, and letter from Andy Schlaefli, Vice President, Urban Systems Associates, dated 2/18/94).

14. **Public Services.** Will the proposal have an effect upon or result in a need for new or altered governmental services in any of the following areas:

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
a. Fire protection? See page 6 of Appendix III of the Initial Study (City Data Sheet-Fire Dept.) and 16 Thresholds a. Fire/EMS below.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection? See comments in Chula Vista Police Dept. Crime Prevention Unit, Plan Review recommendation dated 2/4/94 and 16 Thresholds b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools? EastLake Development Co. has made the Eastlake projects participate in Community Facilities Districts in the Sweetwater Union High School District, and the Chula Vista Elementary School District to provide adequate school services in the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks or other recreational facilities? The project will be required to provide adequate community and neighborhood parks to serve the population of the project. See Initial Study, Appendix III, Parks & Recreation Dept., page 7. Also see 19 Recreation below.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Libraries? The City of Chula Vista currently operates a library at the campus of the Eastlake High School during the hours the school library is not in operation. On a longer term basis, there is a requirement for a library site at Eastlake Village and a development impact fee to finance the facility.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Maintenance of public facilities, including roads? There will be no substantial or unique impact on the maintenance of <u>any</u> public facility as a result of the minimal increase in usage due to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other governmental services? Other governmental agencies were notified and contacted during the Initial Study; no other potential impacts were identified.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

15. **Energy.** Will the proposal result in:

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
a. Use of substantial amount of fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?

Comments:

The project would result in a minor increase in energy requirements typical of a primarily residential project. This will not result in a substantial use of fuel or energy nor new sources of energy.

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

YES MAYBE NO

Comments:

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

- A. Fire/EMS

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 has indicated that this threshold standard will be met, since the nearest fire station is one mile away and would be associated with a 3 minute response time. The proposed project will comply with this Threshold Standard.

See Appendix III to the Initial Study, page #6.

- B. Police

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 of 7 minutes or less. The proposed project will comply with this Threshold Standard.

See comments in Chula Vista Police Department Crime Prevention Unit, Plan Review Recommendation dated 2/4/94.

- 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. The proposed project will comply with this Threshold Standard.

The project will not result in any significant impact to transportation/circulation/traffic (see memo from Harold Rosenberg, Traffic Engineer, dated 2/21/94, and letter from Andy Schlaefli, Vice President, Urban Systems Associates, dated 2/18/94).

D. Parks/Recreation

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

The project will be required to provide adequate community and neighborhood parks to serve the population of the project.

E. Drainage

The Threshold Standards require that storm water flows and volumes not 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.

See letter from Dennis C. Bowling, Director Water Resources Division, Rick Engineering, dated 2/7/94.; memo from Roger Daoust, Sr. Civil Engineer, dated 2/23/94.

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. The proposed project will comply with this Threshold Standard.

See letter from Bruce Sloan, Sr. Project Manager, Eastlake Development Co., dated 2/9/94; memo from Roger Daoust, Sr. Civil Engineer, dated 2/23/94.

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.

- | | | |
|--------------------------|---|---|
| 17. Human Health. | Will the proposal result in: | <u>YES</u> <u>MAYBE</u> <u>NO</u> |
| a. | Creation of any health hazard or potential health hazard (excluding mental health?) | <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> |

- b. Exposure of people to potential health hazards?

Comments:

The project site nor the operation of the project would result in any significant health hazard or an exposure to such a hazard. Please refer to references in #1 above.

18. Aesthetics. Will the proposal result in: YES MAYBE NO

- a. The obstruction of 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?
- b. The destruction, or modification of a scenic route?

Comments:

The project will not obstruct any public view or vistas, create any demonstrable negative aesthetic effect or, at this level of review, impact a scenic route.

19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? YES MAYBE NO

-

Comments:

The project will be required to meet the recreational needs of its residents in accordance with City park standards which include recreational facility standards.

20. Cultural Resources. YES MAYBE NO

- a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?
- b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?
- c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?
- d. Will the proposal restrict existing religious or sacred uses within the potential impact area?

- e. Is the area identified on the City's General Plan EIR as an area of high potential for archeological resources?

Comments:

See Section 5.2.3 (pg. 5-3) of EIR-86-4 (Sch: 86052803).

21. **Paleontological Resources.** Will the proposal result in the alteration of or the destruction of paleontological resources? YES MAYBE NO

Comments:

See Section 4.7 (pg. 4-75) of EIR-86-4 (Sch: 860522803).

22. **Mandatory Findings of Significance.** YES MAYBE NO

- 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 animal or eliminate important examples or the major periods of California history or prehistory?

Comments:

As has been noted above in this checklist, the site is void of any biological resources and therefore, would have no significant impact on any of these resources. Cultural resources (prehistoric and historic) have been previously mitigated and no further action is necessary.

- b. Does the project have the potential to achieve short-term goals to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)

Comments:

The proposed project conform to the Chula Vista General Plan and therefore, the project complies with the long term goals of the City of Chula Vista for the site.

- c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

Comments:

The project impacts are so limited to preclude any significant cumulative impact. In the case of air quality impacts, the increase of 97 units, or a maximum of 970 ADT, compared to the existing, and approved units and ADT, the impact is minimal and less than significant. Also, the site is void of any significant biological or cultural resources and paleontological resources will be fully mitigated.

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

Comments:

At the time of consideration of a Tentative Subdivision Map or Design Review, supplemental acoustical reports will be prepared for projects adjacent to Chula Vista General Plan Circulation Element Roadways. At that time the precise elevation of roadways and residential development pads. With this information it will be feasible to make an accurate forecast of noise levels and the appropriate mitigation measures necessary to reduce noise levels and the appropriate mitigation measures necessary to reduce noise levels to an acceptable 65 exterior dBA (CNEL). These acoustical reports must be based on the latest buildout traffic forecast and must validate the achievement of the 65 exterior dBA (CNEL) standard.

Mitigation Measures

(To be completed by the Applicant)

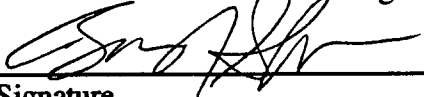
I, as owner/owner in escrow*

BRUCE N. SLOAN
SR. PROJ. MGR EASTLAKE DEV. CO.
Print name

or

I, consultant or agent*

HEREBY AGREE to the mitigation measures herein specified to avoid significant impacts.


Signature

2/22/94
Date

Determination

(To be completed by the Lead Agency. Check one box only.)

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

B Reid (for D Reid)
Environmental Review Coordinator

2/25/94
Date

*If acting for a corporation, include capacity and company name.

APPENDIX II

DE MINIMIS FEE DETERMINATION

(Chapter 1706, Statutes of 1990 - AB 3158)

- It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.

It is hereby found that this project could potentially impact wildlife, individually or cumulatively and therefore fee in accordance with Section 711.4 (d) of the Fish and Game Code shall be paid to the County Clerk.

Fees were paid previously with the EIR for Eastlake Greens General Development Plan.

B. Reis (for D. Reis)
Environmental Review Coordinator

2/28/94
Date

APPENDIX III

CITY DATA SHEET

PLANNING DEPARTMENT

I. Current Zoning on site: PC (Planned Community)
 North " "
 South " "
 East " "
 West " "

Does the project conform to the current zoning? yes - However a zoning ~~transfer~~

II. General Plan land use designation on site: Low - medium density residential (3-6 DU/AC) ^{density transfer is requested (see Reg Dec)}
 North Low - medium density residential (3-6 DU/AC)
 South " " " " "
 East Low - medium density residential (3-6 DU/AC)
 West " " " " "
Parks & Recreation, High School

Is the project compatible with the General Plan Land Use Diagram? yes

Is the project area designated for conservation or open space or adjacent to an area so designated?
yes

Is the project located adjacent to any scenic routes? yes Stey Lake Rd, E. Orange Ave, Eastlake Parkway, Junot Parkway
 (If yes, describe the design techniques being used to protect or enhance the scenic quality of the route). at this level of review detailed design techniques are not available, further environmental analysis will be undertaken with subsequent ~~environmental~~ discretionary actions.

III. Schools

If the proposed project is residential, please complete the following:

	<u>School</u>	<u>Capacity</u>	<u>Enrollment</u>	<u>Units Proposed</u>	<u>Generating Factors</u>	<u>Students Generated From Project</u>
Elementary	<u>school #95</u>	<u>—</u>	<u>—</u>	<u>97</u>	<u>.30</u>	<u>29</u>
Junior High	<u>Bonita Vista</u>			<u>98</u>	<u>.29</u>	<u>28</u>
Senior High	<u>Eastlake</u>			<u>97</u>	<u>.10</u>	<u>10</u>

IV. Remarks: 1 school site #95 is located in Eastlake Greens, it will operate as a year around school beginning in the fall of 1995.

Douglas Reich
 Director of Planning or Representative

2/22/94
 Date

M E M O R A N D U M

DATE: February 1, 1994

TO: Doug Reid
Environmental Review Coordinator

FROM: Duane E. Bazzel *DB*
Principal Planner

SUBJECT: Initial Study for EastLake Greens GDP/SPA Amendment (IS-94-19)

The Advance Planning Division appreciates the opportunity to comment on the proposed project identified above. From an environmental analysis standpoint it appears that the EastLake Greens EIR and Addendum sufficiently addressed the proposed density transfers within EastLake Greens. The proposed transfer of units are occurring under the umbrella of the originally-approved EastLake Greens SPA and Tentative Map (2,774 units), therefore, unless there are significant shifts in unit locations it would appear that the original EIR adequately addresses the transfers.

It should not be forgotten, however, that as a condition of approval of a recent GP amendment to Parcel 26 of the Greens (GPA-93-04), the City Council re-enacted the affordable housing requirement for the Greens (deferred with the Tentative Map approval) and directed staff to work with a task force to develop recommendations by July of this year on how to handle the low and moderate income housing within this project. This direction from Council included the consideration of any density transfers necessary to achieve the housing requirement. It does not appear that the proposed density transfers are significant enough to impact the task force efforts, but nevertheless, these efforts should be considered prior to approving any SPA amendment.

The 97 units to be annexed and added to the Greens have only been analyzed at a General Plan level (within the Otay Ranch Program EIR) and not at the detail necessary with a GDP and/or SPA. This needs to be taken into consideration when analyzing potential environmental impacts. Additionally, project-level analysis needs to be coordinated with the Community Planning Division of the Planning Department (Otay Ranch SPA Team) on the issue of land use and design interface with East Orange Avenue and efforts on the adjacent Otay Ranch.

cc: Ken Lee
Steve Griffin
Amy Wolfe

(\IS9419.MEM)

M E M O R A N D U M

February 1, 1994
File # YS-591

TO: Doug Reid, Environmental Coordinator

VIA: Clifford L. Swanson, Deputy Public Works Director
City Engineer

FROM: Harold Rosenberg, City Traffic Engineer

SUBJECT: Eastlake Greens General Development and Sectional Area
Plans Amendment

In response to your concern regarding our transportation comment in the subject initial study application, the following paragraph should be added to Section VII of the application.

Previous traffic studies have shown that the circulation system plan prior to the construction of SR125 does not have sufficient capacity to absorb additional trips beyond those trips accounted for in the approved maps including the approved Eastlake Greens. Thus the Eastlake Greens proposed expanded development project will have to be limited to the number of trips identified in the approved project EIR traffic study. However, the applicant may wish to perform a supplemental traffic study to examine possibilities of expanding the City's circulation system (e.i. extension of E. Orange Avenue between I-805 and Eastlake Greens) to provide the needed capacity. A reference to the City's interim SR-125 financial study (HNTB study) and improvement scheduling are a critical element of the study.

ZAO:rb

cc: Roger Daoust, Senior Civil Engineer

(P:\HOME\ENGINEER\TRAFFIC\PLNAMEND.ZAO)

MEMORANDUM

February 21, 1994

File # YS-551

TO: Doug Reid, Environmental Coordinator

VIA: Clifford L. Swanson, Deputy Public Works Director
City Engineer

FROM: Harold Rosenberg, Traffic Engineer

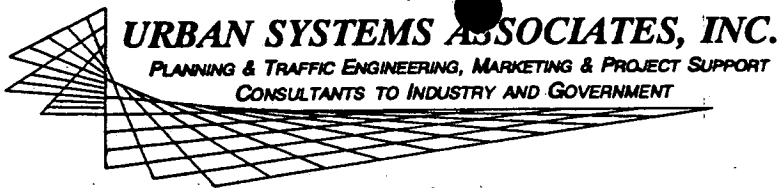
SUBJECT: Eastlake Greens GDP/SPA Amendment Traffic Study (IS-93-10) ¹⁹ ARid

I have reviewed the attached traffic impact report by Urban Systems dated February 18, 1994 and find it to be acceptable. The new trips from the added 97 units to the Eastlake Greens approved units of 2774 have no significant impact on the City's circulation system.

ZAO:dv

Attachment

(F:\HOME\ENGINEER\TRAFFIC\TRFSTUDY.ZAO



RECEIVED
 CITY OF CHULA VISTA
 ENGINEERING DEPT

1994 FEB 22 AM 9:45

February 18, 1994

Mr. Hal Rosenberg
 City Traffic Engineer
 CITY OF CHULA VISTA
 276 Fourth Avenue
 Chula Vista, CA 92010

Dear Hal:

Urban Systems Associates, Inc. (Urban Systems) was retained by Eastlake Development to evaluate possible impacts from the development of additional dwelling units in the Eastlake Greens GDP/SPA Amendment. The Eastlake Greens GDP/SPA Amendment proposes an increase of 97 dwelling units from 2,774 DU to 2,871 DU.

Project Trip Generation

The development of 97 additional dwelling units will result in the following peak hour and daily trip generation.

USE	INTENSITY	GENERATION RATE	ADT	AM PEAK				PM PEAK			
				AM%	AM	IN:OUT SPLIT	IN:OUT	PM%	PM	IN:OUT SPLIT	IN:OUT
SFDU	97 DU	10/DU	970	8%	78	2:8	16:62	10%	97	7:3	68:29

As can be observed, the 97 additional units will result in 97 PM peak hour trips. Of the 97 PM peak hour trips, 68 are inbound and 29 outbound to the project. The AM peak would have 78 additional peak hour trips with 16 inbound and 62 outbound during the peak.

Previous Traffic Study Assumptions

A traffic study for Kaiser Hospital (Eastlake I SPA Amendment by JHK Associates) was completed on April 20, 1992. The Kaiser Hospital traffic study represents the most recent analysis of interim conditions for eastern Chula Vista (east of I-805). The analysis for interim conditions assumed the "approved projects" level of development for its interim analysis. The "approved project" level of development was based on the Final Eastern Chula Vista Transportation Phasing Plan Update prepared by Wildan Associates (1/91).

In the final report for Kaiser Hospital dated April 20, 1992, (page 41), the approved project development scenario will result in approximately 193,230 additional daily trips in Eastern Chula Vista. The analysis included trips generated by 2,774 units in the Eastlake Greens project. Using the "approved projects" condition as the base, impacts from the Kaiser Hospital were evaluated. Attachment 1 shows the AM/PM peak hour intersection level of service from the Kaiser Hospital traffic analysis.

As shown in Attachment 1, all intersections are forecasted to operate at a level of service "D" or better. Kaiser Hospital impacts to the intersection of Otay Lakes at Eastlake Parkway (the critical intersection for the Kaiser Project) for the AM/PM peak results in a level of service "C" to "D". Intersection delay was 5.2 seconds for the AM peak and 5.4 seconds in the PM peak at this location. The increased delay at this location was due to more than 14,000 daily trips from the Kaiser project being added to the base conditions.

The Kaiser analysis concludes that the intersection delay at Otay Lakes Road and Eastlake Parkway is 25.8 seconds in the AM peak and 29.8 in the PM peak which translates to a level of service D. It should be noted that the intersection delay at Otay Lakes Road and Eastlake Parkway could be increased as much as 10 seconds and still remain at a level of service "D".

SPA Amendment Impacts

In order to determine possible impacts from the proposed SPA amendment, project traffic was added to the intersection analysis discussed above. All other assumptions for the computer intersection analysis remained the same. As shown on Attachment 2, the resulting level of service including project traffic remained "D" for both the AM and PM peak. A comparison of Attachment 1 and 2 shows that with project traffic the intersection delay increased only 1.5 seconds in the AM peak and 2.1 seconds in the PM peak. This clearly indicates that the Spa Amendment for interim (worst case) conditions is not likely to create impacts which would require mitigation or change the level of service at Eastlake Parkway and Otay Lakes Road.

In addition, possible impacts from the proposed SPA amendment were analyzed for the intersection of Eastlake Parkway and Fenton Street. Base conditions for the intersection analysis were obtained from the Scripps Clinic Traffic analysis dated March 30, 1993. For the base conditions, signal timing was optimized which resulting in a level of service "D" for the P.M. peak or an intersection delay of 36.7 seconds (see Attachment 3).

Project traffic was then added to the base conditions. All other assumptions for the computer intersection analysis remained the same. As shown on Attachment 3, the resulting level of service including project traffic remained "D". Intersection delay changed only 0.4 seconds to 37.1. This clearly shows that the SPA amendment for interim conditions is not likely to create impacts which would require mitigation. At build out or with an interim 125 or with an Orange Avenue connection, Spa Amendment impacts would be even smaller because there would be multiple access routes.

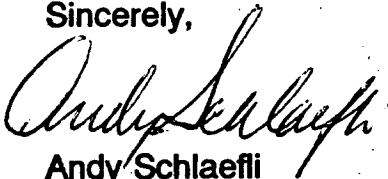
Mr. Hal Rosenberg
February 18, 1994

Urban Systems Associates, Inc.

Based on the information discussed above, impacts from the development of 97 additional units appear to have minimal impacts on the circulation system. We therefor suggest that no further traffic analysis is necessary.

Please call us if you have any questions regarding the analysis discussed above.

Sincerely,



Andy Schlaefli
Vice President

APS/TRS:vks

Attachments

cc: Bruce Sloan
Cliff Swanson
Doug Reid

ATTACHMENT 1 INTERIM (PRE SR-125) INTERSECTION PEAK HOUR ANALYSIS FOR KAISER HOSPITAL

Table 6-2a

INTERIM (PRE-SR 125) PROPOSED PROJECT CONDITION
INTERSECTION PERFORMANCE SUMMARY (AM PEAK HOUR)

E/W Street	N/S Street	TPP Base		TPP Base With Proposed Project	
		Intersection Delay (sec/veh)(1)	Intersection LOS(2)	Intersection Delay (sec/veh)(1)	Intersection LOS(2)
1. Bonita Road	SB I-805 Ramps	14.2	B	14.2	B
2. Bonita Road	NB I-805 Ramps	16.6	C	16.6	C
3. Bonita Road	Plaza Bonita Road	15.9	C	15.9	C
4. Bonita Road	Willow Street	21.3	C	21.3	C
5. Bonita Road	Otay Lakes Road	15.3	C	15.4	C
6. East H Street	SB I-805 Ramps	13.0	B	13.4	B
7. East H Street	NB I-805 Ramps	11.0	B	11.3	B
8. East H Street	Hidden Vista Road	14.4	B	14.4	B
9. East H Street	Paseo del Rey	19.7	C	19.8	C
10. East H Street	Paseo Ranchero	12.7	B	13.8	B
11. East H Street	Otay Lakes Road	36.8	D	36.0	D
12. East H Street	Corral Canyon Road/Rutgers Avenue	17.6	C	17.6	C
13. East H Street	Eastlake Parkway	21.9	C	23.2	C
14. Telegraph Canyon Road	SB I-805 Ramps	16.7	C	17.1	C
15. Telegraph Canyon Road	NB I-805 Ramps	28.6	D	25.1	D
16. Telegraph Canyon Road	Halecrest Drive	7.9	B	7.9	B
17. Telegraph Canyon Road	Crest Drive/Oleander Avenue	19.6	C	19.8	C
18. Telegraph Canyon Road	Paseo del Rey	15.7	C	16.3	C
19. Telegraph Canyon Road	Medical Center Drive	14.2	B	14.7	B
20. Telegraph Canyon Road	Otay Lakes Road	15.1	C	19.6	C
21. Otay Lakes Road	Rutgers Avenue	11.1	B	11.3	B
22. Otay Lakes Road	Mid-Block Eastlake Access Point	*	*	*	*
* 23. Otay Lakes Road	Eastlake Parkway	20.6	C	25.8	D
24. Eastlake Parkway	Fenton Street (Southern Access Point)	*	*	25.2	D
25. Eastlake Parkway	Miller Road (Northern Access Point)	*	*	27.9	D
26. Otay Lakes Road	Lane Avenue	3.3	A	3.4	A
27. Otay Lakes Road	Hunte Parkway	11.1	B	11.1	B
28. Orange Avenue	SB I-805 Ramps	20.2	C	20.2	C
29. Orange Avenue	NB I-805 Ramps	16.6	C	16.6	C
30. Orange Avenue	Medical Center Drive	16.6	C	16.8	C

Notes: 1. When the volume to capacity ratio > 1.20, delay equation is invalid.

2. Bold print indicates critical signalized intersections which currently operate below (LOS E or F) the City of Chula Vista Traffic Engineering Division's minimum peak hour operating threshold value of Level of Service D.

* The intersection LOS values shown on this table represent the Base access scenario for Eastlake I with no mid-block signal or access to the property directly from Otay Lakes Road west of Eastlake Parkway. A separate intersection capacity analysis has been performed for the four Eastlake I site access intersections under various alternative access scenarios (See Chapter 7).

Source: JHK & Associates.

SOURCE
EASTLAKE I SPA AMENDMENT TRAFFIC ANALYSIS,⁶⁻⁸
PREPARED BY JHK AND ASSOCIATES, APRIL 20, 1992

Table 6-2b

INTERIM (PRE-SR 125) PROPOSED PROJECT CONDITION
INTERSECTION PERFORMANCE SUMMARY (PM PEAK HOUR)

E/W Street	N/S Street	TPP Base		TPP Base With Proposed Project	
		Intersection Delay (sec/veh)(1)	Intersection LOS(2)	Intersection Delay (sec/veh)(1)	Intersection LOS(2)
1. Bonita Road	SB I-805 Ramps	27.5	D	27.5	D
2. Bonita Road	NB I-805 Ramps	34.5	D	34.5	D
3. Bonita Road	Plaza Bonita Road	24.9	C	24.9	C
4. Bonita Road	Willow Street	33.5	D	33.4	D
5. Bonita Road	Otay Lakes Road	16.7	C	16.7	C
6. H Street	SB I-805 Ramps	23.5	C	23.7	C
7. H Street	NB I-805 Ramps	28.6	D	30.5	D
8. H Street	Hidden Vista Road	34.2	D	34.0	D
9. H Street	Paseo del Rey	26.8	D	27.4	D
10. H Street	Paseo Ranchero	20.5	C	20.8	C
11. H Street	Otay Lakes Road	18.7	C	22.3	C
12. H Street	Corral Canyon Road/Rutgers Avenue	16.3	C	16.3	C
13. H Street	Eastlake Parkway	19.9	C	20.6	C
14. Telegraph Canyon Road	SB I-805 Ramps	22.7	C	22.8	C
15. Telegraph Canyon Road	NB I-805 Ramps	25.1	D	28.7	D
16. Telegraph Canyon Road	Halecrest	13.6	B	14.6	B
17. Telegraph Canyon Road	Crest Drive/Oleander Avenue	28.3	D	29.1	D
18. Telegraph Canyon Road	Paseo del Rey	23.7	C	31.7	D
19. Telegraph Canyon Road	Medical Center Drive	17.3	C	20.6	C
20. Telegraph Canyon Road	Otay Lakes Road	13.2	B	14.4	B
21. Otay Lakes Road	Rutgers Avenue	12.8	B	14.4	B
22. Otay Lakes Road	Mid-Block Eastlake Access Point	*	*	*	*
* 23. Otay Lakes Road	Eastlake Parkway	24.4	C	29.8	D
24. Eastlake Parkway	Fenton Street (Southern Access Point)	*	*	38.2	D
25. Eastlake Parkway	Miller Road (Northern Access Point)	*	*	38.0	D
26. Otay Lakes Road	Lane Avenue	3.5	A	3.6	A
27. Otay Lakes Road	Hunte Parkway	11.6	B	11.6	B
28. Orange Avenue	SB I-805 Ramps	35.6	D	35.6	D
29. Orange Avenue	NB I-805 Ramps	31.0	D	31.0	D
30. Orange Avenue	Medical Center Drive	22.9	C	25.4	D

Notes: 1. When the volume to capacity ratio > 1.20, delay equation is invalid.

2. Bold print indicates critical signalized intersections which currently operate below (LOS E or F) the City of Chula Vista Traffic Engineering Division's minimum peak hour operating threshold value of Level of Service D.

* The intersection LOS values shown on this table represent the Base access scenario for Eastlake I with no mid-block signal or access to the property directly from Otay Lakes Road west of Eastlake Parkway. A separate intersection capacity analysis has been performed for the four Eastlake I site access intersections under various alternative access scenarios (See Chapter 7).

Source: JHK & Associates.

6-9

EASTLAKE GREENS

URBAN SYSTEMS

001685B

ATTACHMENT 2

INTERIM (PRE SR-125) INTERSECTION ANALYSIS FOR THE PROPOSED PROJECT

1985 HCM: SIGNALIZED INTERSECTIONS

SUMMARY REPORT

 INTERSECTION..OTAY LAKES RD./EASTLAKE PKWY.
 AREA TYPE.....OTHER
 ANALYST.....URBAN SYSTEMS
 DATE.....02-11-94
 TIME.....AM PEAK
 COMMENT.....TPP BASE + KAISER + E.G. SPA AMMENDMENT

VOLUMES				GEOMETRY							
EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB
LT	1185	131	779	106 : L	12.0	L	12.0	L	12.0	L	12.0
TH	377	162	502	184 : L	12.0	T	12.0	L	12.0	T	12.0
RT	493	152	134	429 : T	12.0	T	12.0	T	12.0	T	12.0
RR	0	0	0	0 : T	12.0	T	12.0	TR	12.0	R	12.0
				0 : R	12.0	R	12.0		12.0	R	12.0
				0 : R	12.0		12.0		12.0		12.0

ADJUSTMENT FACTORS										
GRADE (%)	HV (%)	ADJ Y/N	PKG Nm	BUSES Nb	PHF	PEDS	PED. Y/N	BUT. min T	ARR.	TYPE
EB	0.00	2.00	N	0	0	0.90	50	Y	34.8	4
WB	0.00	2.00	N	0	0	0.90	50	Y	34.8	4
NB	0.00	2.00	N	0	0	0.90	50	Y	40.8	4
SB	0.00	2.00	N	0	0	0.90	50	Y	40.8	4

SIGNAL SETTINGS						CYCLE LENGTH = 110.0			
	PH-1	PH-2	PH-3	PH-4		PH-1	PH-2	PH-3	PH-4
EB	LT X	TH X	RT X	PD X	NB	LT X	TH X	RT X	PD X
WB	LT X	TH	RT	PD	SB	LT X	TH	RT	PD
GREEN	36.0	10.0	5.0	0.0	GREEN	13.0	14.0	8.0	0.0
YELLOW	4.0	4.0	4.0	0.0	YELLOW	4.0	4.0	4.0	0.0

LEVEL OF SERVICE							
LANE GRP.	V/C	G/C	DELAY	LOS	APP. DELAY	APP. LOS	
EB	L	0.909	0.464	26.9	D	24.6	C
	T	0.679	0.182	24.1	C		
	R	0.696	0.309	19.3	C		
WB	L	0.256	0.336	20.2	C	25.6	D
	T	0.679	0.055	30.6	D		
	R	0.613	0.182	24.4	C		
NB	L	0.953	0.291	42.9	E	36.8	D
	TR	0.876	0.245	29.3	D		
SB	L	0.547	0.127	36.4	D	17.2	C
	T	0.736	0.082	31.1	D		
	R	0.343	0.545	6.6	B		

INTERSECTION: Delay = 27.3 (sec/veh) V/C = 0.894 LOS = D

1985 HCM: SIGNALIZED INTERSECTIONS

SUMMARY REPORT

 INTERSECTION..OTAY LAKES RD./EASTLAKE PKWY.
 AREA TYPE.....OTHER
 ANALYST.....URBAN SYSTEMS
 DATE.....02-11-94
 TIME.....PM PEAK
 COMMENT.....TPP BASE + KAISER + E.G. SPA AMMENDMENT

VOLUMES				GEOMETRY							
EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB
LT	546	168	625	181 : L	12.0	L	12.0	L	12.0	L	12.0
TH	202	471	238	518 : L	12.0	T	12.0	L	12.0	T	12.0
RT	964	222	164	1274 : T	12.0	T	12.0	T	12.0	T	12.0
RR	0	0	0	0 : T	12.0	T	12.0	TR	12.0	R	12.0
				0 : R	12.0	R	12.0		12.0	R	12.0
				0 : R	12.0		12.0		12.0		12.0

ADJUSTMENT FACTORS										
GRADE (%)	HV (%)	ADJ Y/N	PKG Nm	BUSES Nb	PHF	PEDS	PED. Y/N	BUT. min T	ARR.	TYPE
EB	0.00	2.00	N	0	0	0.90	50	Y	29.5	4
WB	0.00	2.00	N	0	0	0.90	50	Y	29.5	4
NB	0.00	2.00	N	0	0	0.90	50	Y	35.5	4
SB	0.00	2.00	N	0	0	0.90	50	Y	35.5	4

SIGNAL SETTINGS						CYCLE LENGTH = 110.0			
	PH-1	PH-2	PH-3	PH-4		PH-1	PH-2	PH-3	PH-4
EB	LT X	TH X	RT X	PD X	NB	LT X	TH X	RT X	PD X
WB	LT X	TH	RT	PD	SB	LT X	TH	RT	PD
GREEN	16.0	12.0	12.0	0.0	GREEN	17.0	4.0	25.0	0.0
YELLOW	4.0	4.0	4.0	0.0	YELLOW	4.0	4.0	4.0	0.0

LEVEL OF SERVICE							
LANE GRP.	V/C	G/C	DELAY	LOS	APP. DELAY	APP. LOS	
EB	L	0.648	0.300	26.5	D	28.2	D
	T	0.251	0.264	15.1	C		
	R	0.985	0.427	32.0	D		
WB	L	0.713	0.155	39.6	D	33.2	D
	T	0.911	0.118	38.2	D		
	R	0.578	0.282	16.9	C		
NB	L	0.941	0.236	45.5	E	33.4	D
	TR	0.453	0.309	14.5	B		
SB	L	0.726	0.164	39.4	D	33.7	D
	T	0.717	0.236	22.3	C		
	R	1.037	0.536	37.6	D		

INTERSECTION: Delay = 31.9 (sec/veh) V/C = 0.779 LOS = D

ATTACHMENT 3 INTERIM (PRE-125) INTERSECTION ANALYSIS FOR THE PROPOSED PROJECT EASTLAKE PARKWAY AT FENTON STREET

1985 HCM: SIGNALIZED INTERSECTIONS

SUMMARY REPORT

 INTERSECTION..FENTON ST./EASTLAKE PKWY.
 AREA TYPE.....OTHER
 ANALYST.....URBAN SYSTEMS
 DATE.....02-17-1994
 TIME.....PM PEAK
 COMMENT.....TPP BASE + KAISER/SCRIPPS

VOLUMES				GEOMETRY								
LT	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB
	54	454	298	62	L	12.0	L	12.0	L	12.0	L	12.0
TH	145	85	363	944	L	12.0	L	12.0	L	12.0	L	12.0
RT	635	111	182	42	T	12.0	T	12.0	T	12.0	T	12.0
RR	0	0	0	0	R	12.0	R	12.0	T	12.0	T	12.0
						12.0		12.0	TR	12.0	TR	12.0
						12.0		12.0		12.0		12.0

ADJUSTMENT FACTORS

GRADE (%)	HV (%)	ADJ Y/N	PKG Nm	BUSES Nb	PHF	PEDS	PED. Y/N	BUT. min T	ARR. TYPE
EB	0.00	2.00	N	0	0.90	50	Y	37.8	3
WB	0.00	2.00	N	0	0.90	50	Y	37.8	3
NB	0.00	2.00	N	0	0.90	50	Y	31.8	4
SB	0.00	2.00	N	0	0.90	50	Y	31.8	4

SIGNAL SETTINGS

CYCLE LENGTH = 110.0

SIGNAL SETTINGS				CYCLE LENGTH = 110.0			
PH-1	PH-2	PH-3	PH-4	PH-1	PH-2	PH-3	PH-4
EB LT	X			NB LT	X		
TH	X	X		TH			X
RT	X	X		RT			X
PD	X	X		PD			X
WB LT			X	SB LT	X	X	
TH		X	X	TH		X	X
RT		X	X	RT		X	X
PD		X	X	PD		X	X
GREEN	30.0	2.0	17.0	GREEN	16.0	7.0	14.0
YELLOW	4.0	4.0	4.0	YELLOW	4.0	4.0	4.0

LEVEL OF SERVICE

LANE	GRP.	V/C	G/C	DELAY	LOS	APP. DELAY	APP. LOS
EB	L	0.068	0.282	22.0	C	27.7	D
	T	0.269	0.336	17.3	C		
	R	0.949	0.491	30.6	D		
WB	L	0.987	0.164	61.7	F	48.4	E
	T	0.243	0.218	23.0	C		
	R	0.172	0.473	10.8	B		
NB	L	0.686	0.155	36.1	D	40.3	E
	TR	0.962	0.136	42.4	E		
SB	L	0.087	0.255	23.8	C	33.6	D
	TR	0.960	0.236	34.2	D		

INTERSECTION: Delay = 36.7 (sec/veh) V/C = 0.656 LOS = D

1985 HCM: SIGNALIZED INTERSECTIONS

SUMMARY REPORT

 INTERSECTION..FENTON ST./EASTLAKE PKWY.
 AREA TYPE.....OTHER
 ANALYST.....URBAN SYSTEMS
 DATE.....02-17-1994
 TIME.....PM PEAK
 COMMENT.....TPP BASE + KAISER/SCRIPPS + E.G. SPA AMMENDMENT

VOLUMES				GEOMETRY								
LT	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB
	54	454	298	62	L	12.0	L	12.0	L	12.0	L	12.0
TH	145	85	365	946	L	12.0	L	12.0	L	12.0	L	12.0
RT	640	111	182	42	T	12.0	T	12.0	T	12.0	T	12.0
RR	0	0	0	0	R	12.0	R	12.0	T	12.0	T	12.0
						12.0		12.0	TR	12.0	TR	12.0
						12.0		12.0		12.0		12.0

ADJUSTMENT FACTORS

GRADE (%)	HV (%)	ADJ Y/N	PKG Nm	BUSES Nb	PHF	PEDS	PED. Y/N	BUT. min T	ARR. TYPE
EB	0.00	2.00	N	0	0.90	50	Y	37.8	3
WB	0.00	2.00	N	0	0.90	50	Y	37.8	3
NB	0.00	2.00	N	0	0.90	50	Y	31.8	4
SB	0.00	2.00	N	0	0.90	50	Y	31.8	4

SIGNAL SETTINGS

CYCLE LENGTH = 110.0

SIGNAL SETTINGS				CYCLE LENGTH = 110.0			
PH-1	PH-2	PH-3	PH-4	PH-1	PH-2	PH-3	PH-4
EB LT	X			NB LT	X		
TH	X	X		TH			X
RT	X	X		RT			X
PD	X	X		PD			X
WB LT			X	SB LT	X	X	
TH		X	X	TH		X	X
RT		X	X	RT		X	X
PD		X	X	PD		X	X
GREEN	30.0	2.0	17.0	GREEN	16.0	7.0	14.0
YELLOW	4.0	4.0	4.0	YELLOW	4.0	4.0	4.0

LEVEL OF SERVICE

LANE	GRP.	V/C	G/C	DELAY	LOS	APP. DELAY	APP. LOS
EB	L	0.068	0.282	22.0	C	28.5	D
	T	0.269	0.336	17.3	C		
	R	0.956	0.491	31.7	D		
WB	L	0.987	0.164	61.7	F	48.4	E
	T	0.243	0.218	23.0	C		
	R	0.172	0.473	10.8	B		
NB	L	0.686	0.155	36.1	D	40.6	E
	TR	0.965	0.136	42.9	E		
SB	L	0.087	0.255	23.8	C	33.9	D
	TR	0.962	0.236	34.5	D		

INTERSECTION: Delay = 37.1 (sec/veh) V/C = 0.657 LOS = D

EASTLAKE GREENS

URBAN SYSTEMS

001685B

MEMORANDUM

February 23, 1994
File Number YS 591

TO: Doug Reid, Environmental Review Coordinator
FROM: Roger Daoust, Senior Civil Engineer *RD*
SUBJECT: Initial Study 94-019, EastLake Greens GDP & SPA Amendment

This is to clarify our comments (on sewers and drainage) dated February 1, 1994 concerning the information provided in the application for the subject Initial Study.

Our comments on drainage (Section I, A through E) noted that project specific improvements would be required as development occurs and further, that regional improvements in Salt Creek and Poggi Canyon may be required as development occurs. This comment was meant to convey that development of the overall General Development Plan area would probably require construction of regional level drainage improvements. Any additional development which may occur as a result of this amendment may require greater capacity in those facilities, but we believe that the added capacity would be insignificant.

Our comments on Section VI, Waste Generation, noted that some segments of the Telegraph Canyon Trunk Sewer will be over capacity at, or prior to, General Plan buildout conditions.

This comment addressed the fact that the EXISTING Telegraph Canyon Trunk Sewer lacks capacity to serve the buildout development. A Development Impact Fee (DIF) is presently in place for gravity basin development, and a Telegraph Canyon Pumped Basin DIF will be in place very shortly, as will a Salt Creek Basin DIF.

The parallel and upgraded facilities provided for through the collection of these fees will be adequate for the provision of sewer service to all of the affected development areas for as long as necessary.

The additional development which may result from the proposed amendment may have a non-significant impact on one segment of the sewer line. That impact would be that an upgrade required by the overall development would increase by a minor degree with the added development. No increase in the DIF would occur.

EXHIBIT A

Description of Work

Assessment District 94-1

The general description of work to be funded by Assessment District 94-1 consists of the following:

1. Street improvements consisting of grading, base, paving, gutter, sidewalk, street lighting and landscaping within the following rights-of-way:
 - a. South Greensview Drive - from Clubhouse Drive to Unit 6 entrance (2,400 L.F., Phase 1).
 - b. South Greensview Drive - from Silverado Drive to Hunte Parkway (3,400 L.F., Phase 2).
 - c. South Greensview Drive - from Unit 6 entrance to Silverado Drive (1,920 L.F., Phase 3).
2. Utilities and underground improvements consisting of potable water facilities, storm drain facilities, sewer facilities, reclaimed water facilities, electric facilities, telephone facilities, gas facilities, television facilities as appropriate by applicable state and federal statutes within the following rights-of-way:
 - a. South Greensview Drive - from Clubhouse Drive to Unit 6 entrance (2,400 L.F., Phase 1).
 - b. South Greensview Drive - from Silverado Drive to Hunte Parkway (3,400 L.F., Phase 2).
 - c. South Greensview Drive - from Unit 6 entrance to Silverado Drive (1,920 L.F., Phase 3).
3. DIF funded street improvements consisting of grading, storm drain, base, paving, curb, gutter, sidewalk, medians, streetlighting, landscaping and street monumentation within the following rights-of-way:
 - a. Hunte Parkway - from Clubhouse Drive to South Greensview Drive (2,300 L.F., Phase 2).
4. DIF funded street and underground improvements consisting of grading, and storm drain improvements within the following rights-of-way:
 - a. Hunte Parkway - from South Greensview to Orange Avenue (1,270 L.F., Phase 2).
 - b. Orange Avenue - from Hunte Parkway to the SDG&E easement (3,500 L.F., Phase 2).



5620 Friars Road
San Diego
California 92110-2596
(619) 291-0707
FAX: (619) 291-4165

RICK ENGINEERING COMPANY

Water Resources Division

FEB 10 1994

February 7, 1994

Mr. Clifford Swanson
City of Chula Vista
276 Fourth Avenue
Chula Vista, California 91912

RE: EASTLAKE GREENS - GENERAL DEVELOPMENT PLAN AMENDMENT AND
SPA AMENDMENT (J-12347)

Dear Mr. Swanson:

This is to confirm that the storm drainage system designed for EastLake Greens has adequate capacity to accommodate the run-off generated by additional areas being incorporated into EastLake Greens SPA boundary, as shown on the attached exhibit. In addition, areas being added do not adversely impact the drainage system previously planned and approved as part of Tentative Map for Chula Vista Tract No. 88-03.

Should you have any questions, please call me.

Sincerely,

RICK ENGINEERING COMPANY


Dennis C. Bowling, M.S., R.C.E.
Director, Water Resources Division

DCB:kt.001
Enclosure

cc: Mr. Doug Reed, City of Chula Vista
Mr. Bruce Sloan, EastLake Development Company
Mr. Houshmand Aftahi, Rick Engineering Company

FEB 12 1994

February 9, 1994

Mr. Cliff Swanson
City Engineer
CITY OF CHULA VISTA
276 Fourth Avenue
Chula Vista, CA 91910

Re: EastLake Greens Development Plan and
Spa Amendment IS-94-19

Dear Cliff:

As a part of the review of the referenced initial study the engineering department noted possible adverse impacts to the sewer system serving the EastLake Greens Project. As a response to this concern, I have quantified the impact of the Plan Amendment in each of the sewer basins within the EastLake Greens Project. This review (attached) has concluded that the impacts of the additional development within each of the basins is minimal when compared to previous land use and system analysis performed by the city.

If you have any questions regarding this information, please do not hesitate to call me.

Sincerely,

EASTLAKE DEVELOPMENT COMPANY



Bruce Sloan
Senior Project Manager

cc: Doug Reid - Environmental Review Coordinator



900 Lane Avenue
Suite 100
Chula Vista, CA 91914
(619) 421-0127
FAX (619) 421-1830

SALT CREEK BASIN GRAVITY SEWER ANALYSIS

Sewer service to the Salt Creek Basin within the EastLake Greens Project is currently provided by the Otay Lakes Road Lift Station (located at Otay Lakes Road and Salt Creek) and the Telegraph Canyon Trunk Sewer. The proposed EastLake Greens General Development Plan and Spa Amendment affects the following parcels within the Salt Creek Basin:

Parcel	Existing Units	Proposed Units	Increase+/ Decrease-
R-3(south)	42	51	9
R-10	167	246	79
R-11	92	87	<5>
R-22	146	141	<5>
R-23	205	214	9
R-27	40	44	4
	Net Change In Units		91

The flow generated by the additional 91 dwelling units (based on 250 GPD per DU) is 15.8 GPM. This amount represents an increase of 1.4% over the 1100 GPM flow rate assumed to be generated by the EastLake Project within the Salt Creek Basin (see Telegraph Canyon Sewer Basin Improvement and Financing Plan Amendment Incorporating Pumped Flows, Figure 8, Page 11). The operation of the Otay Lakes Road Lift Station and Telegraph Canyon Trunk Sewer should not be significantly impacted by the relatively minor increase in the flow rate.

TELEGRAPH CANYON SEWER BASIN IMPROVEMENT AND FINACIAL PLAN

The proposed General Development Plan and Spa Plan Amendment will affect 4 parcels (R-7, R-11, R-14, and R-24) that are located within the boundary of the Telegraph Canyon Gravity Sewer Basin. At the time the Basin Improvement and Financing Plan was developed EastLake Development Company and the City assumed the unit counts proposed in the Amendment. Therefore, no modification to the Telegraph Canyon Sewer Basin Improvement and Financing Plan is required.

POGGI CANYON SEWER BASIN

Sewer service to the Poggi Canyon Sewer Basin within the EastLake Greens Project is currently provided by the EastLake Parkway Pump Station and the Telegraph Canyon Trunk Sewer. The proposed EastLake Greens General Development Plan and Spa Amendment affects the following parcels within the Poggi Canyon Basin:

Parcel	Existing Units	Proposed Units	Increase+/ Decrease-
R-3(north)	42	51	9
R-14	84	86	2
R-15	88	65	<13>
R-20	164	143	<21>
R-25	74	78	4
R-28	27	60	33
			<hr/>
		Net Change In Units	14

The Average flow to the EastLake Parkway Pump Station (as outlined in the Telegraph Canyon Sewer Basin Improvement and Financing Plan Amendment Incorporating Pumped Flows) is 254 GPM. At a rate of 250 gallons per day per unit the net increase in units generates an additional 2.4 GPM. The operation of the EastLake Parkway Lift Station and the Telegraph Canyon Trunk Sewer should not be significantly impacted by the relatively minor increase in flow rate.



CHULA VISTA ELEMENTARY SCHOOL DISTRICT

84 EAST "J" STREET • CHULA VISTA, CALIFORNIA 91910 • 619 425-9600

EACH CHILD IS AN INDIVIDUAL OF GREAT WORTH

BOARD OF EDUCATION

JOSEPH D. CUMMINGS, Ph.D.
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SHARON GILES
PATRICK A. JUDD
GREG R. SANDOVAL

SUPERINTENDENT

LIBIA S. GIL, Ph.D.

March 9, 1994

Mr. Doug Reid
Environmental Review Dept.
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

RE: EastLake Greens GDP/SPA Amendment

Dear Mr. Reid:

The proposed GDP/SPA Amendment will increase the total dwelling unit count within EastLake Greens by 97 units, from 2774 to 2871. At the District-wide average student generation rate of 0.3 students/unit, this equates to 861 students.

It is anticipated that all children from EastLake Greens, including those from the additional 97 units, will attend School No. 95, which will be constructed in the EastLake Greens Community, and has a proposed opening date of July, 1995. This school is planned to open on a single-track year-round schedule and eventually convert to a multi-track year-round schedule when required to accommodate enrollment.

All elementary school facilities within the EastLake Community will be financed by participation in Community Facilities District No. 1, which fully mitigates all project impacts on schools.

If you have any questions, please contact me.

Sincerely,

Kate Shurson
Director, Planning & Facilities

KS:dp

cc: Katy Wright

APR 8 1994

FILED
MAR 01 1994
BY *[Signature]*
DEPUTY

NOTICE

PROPOSED FINDING OF NO SIGNIFICANT ENVIRONMENTAL IMPACT

NOTICE IS HEREBY GIVEN that the Decision Making Authority, noted below, is considering a recommendation that the project herein identified will have no significant environmental impact. A copy of the Negative Declaration (finding of no significant impact) and the Initial Study, which supports the proposed findings, are on file in the City of Chula Vista Planning Department, 276 Fourth Avenue, Chula Vista, CA 91910. These documents are available for public review between the hours of 8:00 a.m. and 5:00 p.m.

Anyone wishing to comments on the Negative Declaration should present their comments to the Decision Making Authority within ten (10) days of the date of this notice.

This proposed finding does not constitute approval or denial of the project itself; it only determines if the project could have significant environmental impact. Projects which could have significant impact must have an Environmental Impact Report prepared to evaluate those possible impacts.

If you wish to challenge the City's action on this Negative Declaration in court, you may be limited to raising only those issues you or someone else raised in written correspondence to the Decision Making Authority identified below.

Project Location: South of Otay Lakes Rd., between Eastlake Parkwy and Hunte Parkway

Project Description: 1). The transfer of units within the existing boundaries of Eastlake Greens to refine densities with no net increase in the existing proposal density and 2). The addition of 22.7 acres to Eastlake Greens development with an additional 97 dwellings units. 3). The formation of an assessment District (94-1 Eastlake II) for the installation of public facilities to serve the project.

Decision Making Authority: City of Chula Vista City Council and the San Diego Board of Supervisor

Case No. IS-94-19

Date March 1, 1994

NOTPROP.E22

FILED IN THE OFFICE OF THE COUNTY CLERK
SAN DIEGO COUNTY ON MAR 01 1994
POSTED MAR 01 1994 REMOVED MAR 31 1994
RETURNED TO AGENCY ON 4/1/94
DEPUTY *[Signature]*



CITY OF
CHULA VISTA

PLANNING DEPARTMENT

May 3, 1994

EastLake Development Company
Attn: Bruce Sloan
900 Lane Avenue #100
Chula Vista, CA 91914

SUBJECT; INITIAL STUDY IS-94-19; GREENS GDP/SPA PLAN
DEPOSIT DQ060

Your deposit of \$2,550.00 to cover processing the above subject matter has been depleted. As of April 14, 1994, a total of \$5,530.47 has been charged in staff time against this processing, leaving a deficit due of \$2,980.47. We are asking, at this time, that you deposit a total of \$4,000.00 (to cover the deficit with the remaining to be applied against further processing charges). A breakdown of costs is enclosed.

If you have any questions regarding our request, please call Doug Reid at 691-5104.

Joann Evangelist
Sr. Admin. Office Spec.

cc: Doug Reid, Planning

Enclosure

COST ACCOUNTING FOR INITIAL STUDY IS-94-19

GREENS GDP/SPA PLAN: DEPOSIT DQ060

As of 4-14-94

Planning Department	1.5 hours	\$ 34.26 x 2.790 FCR*	= \$ 95.58
	1.0 hour	8.17 x 2.019 FCR*	= 16.49
	60.0 hours	1,618.71 x 2.913 FCR*	= 4,715.31
Engineering Dept.	8.0 hours	203.46 x 2.750 FCR*	= 559.54
Other: Postage for mailing Initial Study Notice			<u>143.55</u>
		Total Charges	\$5,530.47
		Less Deposit	<u>-2,550.00</u>
		Deficit	\$2,980.47

*FCR - Full Cost Recovery Factor

Notice of Determination

To: // Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814
/X/ County Clerk
County of San Diego
1600 Pacific Highway
Room 260
San Diego, CA 92101

FILED
Gregory J. Smith, Recorder/County Clerk

APR 26 1994

BY [Signature]
DEPUTY

From: City of Chula Vista
P.O. Box 1087
Chula Vista, CA 91912

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Modification of the EastLake Greens GDP/SPA & the formation of an assessment District for various public improvements.
Project Title

N/A City of Chula Vista, Douglas Reid, (691) 691-5104
State Clearinghouse Number Lead Agency Area Code/Telephone/Extension
(Contact Person)

Project Location (include county) County of San Diego, Eastern Chula Vista area, South of Otay Lakes Rd. between EastLake Parkway and Hunte Parkway

Project Description:
1) Amending the GDP/SPA to include those parcels of the recent Land Swap General Plan Amendment east of the SDG&E transmission easement.
2) Transfers of units within the existing SPA boundary to reflect refinements with no net increase of density.
3) The formation of an Assessment District of (94-1 EastLake II) for the installation of public facilities to serve the project.

This is to advise that The City of Chula Vista has approved the above described project on April 12, 1994 and has made the following determinations regarding the above described project:
(Date)

- 1. The project [/ will / X will not] have a significant effect on the environment.
2. / An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
/X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [/ X were / were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations [/ was / X was not] adopted for this project.
5. Findings [/ were / X were not] made pursuant to the provisions of CEQA.

This is to certify that all Environmental Documents and record of project approval is available to the General Public at:

The Planning Department
276 Fourth Avenue
Chula Vista, CA 91910

[Signature: Douglas Reid]
Signature (Public Agency)

April 25, 1994
Date

Environmental Review Coordinator
Title

EN-19

JS-94-19

FILED IN THE OFFICE OF THE COUNTY CLERK,
SAN DIEGO COUNTY ON APR 26 1994
POSTED APR 26 1994 REMOVE MAY 26 1994
RETURNED TO AGENCY ON 5/27/94
DEPUTY [Signature]

California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

Project Title/Location (include county):

Modification of the EastLake Greens GDP/SPA & the formation of an Assessment District for the various public improvements.

South of Otay Lakes Road between EastLake Parkway and Hunte Parkway, San Diego County.

Project Description:

1. Amending the GDP/SPA to include those parcels of the recent Land Swap General Plan Amendment east of the SDG&E transmission easement. (expansion of parcels)
2. Transfers of units within the existing SPA boundary to reflect refinements with no net increase of density.
3. The formation of an Assessment District of (94-1 Eastlake II) for the installation of public facilities to serve the project.

Findings of Exemption (attach as necessary):

This project involves an area that was previously analyzed in two EIR's and for which CDG&F fees were previously paid. The project would 1) transfer density with no increase in the number of dwelling units 2) expand the EastLake Greens GDP/SPA boundary with no increase in density above that which was previously approved and 3) the established of an assessment district for the installation of public facilities to serve the project in accordance with the previous EIR's.


Certification:

I hereby certify that the City of Chula Vista has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



CITY OF
CHULA VISTA

PLANNING DEPARTMENT



Douglas D. Reid
Environmental Review Coordinator
City of Chula Vista
P. O. Box 1087
Chula Vista, CA 91912

Date: April 25, 1994

APPENDIX I

ENVIRONMENTAL CHECKLIST FORM
(To Be Completed By Lead Agency)

Background

1. Name of Proponent: Eastlake Development Co.
2. Address and Phone Number of Proponent: 900 Lane Ave., Suite 100,
Chula Vista, CA 91913
3. Date of Checklist: February 24, 1994
4. Name of Proposal: Eastlake Greens GDP/SPA Amendment
5. Initial Study Number: IS-94-19

Environmental Impacts

- | 1. Earth. Will the proposal result in: | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|---|--------------------------|-------------------------------------|-------------------------------------|
| a. Unstable earth conditions or changes in geologic substructures? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Disruptions, displacements, compaction or overcovering of the soil? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Change in topography or ground surface relief features? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. The destruction, covering or modification of any unique geologic or physical features? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Any increase in wind or water erosion of soils, either on or off the site? | <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 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"/> |

Comments:

The project is proposed for an urbanizing area of eastern Chula Vista. There have no finding of significant problems in the areas of geology soils or erosion. Generalized and more specific substantiation of the geotechnical and soil suitability of the project site is in the City of Chula Vista General Plan FEIR (1989), EastLake FEIR (1982), EastLake SPA I FEIR (1985), Eastlake Greens SPA & EastLake Trails Prezone & Annexation FSEIR (1989), and Otay Ranch FPEIR (1993), and other more specific geological and soils reports on file with the City of Chula Vista Public Works Department, Engineering Division.

There will be some modification of existing topography, however, this is considered very minor and not significant given the lack of any significant topographic features.

2.	Air. Will the proposal result in:	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
	a. Substantial air emissions or deterioration of ambient air quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b. The creation of objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

The San Diego air basin is a non-attainment air basin. The proposed project would result in an increase of 79 units within the Eastlake Greens SPA. The emissions from the traffic and energy generation associated with this project is not significant when considering the overall generation of emissions. On a cumulative basis, the emissions from this project are so minimal they are not cumulatively significant.

3.	Water. Will the Proposal result in:	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
	a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c. Alterations to the course or flow or flood waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d. Change in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|
| e. | Discharge into surface waters, or any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. | Alteration of the direction or rate of flow of ground waters? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. | 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 checked="" type="checkbox"/> |
| h. | Substantial reduction in the amount of water otherwise available for public water supplies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. | Exposure of people or property to water related hazards such as flooding or tidal waves? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

The project site and vicinity do not involve any affected marine or fresh water areas, flood waters, water bodies, or known ground water. There will be a minor change in absorption rate which will result in minor-less-than-significant change in runoff (see letter from Dennis C. Bowling dated 2/7/94).

- | | | | | |
|----|---|--------------------------|--------------------------|-------------------------------------|
| 4. | Plant Life. Will the proposal result in: | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
| a. | Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Reduction of the numbers of any unique, rare or endangered species of plants? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Introduction of new species of plants into into an area, or in a barrier to the normal replenishment of existing species? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | Reduction in acreage of any agricultural crop? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

The project site has been used for agricultural purposes for decades and portions are now graded and some areas have been developed (transfer area). This general area is used as Raptor territory, however, with only a 22.7 acre increase in SPA size, this is not significant.

- | 5. Animal Life. Will the proposal result in: | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|---|--------------------------|--------------------------|-------------------------------------|
| a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Reduction of the numbers of any unique, rare or endangered species of animals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Deterioration to existing fish or wildlife habitat? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

The project site has been used for agricultural purposes for decades and portions are now graded and some areas have been developed (transfer area). This general area is used as Raptor territory, however, with only a 22.7 acre increase in SPA size, this is not significant.

- | 6. Noise. Will the proposal result in: | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|---|--------------------------|-------------------------------------|-------------------------------------|
| a. Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Exposure of people to severe noise levels? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Comments:

Traffic volumes on roadways in and adjacent to the project site could increase ambient noise to an unacceptable level. At the time of consideration of a Tentative Subdivision Map or Design Review, supplemental acoustical reports will be prepared for projects adjacent to Chula Vista General Plan Circulation Element Roadways. At that time the precise elevation of roadways and residential development pads. With this information it will be feasible to make an accurate forecast of noise levels and the appropriate mitigation measures necessary to reduce noise levels and the appropriate mitigation measures necessary to reduce noise levels to an acceptable 65 exterior dBA (CNEL). These acoustical reports must be based on the latest buildout traffic forecast and must validate the achievement of the 65 exterior dBA (CNEL) standard.

7. **Light and Glare.** Will the proposal produce new light or glare? YES MAYBE NO

Comments:

This is primarily a residential project that will not produce any significant new light or glare. If there are any unique sources proposed or established, they will be regulated through the performance standards in the Municipal Code.

8. **Land Use.** Will the proposal result in a substantial alteration of the present or planned land use of an area? YES MAYBE NO

Comments:

The proposed project is in a planned community which is internally consistent that assures land use compatibility. The project expansion areas are within logical boundaries (the SDG&E transmission lines and East Orange Avenue). The overall external compatibility has been assured through coordination with the adjacent Otay Ranch, Otay Water District facilities and SR 125 alignment.

9. **Natural Resources.** Will the proposal result in:
- a. Increase in the rate of use of any natural resources? YES MAYBE NO

Comments:

There are no other natural resources such as sand and gravel on site which would be impacted by the proposed project.

10. **Risk of Upset.** Will the proposal involve:
- a. A risk of an explosion or the release of hazardous substances (including, but not limited to oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? YES MAYBE NO
- b. Possible interference with an emergency response plan or an emergency evacuation plan? YES MAYBE NO

Comments:

Given the residential character of the project there will be no involvement of hazardous materials above that typical of a residential land use. The project will provide adequate circulation in the case of the need for an evacuation or response plan.

- | | | | | |
|-----|---|--------------------------|--------------------------|-------------------------------------|
| 11. | Population. Will the proposal alter the location distribution, density, or growth rate of the human population or an area? | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
| | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

The distribution, density and growth of housing and population in this project are consistent with planning for this area.

- | | | | | |
|-----|---|--------------------------|--------------------------|-------------------------------------|
| 12. | Housing. Will the proposal affect existing housing, or create a demand for additional housing? | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
| | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Comments:

The distribution, density and growth of housing and population in this project are consistent with planning for this area. The project will satisfy rather than create housing demands in this area.

- | | | | | |
|-----|--|--------------------------|--------------------------|-------------------------------------|
| 13. | Transportation/Circulation. Will the proposal result in: | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
| a. | Generation of substantial additional vehicular movement? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. | Effects on existing parking facilities, or demand for new parking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. | Substantial impact upon existing transportation systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. | Alterations to present patterns of circulation or movement of people and/or goods? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. | Alterations to waterborne, rail or air traffic? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. | Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. | 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 checked="" type="checkbox"/> |

Comments:

The project will not result in any significant impact to transportation/circulation/traffic (see memo from Harold Rosenberg, Traffic Engineer, dated 2/21/94, and letter from Andy Schlaefli, Vice President, Urban Systems Associates, dated 2/18/94).

14. **Public Services.** Will the proposal have an effect upon or result in a need for new or altered governmental services in any of the following areas:

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
a. Fire protection? See page 6 of Appendix III of the Initial Study (City Data Sheet-Fire Dept.) and 16 Thresholds a. Fire/EMS below.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection? See comments in Chula Vista Police Dept. Crime Prevention Unit, Plan Review recommendation dated 2/4/94 and 16 Thresholds b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools? EastLake Development Co. has made the Eastlake projects participate in Community Facilities Districts in the Sweetwater Union High School District, and the Chula Vista Elementary School District to provide adequate school services in the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks or other recreational facilities? The project will be required to provide adequate community and neighborhood parks to serve the population of the project. See Initial Study, Appendix III, Parks & Recreation Dept., page 7. Also see 19 Recreation below.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Libraries? The City of Chula Vista currently operates a library at the campus of the Eastlake High School during the hours the school library is not in operation. On a longer term basis, there is a requirement for a library site at Eastlake Village and a development impact fee to finance the facility.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Maintenance of public facilities, including roads? There will be no substantial or unique impact on the maintenance of <u>any</u> public facility as a result of the minimal increase in usage due to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other governmental services? Other governmental agencies were notified and contacted during the Initial Study; no other potential impacts were identified.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

15. **Energy.** Will the proposal result in:

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
a. Use of substantial amount of fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?

Comments:

The project would result in a minor increase in energy requirements typical of a primarily residential project. This will not result in a substantial use of fuel or energy nor new sources of energy.

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

YES MAYBE NO

Comments:

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

- A. Fire/EMS

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 has indicated that this threshold standard will be met, since the nearest fire station is one mile away and would be associated with a 3 minute response time. The proposed project will comply with this Threshold Standard.

See Appendix III to the Initial Study, page #6.

- B. Police

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 of 7 minutes or less. The proposed project will comply with this Threshold Standard.

See comments in Chula Vista Police Department Crime Prevention Unit, Plan Review Recommendation dated 2/4/94.

- 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. The proposed project will comply with this Threshold Standard.

The project will not result in any significant impact to transportation/circulation/traffic (see memo from Harold Rosenberg, Traffic Engineer, dated 2/21/94, and letter from Andy Schlaefli, Vice President, Urban Systems Associates, dated 2/18/94).

D. Parks/Recreation

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

The project will be required to provide adequate community and neighborhood parks to serve the population of the project.

E. Drainage

The Threshold Standards require that storm water flows and volumes not 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.

See letter from Dennis C. Bowling, Director Water Resources Division, Rick Engineering, dated 2/7/94.; memo from Roger Daoust, Sr. Civil Engineer, dated 2/23/94.

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. The proposed project will comply with this Threshold Standard.

See letter from Bruce Sloan, Sr. Project Manager, Eastlake Development Co., dated 2/9/94; memo from Roger Daoust, Sr. Civil Engineer, dated 2/23/94.

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.

17. **Human Health.** Will the proposal result in: YES MAYBE NO
- a. Creation of any health hazard or potential health hazard (excluding mental health?)

- b. Exposure of people to potential health hazards?

Comments:

The project site nor the operation of the project would result in any significant health hazard or an exposure to such a hazard. Please refer to references in #1 above.

18. **Aesthetics.** Will the proposal result in: YES MAYBE NO

- a. The obstruction of 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?

- b. The destruction, or modification of a scenic route?

Comments:

The project will not obstruct any public view or vistas, create any demonstrable negative aesthetic effect or, at this level of review, impact a scenic route.

19. **Recreation.** Will the proposal result in an YES MAYBE NO

- impact upon the quality or quantity of existing recreational opportunities?

Comments:

The project will be required to meet the recreational needs of its residents in accordance with City park standards which include recreational facility standards.

20. **Cultural Resources.** YES MAYBE NO

- a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?

- b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?

- c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?

- d. Will the proposal restrict existing religious or sacred uses within the potential impact area?

- e. Is the area identified on the City's General Plan EIR as an area of high potential for archeological resources?

Comments:

See Section 5.2.3 (pg. 5-3) of EIR-86-4 (Sch: 86052803).

21. **Paleontological Resources.** Will the proposal result in the alteration of or the destruction of paleontological resources? YES MAYBE NO

Comments:

See Section 4.7 (pg. 4-75) of EIR-86-4 (Sch: 860522803).

22. **Mandatory Findings of Significance.** YES MAYBE NO

- 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 animal or eliminate important examples or the major periods of California history or prehistory?

Comments:

As has been noted above in this checklist, the site is void of any biological resources and therefore, would have no significant impact on any of these resources. Cultural resources (prehistoric and historic) have been previously mitigated and no further action is necessary.

- b. Does the project have the potential to achieve short-term goals to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time, while long-term impacts will endure well into the future.)

Comments:

The proposed project conform to the Chula Vista General Plan and therefore, the project complies with the long term goals of the City of Chula Vista for the site.

- c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

Comments:

The project impacts are so limited to preclude any significant cumulative impact. In the case of air quality impacts, the increase of 97 units, or a maximum of 970 ADT, compared to the existing, and approved units and ADT, the impact is minimal and less than significant. Also, the site is void of any significant biological or cultural resources and paleontological resources will be fully mitigated.

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

Comments:

At the time of consideration of a Tentative Subdivision Map or Design Review, supplemental acoustical reports will be prepared for projects adjacent to Chula Vista General Plan Circulation Element Roadways. At that time the precise elevation of roadways and residential development pads. With this information it will be feasible to make an accurate forecast of noise levels and the appropriate mitigation measures necessary to reduce noise levels and the appropriate mitigation measures necessary to reduce noise levels to an acceptable 65 exterior dBA (CNEL). These acoustical reports must be based on the latest buildout traffic forecast and must validate the achievement of the 65 exterior dBA (CNEL) standard.

Mitigation Measures

(To be completed by the Applicant)

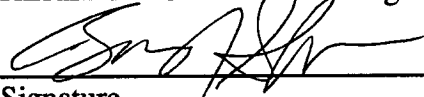
I, as owner/owner in escrow*

BRUCE N. SLOAN
SR. PROJ. MGR EASTLAKE DEV. CO.
Print name

or

I, consultant or agent*

HEREBY AGREE to the mitigation measures herein specified to avoid significant impacts.



Signature

2/22/94
Date

Determination

(To be completed by the Lead Agency. Check one box only.)

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

B. Reid (for D. Reid)
Environmental Review Coordinator

2/25/94
Date

*If acting for a corporation, include capacity and company name.

APPENDIX II

DE MINIMIS FEE DETERMINATION

(Chapter 1706, Statutes of 1990 - AB 3158)

- It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.

It is hereby found that this project could potentially impact wildlife, individually or cumulatively and therefore fee in accordance with Section 711.4 (d) of the Fish and Game Code shall be paid to the County Clerk. Fees were paid previously with the EIR for Eastlake Greens General Development Plan.

B Reid (Jan Reid)
Environmental Review Coordinator

2/28/94
Date

**APPENDIX III
CITY DATA SHEET**

PLANNING DEPARTMENT

I. Current Zoning on site: PC (Planned Community)
 North " "
 South " "
 East " "
 West " "

Does the project conform to the current zoning? yes - however a zoning ~~act~~ density transfer is requested (see Reg Dec)

II. General Plan land use designation on site: Low - medium density residential (3-6 DU/AC)
 North Low - medium density residential (3-6 DU/AC)
 South " "
 East Low - medium density residential (3-6 DU/AC)
 West " "
Parks & Recreation, High School

Is the project compatible with the General Plan Land Use Diagram? yes

Is the project area designated for conservation or open space or adjacent to an area so designated?
yes

Is the project located adjacent to any scenic routes? yes Stag Lake Rd, E. Orange ave, East Lake Parkway, Hunt Parkway
 (If yes, describe the design techniques being used to protect or enhance the scenic quality of the route). at this level of review detailed design techniques are not available, further environmental analysis will be undertaken with subsequent discretionary actions.

III. Schools

If the proposed project is residential, please complete the following:

	<u>School</u>	<u>Capacity</u>	<u>Enrollment</u>	<u>Units Proposed</u>	<u>Generating Factors</u>	<u>Students Generated From Project</u>
Elementary	<u>Schal #95</u>	<u>—</u>	<u>—</u>	<u>97</u>	<u>.30</u>	<u>29</u>
Junior High	<u>Bonita Vista</u>			<u>92</u>	<u>.29</u>	<u>28</u>
Senior High	<u>East Lake</u>			<u>97</u>	<u>.10</u>	<u>10</u>

IV. Remarks: 1 school site #95 is located in East Lake Greens, it will operate as a year around school beginning in the fall of 1995.

Douglas Reich
 Director of Planning or Representative

2/22/94
 Date

APPLICATION CANNOT BE ACCEPTED UNLESS SITE PLAN IS FOLDED TO FIT INTO AN 8-1/2 X 11 FOLDER

For Office Use Only
Case No. IS-94-19
Dpst. Amnt. 250.00
Receipt No. 124923
Date Rec'd. 1-14-94
Accepted by DOUG
Project No. FA-648
Dpst. No. DO-060
CIP No.
Related Case No.

INITIAL STUDY

City of Chula Vista
Application Form

A. BACKGROUND

1. Project Title Eastlake Greens GDP/SPA Amendment
2. Project Location (Street address or description) East of SR-125, North of Orange Ave, South of Otay Lakes Rd./ Telegraph Canyon Rd., and West of Hunte Parkway.
Assessors Book, Page & Parcel No. NA
3. Brief Project Description The project is a transfer of D.U. within the existing Eastlake Greens SPA (no net increase) and an expansion of the SPA boundary (22.7 ac and 97 du). Refer to attached Project Description
4. Name of Applicant Eastlake Development Company
Address 900 Lane Ave., Ste. 100 Fax# 421-1830 Phone 421-0127
City Chula Vista State CA Zip 91913
5. Name of Preparer/Agent Gary Cinti - Cinti Land Planning
Address 3625 Midway Dr., #292 Fax# 223-5108 Phone 223-7408
City San Diego State CA Zip 92110
Relation to Applicant Land Planning Consultant
6. Indicate all permits or approvals and enclosures or documents required by the Environmental Review Coordinator.
 - a. Permits or approvals required.

- | | | |
|--|---|---|
| <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Design Review Application | <input type="checkbox"/> Specific Plan |
| <input checked="" type="checkbox"/> Rezone/Prezone | <input checked="" type="checkbox"/> Tentative Subd. Map | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Grading Permit | <input type="checkbox"/> Redevelopment Agency OPA | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Redevelopment Agency DDA | <input type="checkbox"/> Coastal Development |
| <input type="checkbox"/> Site Plan & Arch. Review | <input type="checkbox"/> Public Project | <input checked="" type="checkbox"/> Other Permit <u>GDP SPA</u> |
| <input type="checkbox"/> Special Use Permit | <input checked="" type="checkbox"/> Annexation | |

If project is a General Plan Amendment and/or rezone, please indicate the change in designation from _____ to _____

b. Enclosures or documents (as required by the Environmental Review Coordinator).

- | | | |
|---|--|---|
| <input type="checkbox"/> Grading Plan | <input type="checkbox"/> Arch. Elevations | <input type="checkbox"/> Hydrological Study |
| <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Landscape Plans | <input type="checkbox"/> Biological Study |
| <input type="checkbox"/> Precise Plan | <input type="checkbox"/> Tentative Subd. Map | <input type="checkbox"/> Archaeological Study |
| <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Improvement Plans | <input type="checkbox"/> Noise Assessment |
| <input type="checkbox"/> Traffic Impact Report | <input type="checkbox"/> Soils Report | <input type="checkbox"/> Other Agency Permit |
| <input type="checkbox"/> Hazardous Waste Assessment | <input type="checkbox"/> Geotechnical Report | <input checked="" type="checkbox"/> Other Project Description |

B. PROPOSED PROJECT

1. a. Land Area: square footage _____ or acreage 161.4 (amend. area)
853.2 (SPA area)
If land area to be dedicated, state acreage and purpose. _____
- b. Does the project involve the construction of new buildings, or will existing structure be utilized? Yes, see Project Description.

2. Complete this section if project is residential or mixed use.

- a. Type of development: Single Family Two Family Multi Family
Townhouse Condominium
- b. Total number of structures 2871 residential du permittted
- c. Maximum height of structures varies per P.C. District Regulations
- d. Number of Units:
- | | |
|-------------|-------------|
| 1 bedroom | <u>NA</u> |
| 2 bedroom | <u>NA</u> |
| 3 bedroom | <u>NA</u> |
| 4 bedroom | <u>NA</u> |
| Total Units | <u>2871</u> |
- e. Gross density (DU/total acres) 3.4
- f. Net density (DU/total acres minus any dedication) 6.6
- g. Estimated project population to be determined
- h. Estimated sale or rental price range to be determined
- i. Square footage of structure to be determined
- j. Percent of lot coverage by buildings or structures per P.C. Regulations
- k. Number of on-site parking spaces to be provided per P.C. Regulations
- l. Percent of site in road and paved surface to be determined

~~X~~ Complete this section if project is commercial or industrial or mixed use.

- a. Type(s) of land use _____
- b. Floor area _____ Height of structures(s) _____
- c. Type of construction used in the structure _____
- d. Describe major access points to the structures and the orientation to adjoining properties and streets _____
- e. Number of on-site parking spaces provided _____
- f. Estimated number of employees per shift _____
Number of shifts _____ Total _____
- g. Estimated number of customers (per day) and basis of estimate _____

- h. Estimated number of deliveries per day _____
- i. Estimated range of service area and basis of estimate _____
- j. Type/extent of operations not in enclosed buildings _____
- k. Hours of operation _____
- l. Type of exterior lighting _____

X If project is other than residential, commercial or industrial complete this section.

- a. Type of project _____
- b. Type of facilities provided _____
- c. Square feet of enclosed structures _____
- d. Height of structure(s) - maximum _____
- e. Ultimate occupancy load of project _____
- f. Number of on-site parking spaces to be provided _____
- g. Square feet of road and paved surfaces _____
- h. Additional project characteristics _____

C. PROJECT CHARACTERISTICS

- 1. Will the project be required to obtain a permit through the Air Pollution Control District (APCD)?
 No. _____
- 2. Is any type of grading or excavation of the property anticipated? Yes, based on future
 If yes, complete the following: submittals.
 - a. Excluding trenches to be backfilled, how many cubic yards of earth will be excavated?
 NA _____
 - b. How many cubic yards of fill will be placed? NA _____
 - c. How much area (sq. ft. or acres) will be graded? NA _____
 - d. What will be the: Maximum depth of cut NA _____
 Average depth of cut NA _____
 Maximum depth of fill NA _____
 Average depth of fill NA _____

3. Describe all energy consuming devices which are part of the proposed project and the type of energy used (air conditioning, electrical appliance, heating equipment, etc.)
Normal residential energy use.
4. Indicate the amount of natural open space that is part of the project (sq. ft. or acres)
None.
5. If the project will result in any employment opportunities describe the nature and type of these jobs. Construction related jobs.
6. Will highly flammable or potentially explosive materials or substances be used or stored within the project site? NA
7. How many estimated automobile trips, per day, will be generated by the project? None in excess of those addressed in previous EIR.
8. Describe (if any) off-site improvements necessary to implement the project, and their points of access or connection to the project site. Improvements include but not limited to the following: new streets; street widening; extension of gas, electric, and sewer lines; cut and fill slopes; and pedestrian and bicycle facilities. None in excess of those previously identified for EastLake Greens. (refer to EastLake GreensPFFP).

D. DESCRIPTION OF ENVIRONMENTAL SETTING

1. Geology
 Has a geology study been conducted on the property? Yes, see Eastlake Greens EIR.
 (If yes, please attach)
 Has a soils report on the project site been made? Yes, see Eastlake Greens EIR.
 (If yes, please attach)
2. Hydrology
 Are any of the following features present on or adjacent to the site? _____
 (If yes, explain in detail.)
 - a. Is there any surface evidence of a shallow ground water table? No.

- b. Are there any watercourses or drainage improvements on or adjacent to the site?
In previously approved facilities.
- c. Does runoff from the project site drain directly in to or toward a domestic water supply, lake, reservoir or bay? No.
- d. Could drainage from the site cause erosion or siltation to adjacent areas? Potential exists, but would be mitigated by conditions to future T.T. map
- e. Describe all drainage facilities to be provided and their location. To be determined by future submittals and previously approved tract map.

3. Noise

- a. Are there any noise sources in the project vicinity which may impact the project site?
No. Future arterials may impact some areas.
- b. Will noise from the project impact any sensitive receptors (hospitals, schools, single-family residences)? No.

4. Biology

- a. Does the site involve any Coastal Sage Scrub vegetation? No.
- b. Is the project site in a natural or partially natural state? No.
- c. If yes, has a biological survey been conducted on the property?
Yes No (Please attach a copy.) Refer to previous EIR.
- d. Describe all trees and vegetation on the site. Indicate location, height, diameter, and species of trees, and which (if any) will be removed by the project. Site is semi-developed with remnants of previous dry farming/cattle grazing on the remainder;

5. Past Use of the Land

- a. Are there any known historical or archeological resources located on or near the project site? No.
- b. Are there any known paleontological resources? No.
- c. Have there been any hazardous materials disposed of or stored on or near the project site?
No.
- d. What was the land previously used for? Dry farming/Cattle grazing

6. Current Land Use

a. Describe all structures and land uses currently existing on the project site. _____

****See answer below****

b. Describe all structures and land uses currently existing on adjacent property.

North Eastlake Business Center

South Vacant Otay Ranch - Future development

East Vacant - Future Eastlake Neighborhoods

West Eastlake High School/Community Park and Future development

7. Social

a. Are there any residents on site? None on parcels proposed for an increase in units. If so, how many? _____

b. Are there any current employment opportunities on site? No.
If so, how many and what type? _____

8. Please provide any other information which may assist in the evaluation of the proposed project.
Sites have been fully evaluated in Eastlake Greens SPA EIR and recent General Plan Amendment EIR for Land Swap areas.
See also attached Project Description for additional data.

****Answer to 6(a):** Construction/structures exists on approx. one-half of EastLake Greens. Parcels proposed for amendment with existing structures are only being amended to reflect existing conditions with no increase in units.

E. CERTIFICATION

I, as owner/owner in escrow*

Eastlake Development Company

Bruce Sloan, Project Manager


Print name

or

I, consultant or agent*

Print name

HEREBY AFFIRM, that to the best of my belief, the statements and information herein contained are in all respects true and correct and that all known information concerning the project and its setting has been included in this application for an Initial Study of possible environmental impact and any enclosures for attachments thereto.



Owner/Owner in Escrow Signature

or

Consultant or Agent Signature

1/0/94

Date

*If acting for a corporation, include capacity and company name.

INITIAL STUDY PROCESSING AGREEMENT

Name of Applicant: Eastlake Development Company
Address: 900 Lane Ave., Ste. 100 Phone 421-0127
City: Chula Vista State CA Zip 91913
Name of Authorized Representative (if signatory): Bruce Sloan
Address: 900 Lane Ave., Ste 100 Phone 421-0127
City: Chula Vista State CA Zip 91913
Agreement Date: _____
Deposit Amount: \$750.00

This Agreement ("Agreement") between the City of Chula Vista, a chartered municipal corporation ("City") and the forenamed applicant for an Initial Study ("Applicant"), effective as of the Agreement Date set forth above, is made with reference to the following facts:

Whereas, the Applicant has applied to the City for an Initial Study of the type aforementioned ("Initial Study") which the City has required to be obtained as a condition to permitting the Applicant to develop a parcel of property; and,

Whereas, the City will incur expenses in order to process said Initial Study through the various departments and before the various boards and commissions of the City ("Processing Services"); and,

Whereas, the purpose of this agreement is to reimburse the City for all expenses it will incur in connection with providing the Processing Services;

Now, therefore, the parties do hereby agree, in exchange for the mutual promises herein contained, as follows:

I. Applicant's Duty to Pay.

The Applicant shall pay all of the City's expenses incurred in providing Processing Service related to applicant's Initial Study, including all of the City's direct and overhead costs related thereto. This duty of the Applicant shall be referred to herein as the "Applicant's Duty to Pay."

A. Applicant's Deposit Duty

As partial performance of the Applicant's Duty to Pay, the Applicant shall deposit the amount aforementioned ("Deposit").

1. The City shall charge its lawful expenses incurred in providing Processing Services against the Applicant's Deposit. If, after the conclusion of processing the Applicant's Initial Study, any portion of the Deposit remains, the City shall return said balance to the Applicant without interest thereon. If, during the processing of the Applicant's Initial Study, the amount of the Deposit becomes exhausted, or is imminently likely to become exhausted in the opinion of the City, upon notice of same by the City, the Applicant shall forthwith provide such additional deposit as the City shall calculate as reasonably necessary to continue to provide Processing Services. The duty of the Applicant to initially deposit and to supplement said deposit as herein required shall be known as the "Applicant's Deposit Duty".

II. City's Duty

The City shall, upon the condition that the Applicant is not in breach of the Applicant's Duty to Pay or the Applicant's Deposit Duty, use good faith to provide processing services in relation to the Applicant's Initial Study application.

A. The City shall have no liability hereunder to the Applicant for the failure to process the Applicant's Initial Study application, or for failure to process the Applicant's Initial Study within the time frame requested by the Applicant or estimated by the City.

B. By execution of this agreement, the Applicant shall have no right to direct or otherwise influence the conduct of the Initial Study for which the applicant has applied. The City shall use its discretion in evaluating the Applicant's Initial Study application without regard to the Applicant's promise to pay for the Processing Services, or the execution of the Agreement.

III. Remedies

A. Suspension of Processing

In addition to all other rights and remedies which the City shall otherwise have at law or equity, the City has the right to suspend and/or withhold the processing of the Initial Study which is the subject matter of this Agreement, as well as the Initial Study which may be the subject matter of any other Permit which Applicant has before the City.

B. Civil Collection

In addition to all other rights and remedies which the City shall otherwise have all law or equity, the City has the right to collect all sums which are or may become due hereunder by civil action, and upon instituting litigation to collect same, the prevailing party shall be entitled to reasonable attorney's fees had costs.

IV. Miscellaneous

A. Notices

All notices, demands or requests provided for or permitted to be given pursuant to this Agreement must be in writing. All notices, demands and requests to be sent to any party shall be deemed to have been properly given or served if personally served or deposited in the United States mail, addressed to such party, postage prepaid, registered or certified, with return receipt requested, at the addresses identified adjacent to the signatures of the parties represented.

B. Governing Law/Venue

This Agreement shall be governed by and construed in accordance with the Laws of the State of California. Any action arising under or relating to this Agreement shall be brought only in the federal or state courts located in San Diego County, State of California, and if applicable, the City of Chula Vista, or as close thereto as possible. Venue for this agreement, and performance hereunder, shall be the City of Chula Vista.

C. Multiple Signatories

If there are multiple signatories to this agreement on behalf of Applicant, each of such signatories shall be jointly and severally liable for the performance of Applicant's duties herein set forth.

D. Signatory Authority

The signatory to this agreement hereby warrants and represents that it is the duly designated agent for the Applicant and has been duly authorized by the Applicant to execute this Agreement on behalf of the Applicant. Signatory shall be personally liable for Applicant's Duty to Pay and Applicant's Duty to Deposit in the event it has not been authorized to execute this Agreement by the Applicant.

E. Hold Harmless

Applicant shall defend, indemnify and hold harmless the City, its elected and appointed officers and employees, from and against all claims for damages, liability, cost and expense (including without limitation attorneys' fees) arising out of processing Applicant's Initial Study, except only for those claims arising from the sole negligence or sole willful conduct of the City, incurred by the City, its officers, agents, or employees in defending against such claims, whether the same proceed to judgement or not. Further, the Applicant, at its own expense, shall, upon written request by the City, defend any such suit or action brought against the City, its officers, agents, or employees. Applicant's indemnification of the City shall be limited by any prior or subsequent declaration by the Applicant.

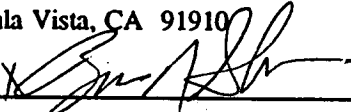
F. Administrative Claims Requirements and Procedures.

No suit or arbitration shall be brought arising out of this agreement, against the City unless a claim has first been presented in writing and filed with the City of Chula Vista and acted upon by the City of Chula Vista in accordance with the procedures set forth in Chapter 1.34 of the Chula Vista Municipal Code, as same may from time to time be amended, the provisions of which are incorporated by the reference as if fully set forth herein, and such policies and procedures used by the City in the implementation of same. Upon request by the City, the Applicant shall meet and confer in good faith with the City for the purpose of resolving any dispute over the terms of this Agreement.

Now, therefore, the parties hereto, having read and understood the terms and conditions of this agreement, do hereby express their consent to the terms hereof by setting their hand hereto on the date set forth adjacent thereto.

City

City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

By: 

Dated: 11/11/94

Applicant (or authorized representative)

Bruce Sloan, Project Mgr.
Eastlake Development Company

By: _____

By: _____

Dated: _____

THE CITY OF CHULA VISTA DISCLOSURE STATEMENT

Statement of disclosure of certain ownership interests, payments, or campaign contributions, on all matters which will require discretionary action on the part of the City Council, Planning Commission, and all other official bodies. The following information must be disclosed:

1. List the names of all persons have a financial interest in the contract, i.e., contractor, subcontractor, material supplier.
Eastlake Development Company

2. If any person identified pursuant to (1) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.
J.G. Boswell

3. If any person identified pursuant to (1) above is non-profit organization or a trust, list the names of any person serving as director of the non-profit organization or as trustee or beneficiary or trustee of the trust.
NA

4. Have you had more than \$250 worth of business transacted with any member of the City staff, Boards, Commissions, Committees and Council within the past twelve months?
No

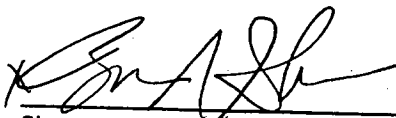
5. Please identify each and every person, including any agents, employees, consultants or independent contractors who you have assigned to represent you before the City in this matter.
Bob Santos, Kent Aden, Bruce Sloan, Katy Wright

6. Have you and/or your officers or agents, in the aggregate, contributed more than \$1,000 to a Council member in the current or preceding election period? Yes [] No [X] If yes, state which Council member(s):

Person is defined as: "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

(NOTE: Attach additional pages as necessary)

Date: _____



Signature of contractor/applicant
Bruce Sloan, Project Manager

Eastlake Development Company
Print or type name of contractor/applicant

INTERDEPARTMENTAL COMMENT SHEETS

ENGINEERING DIVISION

I. Drainage

- A. Is the project site within a flood plain? NO.
If so, state which FEMA Floodway Frequency Boundary. N/A.
- B. What is the location and description of existing on-site drainage facilities? SURFACE FLOW TO CATCHMENTS AND CITY STORMWATER CONVEYANCE SYSTEM
- C. Are they adequate to serve the project? NO.
If not, please explain briefly. PROJECT SPECIFIC DRAINAGE IMPROVEMENTS WILL BE REQUIRED WHEN DEVELOPMENT OCCURS.
- D. What is the location and description of existing off-site drainage facilities? TELEGRAPH CANYON CREEK, FOGGI CANYON CREEK, AND SALT CREEK
- E. Are they adequate to serve the project? NO.
If not, please explain briefly. REGIONAL IMPROVEMENTS MAY BE NECESSARY IN THE FOGGI CANYON AND SALT CREEK BASINS AS DEVELOPMENT OCCURS.

II. Transportation AN AMENDMENT TO THE TRAFFIC STUDY FOR THE EASTLAKE GREENS SPA EIR WILL BE REQUIRED (4% INCREASE IN TRAFFIC GENERATION FROM

JAO
1/31/94

- A. What roads provide primary access to the project? _____
EXISTING APPROVED
- B. What is the estimated number of one-way auto trips to be generated by the project (per day)? SPA.
- C. What are the Average Daily Traffic (A.D.T.) volumes on the primary access roads before and after project completion?

Street Name	Before	After
_____	_____	_____
_____	_____	_____

Do any of these volumes exceed the City's Level-of-Service (L.O.S.) "C" design ADT volume? If yes, please specify. _____

If the A.D.T. or L.O.S. "C" design volume is unknown or not applicable, explain briefly.

D. Are the primary access roads adequate to serve the project? _____
If not, please explain briefly. _____

E. Would the project create unacceptable Levels of Service (LOS) at intersections adjacent to or in the vicinity of the project site? _____

If so, identify: Location _____

Cumulative L.O.S. _____

F. Is the proposed project 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). If yes, a Traffic Impact Analysis (TIA) will be required. In this case the TIA will have to demonstrate that the project will not create an unmitigatable adverse impact, or that all related traffic impacts are not mitigated to a level of non-significance.

_____ Yes _____ No

The following questions apply if a Traffic Impact Analysis is not required.

G. Is traffic mitigation required to reduce traffic impacts that will result from implementation of the proposed project? _____ Yes _____ No

If yes, please describe. _____

H. Is the project consistent with the criteria established in the City's Transportation Phasing Plan, General Plan Traffic Element, and all other pertinent traffic studies? Please reference any other traffic impact studies for roadway segments that may be impacted by the proposed project. _____

I. Is a traffic study required? _____ Yes _____ No

J. Is there any dedication required? _____

If so, please specify. _____

K. Is there any street widening required? _____
If so, please specify. _____

L. Are there any other street improvements required? _____
If so, please specify the general nature of the necessary improvements.

M. Will the project and related public improvements provide satisfactory traffic service for existing conditions and future buildout General Plan conditions? (Please provide a brief explanation). _____

III. Soils

A. Are there any anticipated adverse geotechnical conditions on the project site? UNKNOWN.

B. If yes, specify these conditions. N/A.

C. Is a Soils Report necessary? YES. EXISTING SOILS REPORTS MUST BE UPDATED AND/OR AMENDED TO INCLUDE THE AREAS PROPOSED TO BE ADDED TO THE EXISTING, APPROVED SPA.

IV. Land Form N/A.

A. What is the average natural slope of the site? _____

B. What is the maximum natural slope of the site? _____

V. Noise

Are there any traffic-related noise levels impacting the site that are significant enough to justify that a noise analysis be required of the applicant? UNKNOWN. AN AMENDMENT TO THE SPA EIR NOISE ANALYSIS WILL BE REQUIRED.

VI. Waste Generation

How much solid and liquid (sewer) waste will be generated by the proposed project per day?

Solid 2,300 POUNDS PER DAY OVER THE EXISTING, APPROVED SPA

Liquid 25,240 GALLONS PER DAY (95.25 EDUs) OVER THE EXISTING, APPROVED SPA.

What is the location and size of existing sewer lines on or downstream from the site?

15" PVC SEWER LINE IN TELEGRAPH CANYON / OTAY LAKES ROAD AND A 12" PVC SEWER LINE IN EASTLAKE PARKWAY (IT IS ASSUMED THAT, INITIALLY, ALL FLOWS WILL BE PUMPED FROM THE FOGGI CANYON AND SALT CREEK BASINS TO THE TELEGRAPH CANYON BASIN TRUNK SEWER).

Are they adequate to serve the proposed project? (If no, please explain) NO. SOME SEGMENTS OF THE TELEGRAPH CANYON TRUNK SEWER WILL BE OVER CAPACITY AT, OR PRIOR TO, GENERAL PLAN BUILDOUT CONDITIONS. AMENDMENTS TO THE TELEGRAPH CANYON BASIN PLAN AND THE SALT CREEK SEWER BASIN PLAN WILL BE REQUIRED.

Handwritten signature and date: 1/31/94

VII. National Pollutant Discharge Elimination System (NPDES) Stormwater Requirements

Will the applicant be required to file a Notice of Intent with the State Water Resources Control Board for coverage under an NPDES Stormwater Permit? YES.

If yes, specify which NPDES permit(s) and explain why an NPDES permit is required. AN NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES. A PERMIT IS REQUIRED BECAUSE OVER FIVE ACRES WILL BE DISTURBED AND BECAUSE THE PROPOSED DEVELOPMENT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE.

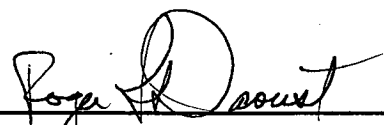
Will a Storm Water Pollution Prevention Plan (SWPPP) be required for the proposed project?

X Yes No

Additional comments NONE.

VII. Remarks

Please identify and discuss any remaining potential adverse impacts, mitigation measures, or other issues. THE APPLICANT HAS PROPOSED ASSESSMENT DISTRICT FINANCING FOR PUBLIC IMPROVEMENTS.


City Engineer or Representative

2/1/94
Date

FIRE DEPARTMENT

A. What is the distance to the nearest fire station? And what is the Fire Department's estimated reaction time? 1 mile to st. 6 3min. reaction time

B. Will the Fire Department be able to provide an adequate level of fire protection for the proposed facility without an increase in equipment or personnel? yes

C. Remarks None

J. VanBibber
Fire Marshal

01/20/94
Date

PARKS AND RECREATION DEPARTMENT

- A. Is project subject to Parks and Recreation Threshold requirements? YES.
If not, please explain. _____
- B. How many acres of parkland are necessary to serve the proposed project? _____
TO BE BASED ON CURRENT ACRAGE CRITERIA.
- C. Are existing neighborhood and community parks near the project adequate to serve the population increase resulting from this project?
Neighborhood NO
Community Parks NO.
- D. If not, are parkland dedications or other mitigation proposed as part of the project adequate to serve the population increase?
Neighborhood YES
Community Parks YES.
- E. To meet City requirements, will applicant be required to:
Provide land? YES
Pay a fee? YES.
- F. Remarks: _____

M.F. SEAMER
Parks and Recreation Director or Representative

2.9.94
Date

LANDSCAPE PLANNING

A. Does the project affect native plant communities? NO
If so, please identify which communities. _____

Will the project require native planting? (Please describe) Not at this time.

B. Please identify any important or highly visible hillsides on or adjacent to the project.

none

What landscaping conditions (if any) will be required for these hillsides? None

If planting does occur in future, drought tolerant native plantings will be reqd.

C. Of the total area to be developed, how much, and which areas are expected to be replanted and require supplemental watering? (Please describe) How much is not known

E. Are there any other landscape requirements or mitigation for the project? NO


Joseph B. Williams
City Landscape Architect or Representative
for Bob Sennett

FEB 17, 1994
Date

MEMORANDUM

DATE: February 1, 1994

TO: Doug Reid
Environmental Review Coordinator

FROM: Duane E. Bazzel 
Principal Planner

SUBJECT: Initial Study for EastLake Greens GDP/SPA Amendment (IS-94-19)

The Advance Planning Division appreciates the opportunity to comment on the proposed project identified above. From an environmental analysis standpoint it appears that the EastLake Greens EIR and Addendum sufficiently addressed the proposed density transfers within EastLake Greens. The proposed transfer of units are occurring under the umbrella of the originally-approved EastLake Greens SPA and Tentative Map (2,774 units), therefore, unless there are significant shifts in unit locations it would appear that the original EIR adequately addresses the transfers.

It should not be forgotten, however, that as a condition of approval of a recent GP amendment to Parcel 26 of the Greens (GPA-93-04), the City Council re-enacted the affordable housing requirement for the Greens (deferred with the Tentative Map approval) and directed staff to work with a task force to develop recommendations by July of this year on how to handle the low and moderate income housing within this project. This direction from Council included the consideration of any density transfers necessary to achieve the housing requirement. It does not appear that the proposed density transfers are significant enough to impact the task force efforts, but nevertheless, these efforts should be considered prior to approving any SPA amendment.

The 97 units to be annexed and added to the Greens have only been analyzed at a General Plan level (within the Otay Ranch Program EIR) and not at the detail necessary with a GDP and/or SPA. This needs to be taken into consideration when analyzing potential environmental impacts. Additionally, project-level analysis needs to be coordinated with the Community Planning Division of the Planning Department (Otay Ranch SPA Team) on the issue of land use and design interface with East Orange Avenue and efforts on the adjacent Otay Ranch.

cc: Ken Lee
Steve Griffin
Amy Wolfe

(\IS9419.MEM)

M E M O R A N D U M

February 1, 1994
File # YS-591

TO: Doug Reid, Environmental Coordinator

VIA: Clifford L. Swanson, Deputy Public Works Director
City Engineer

FROM: Harold Rosenberg, City Traffic Engineer

SUBJECT: Eastlake Greens General Development and Sectional Area
Plans Amendment

In response to your concern regarding our transportation comment in the subject initial study application, the following paragraph should be added to Section VII of the application.

Previous traffic studies have shown that the circulation system plan prior to the construction of SR125 does not have sufficient capacity to absorb additional trips beyond those trips accounted for in the approved maps including the approved Eastlake Greens. Thus the Eastlake Greens proposed expanded development project will have to be limited to the number of trips identified in the approved project EIR traffic study. However, the applicant may wish to perform a supplemental traffic study to examine possibilities of expanding the City's circulation system (e.i. extension of E. Orange Avenue between I-805 and Eastlake Greens) to provide the needed capacity. A reference to the City's interim SR-125 financial study (HNTB study) and improvement scheduling are a critical element of the study.

ZAO:rb

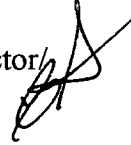
cc: Roger Daoust, Senior Civil Engineer

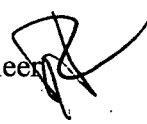
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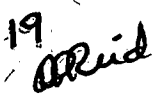
MEMORANDUM

February 21, 1994
File # YS-551

TO: Doug Reid, Environmental Coordinator

VIA: Clifford L. Swanson, Deputy Public Works Director,
City Engineer 

FROM: Harold Rosenberg, Traffic Engineer 

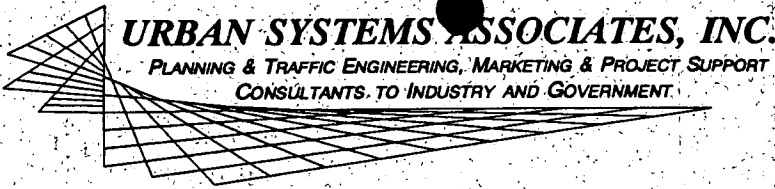
SUBJECT: Eastlake Greens GDP/SPA Amendment Traffic Study (IS-93-10) ¹⁹ 

I have reviewed the attached traffic impact report by Urban Systems dated February 18, 1994 and find it to be acceptable. The new trips from the added 97 units to the Eastlake Greens approved units of 2774 have no significant impact on the City's circulation system.

ZAO:dv

Attachment

(F:\HOME\ENGINEER\TRAFFIC\TRFSTUDY.ZAO



RECEIVED
 CITY OF CHULA VISTA
 ENGINEERING DEPT
 1994 FEB 22 AM 9:45

February 18, 1994

Mr. Hal Rosenberg
 City Traffic Engineer
 CITY OF CHULA VISTA
 276 Fourth Avenue
 Chula Vista, CA 92010

Dear Hal:

Urban Systems Associates, Inc. (Urban Systems) was retained by Eastlake Development to evaluate possible impacts from the development of additional dwelling units in the Eastlake Greens GDP/SPA Amendment. The Eastlake Greens GDP/SPA Amendment proposes an increase of 97 dwelling units from 2,774 DU to 2,871 DU.

Project Trip Generation

The development of 97 additional dwelling units will result in the following peak hour and daily trip generation.

USE	INTENSITY	GENERATION RATE	ADT	AM PEAK				PM PEAK			
				AM%	AM	IN:OUT SPLIT	IN:OUT	PM%	PM	IN:OUT SPLIT	IN:OUT
SFDU	97 DU	10/DU	970	8%	78	2:8	16:62	10%	97	7:3	68:29

As can be observed, the 97 additional units will result in 97 PM peak hour trips. Of the 97 PM peak hour trips, 68 are inbound and 29 outbound to the project. The AM peak would have 78 additional peak hour trips with 16 inbound and 62 outbound during the peak.

Previous Traffic Study Assumptions

A traffic study for Kaiser Hospital (Eastlake I SPA Amendment by JHK Associates) was completed on April 20, 1992. The Kaiser Hospital traffic study represents the most recent analysis of interim conditions for eastern Chula Vista (east of I-805). The analysis for interim conditions assumed the "approved projects" level of development for it's interim analysis. The "approved project" level of development was based on the Final Eastern Chula Vista Transportation Phasing Plan Update prepared by Wildan Associates (1/91).

In the final report for Kaiser Hospital dated April 20, 1992, (page 41), the approved project development scenario will result in approximately 193,230 additional daily trips in Eastern Chula Vista. The analysis included trips generated by 2,774 units in the Eastlake Greens project. Using the "approved projects" condition as the base, impacts from the Kaiser Hospital were evaluated. **Attachment 1** shows the AM/PM peak hour intersection level of service from the Kaiser Hospital traffic analysis.

As shown in **Attachment 1**, all intersections are forecasted to operate at a level of service "D" or better. Kaiser Hospital impacts to the intersection of Otay Lakes at Eastlake Parkway (the critical intersection for the Kaiser Project) for the AM/PM peak results in a level of service "C" to "D". Intersection delay was 5.2 seconds for the AM peak and 5.4 seconds in the PM peak at this location. The increased delay at this location was due to more than 14,000 daily trips from the Kaiser project being added to the base conditions.

The Kaiser analysis concludes that the intersection delay at Otay Lakes Road and Eastlake Parkway is 25.8 seconds in the AM peak and 29.8 in the PM peak which translates to a level of service D. It should be noted that the intersection delay at Otay Lakes Road and Eastlake Parkway could be increased as much as 10 seconds and still remain at a level of service "D".

SPA Amendment Impacts

In order to determine possible impacts from the proposed SPA amendment, project traffic was added to the intersection analysis discussed above. All other assumptions for the computer intersection analysis remained the same. As shown on **Attachment 2**, the resulting level of service including project traffic remained "D" for both the AM and PM peak. A comparison of **Attachment 1** and **2** shows that with project traffic the intersection delay increased only 1.5 seconds in the AM peak and 2.1 seconds in the PM peak. This clearly indicates that the Spa Amendment for interim (worst case) conditions is not likely to create impacts which would require mitigation or change the level of service at Eastlake Parkway and Otay Lakes Road.

In addition, possible impacts from the proposed SPA amendment were analyzed for the intersection of Eastlake Parkway and Fenton Street. Base conditions for the intersection analysis were obtained from the Scripps Clinic Traffic analysis dated March 30, 1993. For the base conditions, signal timing was optimized which resulting in a level of service "D" for the P.M. peak or an intersection delay of 36.7 seconds (see **Attachment 3**).

Project traffic was then added to the base conditions. All other assumptions for the computer intersection analysis remained the same. As shown on **Attachment 3**, the resulting level of service including project traffic remained "D". Intersection delay changed only 0.4 seconds to 37.1. This clearly shows that the SPA amendment for interim conditions is not likely to create impacts which would require mitigation. At build out or with an interim 125 or with an Orange Avenue connection, Spa Amendment impacts would be even smaller because there would be multiple access routes.

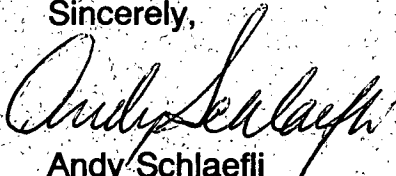
Mr. Hal Rosenberg
February 18, 1994

Urban Systems Associates, Inc.

Based on the information discussed above, impacts from the development of 97 additional units appear to have minimal impacts on the circulation system. We therefore suggest that no further traffic analysis is necessary.

Please call us if you have any questions regarding the analysis discussed above.

Sincerely,



Andy Schlaefli
Vice President

APS/TRS:vks

Attachments

cc: Bruce Sloan
Cliff Swanson
Doug Reid

ATTACHMENT 1 INTERIM (PRE SR-125) INTERSECTION PEAK HOUR ANALYSIS FOR KAISER HOSPITAL

Table 6-2a

INTERIM (PRE-SR 125) PROPOSED PROJECT CONDITION
INTERSECTION PERFORMANCE SUMMARY (AM PEAK HOUR)

E/W Street	N/S Street	TPP Base		TPP Base With Proposed Project	
		Intersection Delay (sec/veh)(1)	Intersection LOS(2)	Intersection Delay (sec/veh)(1)	Intersection LOS(2)
1. Bonita Road	SB I-805 Ramps	14.2	B	14.2	B
2. Bonita Road	NB I-805 Ramps	16.6	C	16.6	C
3. Bonita Road	Plaza Bonita Road	15.9	C	15.9	C
4. Bonita Road	Willow Street	21.3	C	21.3	C
5. Bonita Road	Otay Lakes Road	15.3	C	15.4	C
6. East H Street	SB I-805 Ramps	13.0	B	13.4	B
7. East H Street	NB I-805 Ramps	11.0	B	11.3	B
8. East H Street	Hidden Vista Road	14.4	B	14.4	B
9. East H Street	Paseo del Rey	19.7	C	19.8	C
10. East H Street	Paseo Ranchero	12.7	B	13.8	B
11. East H Street	Otay Lakes Road	36.8	D	36.0	D
12. East H Street	Corral Canyon Road/Rutgers Avenue	17.6	C	17.6	C
13. East H Street	Eastlake Parkway	21.9	C	23.2	C
14. Telegraph Canyon Road	SB I-805 Ramps	16.7	C	17.1	C
15. Telegraph Canyon Road	NB I-805 Ramps	28.6	D	25.1	D
16. Telegraph Canyon Road	Halecrest Drive	7.9	B	7.9	B
17. Telegraph Canyon Road	Crest Drive/Oleander Avenue	19.6	C	19.8	C
18. Telegraph Canyon Road	Paseo del Rey	15.7	C	16.5	C
19. Telegraph Canyon Road	Medical Center Drive	14.2	B	14.7	B
20. Telegraph Canyon Road	Otay Lakes Road	15.1	C	19.6	C
21. Otay Lakes Road	Rutgers Avenue	11.1	B	11.3	B
22. Otay Lakes Road	Mid-Block Eastlake Access Point	*	*	*	*
* 23. Otay Lakes Road	Eastlake Parkway	20.6	C	25.8	D
24. Eastlake Parkway	Fenton Street (Southern Access Point)	*	*	25.2	D
25. Eastlake Parkway	Miller Road (Northern Access Point)	*	*	27.9	D
26. Otay Lakes Road	Lane Avenue	3.3	A	3.4	A
27. Otay Lakes Road	Hunte Parkway	11.1	B	11.1	B
28. Orange Avenue	SB I-805 Ramps	20.2	C	20.2	C
29. Orange Avenue	NB I-805 Ramps	16.6	C	16.6	C
30. Orange Avenue	Medical Center Drive	16.6	C	16.8	C

- Notes: 1. When the volume to capacity ratio > 1.20, delay equation is invalid.
2. Bold print indicates critical signalized intersections which currently operate below (LOS E or F) the City of Chula Vista Traffic Engineering Division's minimum peak hour operating threshold value of Level of Service D.
- * The intersection LOS values shown on this table represent the Base access scenario for Eastlake I with no mid-block signal or access to the property directly from Otay Lakes Road west of Eastlake Parkway. A separate intersection capacity analysis has been performed for the four Eastlake I site access intersections under various alternative access scenarios (See Chapter 7).

Source: JHK & Associates.

SOURCE
EASTLAKE I SPA AMENDMENT TRAFFIC ANALYSIS⁶⁻⁸
PREPARED BY JHK AND ASSOCIATES, APRIL 20, 1992

Table 6-2b

INTERIM (PRE-SR 125) PROPOSED PROJECT CONDITION
INTERSECTION PERFORMANCE SUMMARY (PM PEAK HOUR)

E/W Street	N/S Street	TPP Base		TPP Base With Proposed Project	
		Intersection Delay (sec/veh)(1)	Intersection LOS(2)	Intersection Delay (sec/veh)(1)	Intersection LOS(2)
1. Bonita Road	SB I-805 Ramps	27.5	D	27.5	D
2. Bonita Road	NB I-805 Ramps	34.5	D	34.5	D
3. Bonita Road	Plaza Bonita Road	24.9	C	24.9	C
4. Bonita Road	Willow Street	33.5	D	33.4	D
5. Bonita Road	Otay Lakes Road	16.7	C	16.7	C
6. H Street	SB I-805 Ramps	23.5	C	23.7	C
7. H Street	NB I-805 Ramps	28.6	D	30.5	D
8. H Street	Hidden Vista Road	34.2	D	34.0	D
9. H Street	Paseo del Rey	26.8	D	27.4	D
10. H Street	Paseo Ranchero	20.5	C	20.8	C
11. H Street	Otay Lakes Road	18.7	C	22.3	C
12. H Street	Corral Canyon Road/Rutgers Avenue	16.3	C	16.3	C
13. H Street	Eastlake Parkway	19.9	C	20.6	C
14. Telegraph Canyon Road	SB I-805 Ramps	22.7	C	22.8	C
15. Telegraph Canyon Road	NB I-805 Ramps	25.1	D	28.7	D
16. Telegraph Canyon Road	Halecrest	13.6	B	14.6	B
17. Telegraph Canyon Road	Crest Drive/Oleander Avenue	28.3	D	29.1	D
18. Telegraph Canyon Road	Paseo del Rey	23.7	C	31.7	D
19. Telegraph Canyon Road	Medical Center Drive	17.3	C	20.6	C
20. Telegraph Canyon Road	Otay Lakes Road	13.2	B	14.4	B
21. Otay Lakes Road	Rutgers Avenue	12.8	B	14.4	B
22. Otay Lakes Road	Mid-Block Eastlake Access Point	*	*	*	*
* 23. Otay Lakes Road	Eastlake Parkway	24.4	C	29.8	D
24. Eastlake Parkway	Fenton Street (Southern Access Point)	*	*	38.2	D
25. Eastlake Parkway	Miller Road (Northern Access Point)	*	*	38.0	D
26. Otay Lakes Road	Lane Avenue	3.5	A	3.6	A
27. Otay Lakes Road	Hunte Parkway	11.6	B	11.6	B
28. Orange Avenue	SB I-805 Ramps	35.6	D	35.6	D
29. Orange Avenue	NB I-805 Ramps	31.0	D	31.0	D
30. Orange Avenue	Medical Center Drive	22.9	C	25.4	D

- Notes: 1. When the volume to capacity ratio > 1.20, delay equation is invalid.
2. Bold print indicates critical signalized intersections which currently operate below (LOS E or F) the City of Chula Vista Traffic Engineering Division's minimum peak hour operating threshold value of Level of Service D.
- * The intersection LOS values shown on this table represent the Base access scenario for Eastlake I with no mid-block signal or access to the property directly from Otay Lakes Road west of Eastlake Parkway. A separate intersection capacity analysis has been performed for the four Eastlake I site access intersections under various alternative access scenarios (See Chapter 7).

Source: JHK & Associates.

6-9

EASTLAKE GREENS

URBAN SYSTEMS

ATTACHMENT 2

INTERIM (PRE SR-125) INTERSECTION ANALYSIS FOR THE PROPOSED PROJECT

1985 HCM: SIGNALIZED INTERSECTIONS

SUMMARY REPORT

 INTERSECTION..OTAY LAKES RD./EASTLAKE PKWY.
 AREA TYPE.....OTHER
 ANALYST.....URBAN SYSTEMS
 DATE.....02-11-94
 TIME.....AM PEAK
 COMMENT.....TPP BASE + KAISER + E.G. SPA AMMENDMENT

VOLUMES				GEOMETRY								
LT	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB
1185	131	779	106	: L	12.0	L	12.0	L	12.0	L	12.0	L
377	162	502	184	: L	12.0	T	12.0	L	12.0	T	12.0	T
493	152	134	429	: T	12.0	T	12.0	T	12.0	T	12.0	T
0	0	0	0	: T	12.0	T	12.0	TR	12.0	R	12.0	R
				: R	12.0	R	12.0		12.0	R	12.0	R
				: R	12.0		12.0		12.0		12.0	

ADJUSTMENT FACTORS										
GRADE (%)	HV (%)	ADJ Y/N	PKG Nm	BUSES Nb	PHF	PEDS	PED. Y/N	BUT. min T	ARR.	TYPE
0.00	2.00	N	0	0	0.90	50	Y	34.8	4	
0.00	2.00	N	0	0	0.90	50	Y	34.8	4	
0.00	2.00	N	0	0	0.90	50	Y	40.8	4	
0.00	2.00	N	0	0	0.90	50	Y	40.8	4	

SIGNAL SETTINGS						CYCLE LENGTH = 110.0			
	PH-1	PH-2	PH-3	PH-4		PH-1	PH-2	PH-3	PH-4
EB	X	X			NB	X	X		
TH		X	X		TH		X	X	
RT		X	X		RT		X	X	
PD					PD				
WB	X				SB	X			
LT					LT				
TH			X		TH			X	
RT			X		RT			X	
PD					PD				
GREEN	36.0	10.0	5.0	0.0	GREEN	13.0	14.0	8.0	0.0
YELLOW	4.0	4.0	4.0	0.0	YELLOW	4.0	4.0	4.0	0.0

LEVEL OF SERVICE						
LANE GRP.	V/C	G/C	DELAY	LOS	APP. DELAY	APP. LOS
EB L	0.909	0.464	26.9	D	24.6	C
EB T	0.679	0.182	24.1	C		
EB R	0.696	0.309	19.3	C		
WB L	0.256	0.336	20.2	C	25.6	D
WB T	0.679	0.055	30.6	D		
WB R	0.613	0.182	24.4	C		
NB L	0.953	0.291	42.9	E	36.8	D
NB TR	0.876	0.245	29.3	D		
SB L	0.547	0.127	36.4	D	17.2	C
SB T	0.736	0.082	31.1	D		
SB R	0.343	0.545	6.6	B		

INTERSECTION: Delay = 27.3 (sec/veh) V/C = 0.894 LOS = D

1985 HCM: SIGNALIZED INTERSECTIONS

SUMMARY REPORT

 INTERSECTION..OTAY LAKES RD./EASTLAKE PKWY.
 AREA TYPE.....OTHER
 ANALYST.....URBAN SYSTEMS
 DATE.....02-11-94
 TIME.....PM PEAK
 COMMENT.....TPP BASE + KAISER + E.G. SPA AMMENDMENT

VOLUMES				GEOMETRY								
LT	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB
546	168	625	181	: L	12.0	L	12.0	L	12.0	L	12.0	L
202	471	238	518	: L	12.0	T	12.0	L	12.0	L	12.0	T
964	222	164	1274	: T	12.0	T	12.0	T	12.0	T	12.0	T
0	0	0	0	: T	12.0	T	12.0	TR	12.0	R	12.0	R
				: R	12.0	R	12.0		12.0	R	12.0	R
				: R	12.0		12.0		12.0		12.0	

ADJUSTMENT FACTORS										
GRADE (%)	HV (%)	ADJ Y/N	PKG Nm	BUSES Nb	PHF	PEDS	PED. Y/N	BUT. min T	ARR.	TYPE
0.00	2.00	N	0	0	0.90	50	Y	29.5	4	
0.00	2.00	N	0	0	0.90	50	Y	29.5	4	
0.00	2.00	N	0	0	0.90	50	Y	35.5	4	
0.00	2.00	N	0	0	0.90	50	Y	35.5	4	

SIGNAL SETTINGS						CYCLE LENGTH = 110.0			
	PH-1	PH-2	PH-3	PH-4		PH-1	PH-2	PH-3	PH-4
EB	X	X			NB	X	X		
TH		X	X		TH		X	X	
RT		X	X		RT		X	X	
PD					PD				
WB	X				SB	X			
LT					LT				
TH			X		TH			X	
RT			X		RT			X	
PD					PD				
GREEN	16.0	12.0	12.0	0.0	GREEN	17.0	4.0	25.0	0.0
YELLOW	4.0	4.0	4.0	0.0	YELLOW	4.0	4.0	4.0	0.0

LEVEL OF SERVICE						
LANE GRP.	V/C	G/C	DELAY	LOS	APP. DELAY	APP. LOS
EB L	0.648	0.300	26.5	D	28.2	D
EB T	0.251	0.264	15.1	C		
EB R	0.985	0.427	32.0	D		
WB L	0.713	0.155	39.6	D	33.2	D
WB T	0.911	0.118	38.2	D		
WB R	0.578	0.282	16.9	C		
NB L	0.941	0.236	45.5	E	33.4	D
NB TR	0.453	0.309	14.5	B		
SB L	0.726	0.164	39.4	D	33.7	D
SB T	0.717	0.236	22.3	C		
SB R	1.037	0.536	37.6	D		

INTERSECTION: Delay = 31.9 (sec/veh) V/C = 0.779 LOS = D

ATTACHMENT 3 INTERIM (PRE-125) INTERSECTION ANALYSIS FOR THE PROPOSED PROJECT EASTLAKE PARKWAY AT FENTON STREET

1985 HCM: SIGNALIZED INTERSECTIONS

SUMMARY REPORT

 INTERSECTION..FENTON ST./EASTLAKE PKWY.
 AREA TYPE.....OTHER
 ANALYST.....URBAN SYSTEMS
 DATE.....02-17-1994
 TIME.....PM PEAK
 COMMENT.....TPP BASE + KAISER/SCRIPPS

	VOLUMES				GEOMETRY							
	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB
LT	54	454	298	62	L	12.0	L	12.0	L	12.0	L	12.0
TH	145	85	363	944	L	12.0	L	12.0	L	12.0	L	12.0
RT	635	111	182	42	T	12.0	T	12.0	T	12.0	T	12.0
RR	0	0	0	0	R	12.0	R	12.0	T	12.0	T	12.0
						12.0		12.0	TR	12.0	TR	12.0
						12.0		12.0		12.0		12.0

ADJUSTMENT FACTORS

	GRADE (%)	HV (%)	ADJ PKG		PHF	PEDS	PED. Y/N	BUT. min	ARR. T	TYPE
			Y/N	Nm						
EB	0.00	2.00	N	0	0	0.90	50	Y	37.8	3
WB	0.00	2.00	N	0	0	0.90	50	Y	37.8	3
NB	0.00	2.00	N	0	0	0.90	50	Y	31.8	4
SB	0.00	2.00	N	0	0	0.90	50	Y	31.8	4

SIGNAL SETTINGS

CYCLE LENGTH = 110.0

	PH-1	PH-2	PH-3	PH-4	NB	LT	PH-1	PH-2	PH-3	PH-4
EB	LT	X					X			
	TH	X							X	
	RT	X	X						X	
	PD									
WB	LT			X	SB	LT	X	X		
	TH		X	X		TH		X	X	
	RT		X	X		RT		X	X	
	PD					PD				
GREEN	30.0	2.0	17.0	0.0	GREEN	16.0	7.0	14.0	0.0	
YELLOW	4.0	4.0	4.0	0.0	YELLOW	4.0	4.0	4.0	0.0	

LEVEL OF SERVICE

	LANE GRP.	V/C	G/C	DELAY	LOS	APP. DELAY	APP. LOS
	T	0.269	0.336	17.3	C		
	R	0.949	0.491	30.6	D		
WB	L	0.987	0.164	61.7	F	48.4	E
	T	0.243	0.218	23.0	C		
	R	0.172	0.473	10.8	B		
NB	L	0.686	0.155	36.1	D	40.3	E
	TR	0.962	0.136	42.4	E		
SB	L	0.087	0.255	23.8	C	33.6	D
	TR	0.960	0.236	34.2	D		

INTERSECTION: Delay = 36.7 (sec/veh) V/C = 0.656 LOS = D

1985 HCM: SIGNALIZED INTERSECTIONS

SUMMARY REPORT

 INTERSECTION..FENTON ST./EASTLAKE PKWY.
 AREA TYPE.....OTHER
 ANALYST.....URBAN SYSTEMS
 DATE.....02-17-1994
 TIME.....PM PEAK
 COMMENT.....TPP BASE + KAISER/SCRIPPS + E.G. SPA AMMENDMENT

	VOLUMES				GEOMETRY							
	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB
LT	54	454	298	62	L	12.0	L	12.0	L	12.0	L	12.0
TH	145	85	365	946	L	12.0	L	12.0	L	12.0	L	12.0
RT	640	111	182	42	T	12.0	T	12.0	T	12.0	T	12.0
RR	0	0	0	0	R	12.0	R	12.0	T	12.0	T	12.0
						12.0		12.0	TR	12.0	TR	12.0
						12.0		12.0		12.0		12.0

ADJUSTMENT FACTORS

	GRADE (%)	HV (%)	ADJ PKG		PHF	PEDS	PED. Y/N	BUT. min	ARR. T	TYPE
			Y/N	Nm						
EB	0.00	2.00	N	0	0	0.90	50	Y	37.8	3
WB	0.00	2.00	N	0	0	0.90	50	Y	37.8	3
NB	0.00	2.00	N	0	0	0.90	50	Y	31.8	4
SB	0.00	2.00	N	0	0	0.90	50	Y	31.8	4

SIGNAL SETTINGS

CYCLE LENGTH = 110.0

	PH-1	PH-2	PH-3	PH-4	NB	LT	PH-1	PH-2	PH-3	PH-4
EB	LT	X					X			
	TH	X	X						X	
	RT	X	X						X	
	PD									
WB	LT			X	SB	LT	X	X		
	TH		X	X		TH		X	X	
	RT		X	X		RT		X	X	
	PD					PD				
GREEN	30.0	2.0	17.0	0.0	GREEN	16.0	7.0	14.0	0.0	
YELLOW	4.0	4.0	4.0	0.0	YELLOW	4.0	4.0	4.0	0.0	

LEVEL OF SERVICE

	LANE GRP.	V/C	G/C	DELAY	LOS	APP. DELAY	APP. LOS
	T	0.269	0.336	17.3	C		
	R	0.956	0.491	31.7	D		
WB	L	0.987	0.164	61.7	F	48.4	E
	T	0.243	0.218	23.0	C		
	R	0.172	0.473	10.8	B		
NB	L	0.686	0.155	36.1	D	40.6	E
	TR	0.965	0.136	42.9	E		
SB	L	0.087	0.255	23.8	C	33.9	D
	TR	0.962	0.236	34.5	D		

INTERSECTION: Delay = 37.1 (sec/veh) V/C = 0.657 LOS = D

MEMORANDUM

February 23, 1994
File Number YS 591

TO: Doug Reid, Environmental Review Coordinator
FROM: Roger Daoust, Senior Civil Engineer *RD*
SUBJECT: Initial Study 94-019, EastLake Greens GDP & SPA Amendment

This is to clarify our comments (on sewers and drainage) dated February 1, 1994 concerning the information provided in the application for the subject Initial Study.

Our comments on drainage (Section I, A through E) noted that project specific improvements would be required as development occurs and further, that regional improvements in Salt Creek and Poggi Canyon may be required as development occurs. This comment was meant to convey that development of the overall General Development Plan area would probably require construction of regional level drainage improvements. Any additional development which may occur as a result of this amendment may require greater capacity in those facilities, but we believe that the added capacity would be insignificant.

Our comments on Section VI, Waste Generation, noted that some segments of the Telegraph Canyon Trunk Sewer will be over capacity at, or prior to, General Plan buildout conditions.

This comment addressed the fact that the EXISTING Telegraph Canyon Trunk Sewer lacks capacity to serve the buildout development. A Development Impact Fee (DIF) is presently in place for gravity basin development, and a Telegraph Canyon Pumped Basin DIF will be in place very shortly, as will a Salt Creek Basin DIF.

The parallel and upgraded facilities provided for through the collection of these fees will be adequate for the provision of sewer service to all of the affected development areas for as long as necessary.

The additional development which may result from the proposed amendment may have a non-significant impact on one segment of the sewer line. That impact would be that an upgrade required by the overall development would increase by a minor degree with the added development. No increase in the DIF would occur.

EXHIBIT A

Description of Work

Assessment District 94-1

The general description of work to be funded by Assessment District 94-1 consists of the following:

1. Street improvements consisting of grading, base, paving, gutter, sidewalk, street lighting and landscaping within the following rights-of-way:
 - a. South Greensview Drive - from Clubhouse Drive to Unit 6 entrance (2,400 L.F., Phase 1).
 - b. South Greensview Drive - from Silverado Drive to Hunte Parkway (3,400 L.F., Phase 2).
 - c. South Greensview Drive - from Unit 6 entrance to Silverado Drive (1,920 L.F., Phase 3).
2. Utilities and underground improvements consisting of potable water facilities, storm drain facilities, sewer facilities, reclaimed water facilities, electric facilities, telephone facilities, gas facilities, television facilities as appropriate by applicable state and federal statutes within the following rights-of-way:
 - a. South Greensview Drive - from Clubhouse Drive to Unit 6 entrance (2,400 L.F., Phase 1).
 - b. South Greensview Drive - from Silverado Drive to Hunte Parkway (3,400 L.F., Phase 2).
 - c. South Greensview Drive - from Unit 6 entrance to Silverado Drive (1,920 L.F., Phase 3).
3. DIF funded street improvements consisting of grading, storm drain, base, paving, curb, gutter, sidewalk, medians, streetlighting, landscaping and street monumentation within the following rights-of-way:
 - a. Hunte Parkway - from Clubhouse Drive to South Greensview Drive (2,300 L.F., Phase 2).
4. DIF funded street and underground improvements consisting of grading, and storm drain improvements within the following rights-of-way:
 - a. Hunte Parkway - from South Greensview to Orange Avenue (1,270 L.F., Phase 2).
 - b. Orange Avenue - from Hunte Parkway to the SDG&E easement (3,500 L.F., Phase 2).

FEB 11 1994

February 9, 1994

Mr. Cliff Swanson
City Engineer
CITY OF CHULA VISTA
276 Fourth Avenue
Chula Vista, CA 91910

Re: EastLake Greens Development Plan and
Spa Amendment IS-94-19

Dear Cliff:

As a part of the review of the referenced initial study the engineering department noted possible adverse impacts to the sewer system serving the EastLake Greens Project. As a response to this concern, I have quantified the impact of the Plan Amendment in each of the sewer basins within the EastLake Greens Project. This review (attached) has concluded that the impacts of the additional development within each of the basins is minimal when compared to previous land use and system analysis performed by the city.

If you have any questions regarding this information, please do not hesitate to call me.

Sincerely,

EASTLAKE DEVELOPMENT COMPANY



Bruce Sloan
Senior Project Manager



cc: Doug Reid - Environmental Review Coordinator

900 Lane Avenue
Suite 100
Chula Vista, CA 91914
(619) 421-0127
FAX (619) 421-1830

TELEGRAPH CANYON SEWER BASIN IMPROVEMENT AND FINACIAL PLAN

The proposed General Development Plan and Spa Plan Amendment will affect 4 parcels (R-7, R-11, R-14, and R-24) that are located within the boundary of the Telegraph Canyon Gravity Sewer Basin. At the time the Basin Improvement and Financing Plan was developed EastLake Development Company and the City assumed the unit counts proposed in the Amendment. Therefore, no modification to the Telegraph Canyon Sewer Basin Improvement and Financing Plan is required.

POGGI CANYON SEWER BASIN

Sewer service to the Poggi Canyon Sewer Basin within the EastLake Greens Project is currently provided by the EastLake Parkway Pump Station and the Telegraph Canyon Trunk Sewer. The proposed EastLake Greens General Development Plan and Spa Amendment affects the following parcels within the Poggi Canyon Basin:

Parcel	Existing Units	Proposed Units	Increase+/ Decrease-
R-3(north)	42	51	9
R-14	84	86	2
R-15	88	65	<13>
R-20	164	143	<21>
R-25	74	78	4
R-28	27	60	33
		Net Change In Units	<hr/> 14

The Average flow to the EastLake Parkway Pump Station (as outlined in the Telegraph Canyon Sewer Basin Improvement and Financing Plan Amendment Incorporating Pumped Flows) is 254 GPM. At a rate of 250 gallons per day per unit the net increase in units generates an additional 2.4 GPM. The operation of the EastLake Parkway Lift Station and the Telegraph Canyon Trunk Sewer should not be significantly impacted by the relatively minor increase in flow rate.

SALT CREEK BASIN GRAVITY SEWER ANALYSIS

Sewer service to the Salt Creek Basin within the EastLake Greens Project is currently provided by the Otay Lakes Road Lift Station (located at Otay Lakes Road and Salt Creek) and the Telegraph Canyon Trunk Sewer. The proposed EastLake Greens General Development Plan and Spa Amendment affects the following parcels within the Salt Creek Basin:

Parcel	Existing Units	Proposed Units	Increase+/ Decrease-
R-3(south)	42	51	9
R-10	167	246	79
R-11	92	87	<5>
R-22	146	141	<5>
R-23	205	214	9
R-27	40	44	4
			91
	Net Change In Units		

The flow generated by the additional 91 dwelling units (based on 250 GPD per DU) is 15.8 GPM. This amount represents an increase of 1.4% over the 1100 GPM flow rate assumed to be generated by the EastLake Project within the Salt Creek Basin (see Telegraph Canyon Sewer Basin Improvement and Financing Plan Amendment Incorporating Pumped Flows, Figure 8, Page 11). The operation of the Otay Lakes Road Lift Station and Telegraph Canyon Trunk Sewer should not be significantly impacted by the relatively minor increase in the flow rate.



5620 Friars Road
 San Diego
 California 92110-2596
 (619) 291-0707
 FAX: (619) 291-4165

RICK ENGINEERING COMPANY

Water Resources Division

RECEIVED
 FEB 10 1994
 10:11 AM

February 7, 1994

Mr. Clifford Swanson
 City of Chula Vista
 276 Fourth Avenue
 Chula Vista, California 91912

RE: EASTLAKE GREENS - GENERAL DEVELOPMENT PLAN AMENDMENT AND SPA AMENDMENT (J-12347)

Dear Mr. Swanson:

This is to confirm that the storm drainage system designed for EastLake Greens has adequate capacity to accommodate the run-off generated by additional areas being incorporated into EastLake Greens SPA boundary, as shown on the attached exhibit. In addition, areas being added do not adversely impact the drainage system previously planned and approved as part of Tentative Map for Chula Vista Tract No. 88-03.

Should you have any questions, please call me.

Sincerely,

RICK ENGINEERING COMPANY

Dennis C. Bowling, M.S., R.C.E.
 Director, Water Resources Division

DCB:kt.001

Enclosure

cc: Mr. Doug Reed, City of Chula Vista
 Mr. Bruce Sloan, EastLake Development Company
 Mr. Houshmand Aftahi, Rick Engineering Company

Planning

JAN 17 1995

RESOLUTION NO. 17774

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AND IMPOSING CONDITIONS ON THE TENTATIVE SUBDIVISION MAP FOR PARCEL R-20, KNOWN AS VENTANA, CHULA VISTA TRACT 95-03, MAKING THE NECESSARY FINDINGS AND READOPTING THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM FOR IS-94-19

I. RECITALS

A. Project Site

WHEREAS, the area of land which is the subject matter of this resolution is diagrammatically represented in Exhibit A attached hereto and incorporated herein by this reference, and commonly known as Unit 20 of EastLake Greens Tentative Subdivision Map, Chula Vista Tract 88-3; and for the purpose of general description herein consists of 13.7 acres located on the west side of South Greensview Drive, south of Clubhouse Drive within the EastLake Greens Sectional Planning Area of the EastLake Planned Community ("Project Site"); and,

B. Project; Application for Discretionary Approval

WHEREAS, on August 25, 1994, Brehm Communities ("Developer") and EastLake Development Company ("Owner") filed a tentative subdivision map application with the Planning Department of the City of Chula Vista and requested approval of the Tentative Subdivision Map for Ventana, Chula Vista Tract 95-03 in order to subdivide the Project Site into 109 residential lots and three open space lots ("Project"); and,

C. Prior Discretionary Approvals

WHEREAS, the development of the Project Site has been the subject matter of 1) a General Development Plan, EastLake II (EastLake I Expansion) General Development Plan previously approved by City Council Resolution No. 15198 ("GDP"); 2) the EastLake Greens Sectional Planning Area Plan, previously adopted by City Council Resolution No. 15199 ("SPA"); and 3) a Tentative Subdivision Map, previously approved by City Council Resolution No. 15200 ("TSM"), Chula Vista Tract 88-3, all approved on July 18, 1989; 4) an Air Quality Improvement Plan, EastLake Greens Air Quality Improvement Plan (AQIP); and 5) a Water Conservation Plan, EastLake Greens Water Conservation Plan (WCP); both previously approved by City Council Resolution No. 16898 on November 24, 1992; and 6) a GDP, SPA, TSM, AQIP and WCP amendment previously approved by City Council Resolution No. 17618 on August 16, 1994; and,

D. Planning Commission Record on Application

WHEREAS, the Planning Commission held an advertised public hearing on said project on December 7, 1994, and voted 6-0 to recommend that the City Council approve the Project based upon the findings and subject to the conditions listed below; and,

E. City Council Record of Applications

WHEREAS, a duly called and noticed public hearing was held before the City Council of the City of Chula Vista on December 20, 1994, on the Project and to receive the recommendations of the Planning Commission, and to hear public testimony with regard to same; and,

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby find, determine and resolve as follows:

II. PLANNING COMMISSION RECORD

The proceedings and all evidence introduced before the Planning Commission at their public hearing on this project held on December 7, 1994, and the minutes and resolutions resulting therefrom, are hereby incorporated into the record of this proceeding.

III. MITIGATED NEGATIVE DECLARATION REVIEWED AND CONSIDERED; MITIGATION MONITORING AND REPORTING PROGRAM; FINDINGS; APPROVALS

A. Mitigated Negative Declaration

The City Council of the City of Chula Vista has reviewed, analyzed and considered the previously approved Mitigated Negative Declaration on IS-94-19 (known as Document No. CO94-180 on file in the office of the City Clerk) and comments thereon, the environmental impacts therein identified for this project and the Mitigation Monitoring and Reporting Program ("Program") (known as Document No. CO94-181 on file in the office of the City Clerk) thereon prior to approving the Project. Based on the Initial Study and comments thereon, the Council finds that there is no substantial evidence that the Project will have a significant effect on the environment and thereby readopts the Mitigated Negative Declaration.

B. Mitigation Monitoring and Reporting Program

The City Council of the City of Chula Vista finds that the significant environmental effect(s) identified in the Mitigated Negative Declaration will be reduced to below a level of significance if the mitigation measures in the Mitigation Monitoring and Reporting Program are implemented. The Mitigation

Monitoring and Reporting Program is hereby readopted to ensure that its provisions are complied with.

IV. CERTIFICATION OF COMPLIANCE WITH CEQA

The City Council does hereby find that the Mitigated Negative Declaration on IS-94-19 and Mitigation Monitoring and Reporting Program have been prepared in accordance with requirements of the California Environmental Quality Act, the State EIR Guidelines, and the Environmental Review Procedures of the City of Chula Vista.

V. INDEPENDENT JUDGMENT OF CITY COUNCIL

The City Council finds that Mitigated Negative Declaration IS-94-19 reflects the independent judgment of the City of Chula Vista City Council.

VI. TENTATIVE SUBDIVISION MAP FINDINGS

A. Pursuant to Government Code Section 66473.5 of the Subdivision Map Act, the City Council finds that the Tentative Subdivision Map for the Project is in conformance with the elements of the City's General Plan, based on the following:

1. Land Use

The proposed density of 7.95 du/ac is in compliance with the approved EastLake Greens SPA density range of 5-15 du/ac for the Project site.

2. Circulation

All of the on-site and off-site public streets required to serve the Project will be constructed or DIF fees paid by the developer in accordance with the EastLake Greens Public Financing Plan and Development Agreement.

The public streets within the Project will be designed in accordance with the City design standards and/or requirements. The adjoining street system was designed to handle the anticipated flow of traffic from this and other area projects.

3. Housing

The EastLake Greens SPA Plan area has been conditioned to provide a minimum of 10% affordable housing including a mix of housing types and lot sizes for single-family, townhouses, condominium and, eventually, apartment densities that will provide a wide spectrum of

housing prices for persons of various incomes. The single-family detached residential housing type proposed within the Project is consistent with the EastLake Greens SPA Plan.

4. Conservation

The Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for IS-94-19 addressed the goals and policies of the Conservation Element of the General Plan and found the development of the Project Site to be consistent with these goals and policies.

5. Parks and Recreation, Open Space

The Project Site is located within the EastLake Greens SPA Plan area. The EastLake Greens SPA Plan provides public parks, trails and open space consistent with City policies.

6. Seismic Safety

The Project is in conformance with the goals and policies of the Seismic Element of the General Plan for this site.

7. Safety

The Fire Department and other emergency service agencies have reviewed the Project for conformance with City safety policies and have determined that it meets the City Threshold Standards for emergency services.

8. Noise

Noise mitigation measures included in the Environmental Impact Report SEIR-86-04 and Mitigated Negative Declaration IS-94-19 adequately address the noise policy of the General Plan. All dwelling units within the project will be required to be designed so as to not exceed the interior noise level of 45 dBA. Additionally, all exterior private open space will be shielded by a combination of earth, berm, wall, and/or buildings to achieve a 65 dBA noise level for outside private areas.

9. Scenic Highway

The Project Site is not located along a designated scenic highway, but will provide a 10 ft. wide landscape buffer and decorative wall along Greensview Drive in order to enhance the appearance of the Project from the street.

The project, as conditioned, will be required to provide a landscape

buffer in conformance with landform grading and scenic highway principles of the General Plan.

10. Bicycle Routes

Bicycle lanes have been incorporated within the EastLake Greens Planned Community area design and are presently in use. The public streets within the project are of adequate width to accommodate bicycle travel within the interior of the subdivision.

11. Public Buildings

No public buildings are proposed on the project site. The project is subject to RCT fees prior to issuance of building permits.

- B.** Pursuant to Section 66412.3 of the Subdivision Map Act, the Council certifies that it has considered the effect of this approval on the housing needs of the region and has balanced those needs against the public service needs of the residents of the City and the available fiscal and environmental resources.
- C.** The configuration, orientation and topography of the site partially allows for the optimum siting of lots for passive or natural heating and cooling opportunities as required by Government Code Section 66473.1.
- D.** The site is physically suitable for residential development and the proposal conforms to all standards established by the City for such projects.
- E.** The conditions herein imposed on the grant of permit or other entitlement herein contained is approximately proportional both in nature and extent to the impact created by the Project.

BE IT FURTHER RESOLVED that the City Council does hereby approve the Project subject to the general and special conditions set forth below.

VIII. VALIDITY OF EXACTIONS.

The City hereby finds that the exactions herein required of the Developer are related to the proposed development and are in an amount or degree that is proportional to the impact of the development.

IX. GENERAL CONDITIONS OF APPROVAL

The approval of the Project which is stated to be conditioned on "General Conditions" is hereby conditioned as follows:

A. Project Site is Improved with Project

Developer, or their successors in interest, shall improve the Project Site with the Project as described in Tentative Subdivision Map Chula Vista Tract 95-03 and the Mitigated Negative Declaration IS-94-19 except as modified by this Resolution.

B. Implement Mitigation Measures

Developer shall diligently implement, or cause the implementation of, all mitigation measures pertaining to the Project identified in the Final Supplemental Impact Report for Eastlake Greens FEIR-86-04 and Mitigated Negative Declaration IS-94-19.

C. Implement the Mitigation Monitoring and Reporting Program

Developer shall implement, or cause the implementation of all portions of IS-94-19 Mitigation Monitoring and Reporting Program pertaining to the Project.

D. Implement previously adopted conditions of approval pertinent to project.

Unless otherwise conditioned, developer shall comply with all unfulfilled conditions of approval of the EastLake Greens Tentative Map, Chula Vista Tract 88-3 established by Resolution No. 15200 approved by Council on July 18, 1989, and amended by Resolution 17618 approved by Council on August 16, 1994, and shall remain in compliance with and implement the terms, conditions and provisions of Eastlake Greens Sectional Planning Area, Eastlake Greens Planned Community District Regulations, the Eastlake Greens Development Agreement, the Water Conservation Plan and the Air Quality Plan, Design Guidelines and the Public Facilities Financing Plan.

E. Implement Public Facilities Financing Plan

Developer shall install public facilities in accordance with the Eastlake Greens Public Facilities Financing Plan as amended or as required by the City Engineer to meet threshold standards adopted by the City of Chula Vista. The City Engineer and Planning Director may, at their discretion, modify the sequence of improvement construction should conditions change to warrant such a revision.

F. Project Phasing

If phasing is proposed within an individual map or through multiple final maps, submit and obtain approval for a development phasing plan by the City Engineer and Director of Planning prior to approval of any final map. Improvements, facilities and dedications to be provided with each phase or unit of development shall be as determined by the City Engineer and Director of Planning. The City reserves the right to condition approval of each final map with the requirement

to provide said improvements, facilities and/or dedications as necessary to provide adequate circulation and to meet the requirements of police and fire departments. The City Engineer and Planning Director may, at their discretion, modify the sequence of improvement construction should conditions change to warrant such a revision.

G. Annexation

Annex all property within the proposed subdivision boundary of each final map to the City of Chula Vista from the County of San Diego prior to approval of each map.

H. Design Review Approval

The final map shall comply with all applicable plans and conditions approved with DRC-95-16.

X. SPECIAL CONDITIONS OF APPROVAL

Prior to approval of the final map unless otherwise indicated, the developer shall:

STREETS, RIGHTS-OF-WAY AND IMPROVEMENTS

1. Design, construct and dedicate right of way for all streets to meet the City standards for residential streets, or as approved by the City Engineer. Submit improvement plans for approval by the City Engineer detailing the horizontal and vertical alignment of said streets.
2. Guarantee the construction of all improvements (streets, sewers, drainage facilities, utilities, etc) deemed necessary to provide service to the subject subdivision in accordance with City standards.
3. Design streets to meet 250' minimum distance between centerline intersections or as approved by the City Engineer.
4. The waivers requested on the tentative map for the following are hereby granted:
 - a) cul de sacs
 - b) tangent length between Station 28 and Station 30
 - c) knuckles
 - d) driveway separation from PCR to be 4 feet minimum
5. Present written verification to the City Engineer from Otay Water District that the subdivision will be provided adequate water service and long term water storage facilities.

6. Design all residential streets with 200 ft. minimum curve radii.
7. Obtain and grant to the City easements for the maintenance of the proposed sewer and storm drain between the northerly subdivision boundary and the point of connection to the existing facilities. Said easements shall be 10' wide minimum.

GRADING

8. Submit and obtain approval by the City Engineer for final grading plans.
9. Provide an updated soils report or an addendum to the original document prepared by a registered engineer, as required by the City Engineer.
10. Submit and obtain approval by the City Engineer for an erosion and sedimentation control plan together with grading plans.
11. Submit a list of proposed lots indicating whether the structure will be located on fill, cut, or a transition between the two situations.

AGREEMENTS

12. Enter into an agreement with the City whereby:
 - a. The developer agrees the City may withhold building permits for any units in the subject subdivision if any one of the following occur:
 - (1) Regional development threshold limits set by the East Chula Vista Transportation Phasing Plan have been reached.
 - (2) Traffic volumes, levels of service, public utilities and/or services exceed the adopted City threshold standards.
 - b. The developer agrees that the City may withhold building permits for any of the proposed development if the required public facilities, as identified in the PFFP or as amended or otherwise conditioned have not been completed or constructed to satisfaction of the City. The developer may propose changes in the timing and sequencing of development and the construction of improvements affected. In such case, the PFFP may be amended as approved by the Planning Director and City Engineer.
13. Agree to defend, indemnify and hold harmless the City and its agents, officers and employees, from any claim, action or proceeding against the City, or its agents, officers or employees to attack, set aside, void or annul any approval by the City, including approval by its Planning Commission, City Council or any approval by its agents, officers, or employees with regard to this subdivision

pursuant to Section 66499.37 of the Map Act provided the City promptly notifies the subdivider of any claim, action or proceeding and on the further condition that the City fully cooperates in the defense.

14. Agree to hold the City harmless from any liability for erosion, siltation or increase flow of drainage resulting from this project.
15. Agree to insure that all franchised cable television companies ("Cable Company") are permitted equal opportunity to place conduit and provide cable television service to each lot within the subdivision. Restrict access to the conduit to only those franchised cable television companies who are, and remain in compliance with, all of the terms and conditions of the franchise and which are in further compliance with all other rules, regulations, ordinances and procedures regulating and affecting the operation of cable television companies as same may have been, or may from time to time be issued by the City of Chula Vista.

OPEN SPACE/ASSESSMENTS

16. Pay additional fees on a fair-share basis into Assessment District Numbers 90-3, 91-1 and other applicable assessment districts due to a change in units approved subsequent to District formation as determined by the City Engineer.
17. Pay all costs associated with apportionment of assessments for all City assessment districts as a result of subdivision of lands within the boundary. Request apportionment and provide a deposit to the City estimated at \$40/unit/district to cover costs.
18. Prepare a disclosure form to be signed by the home buyer acknowledging that additional fees have been paid into the Assessment District or the Transportation DIF Fund, and that these additional fees are reflected in the purchase price of the home for those units which have a density change from that indicated in the assessment district's Engineer's Report. Submit disclosure form for the approval of the City Engineer.
19. Request annexation into EastLake Maintenance District #1 of all areas within the tentative map boundary not currently included in the district prior to approval of the first final map which includes said areas. Deposit \$3,000 to initiate annexation proceedings. Pay all costs of proceedings.

MISCELLANEOUS

20. Tie the boundary of the subdivision to the California System -Zone VI (1983).
21. Submit copies of Final Maps in a digital format such as (DXF) graphic file prior to approval of each Final Map. Provide computer aided Design (CAD) copy of the Final Map based on accurate coordinate geometry calculations and submit

the information in accordance with the City Guidelines for Digital Submittal in duplicate on 5-1/2 HD floppy disk prior to the approval of each Final Map.

XI. CODE REQUIREMENT REMINDERS

1. Comply with all applicable sections of the Chula Vista Municipal Code. Preparation of the Final Map and all plans shall be in accordance with the provisions of the Subdivision Map Act and the City of Chula Vista Subdivision Ordinance and Subdivision Manual.
2. Underground all utilities within the subdivision in accordance with Municipal Code requirements.
3. Satisfy the requirement to pay the Transportation Development Impact Fees (TDIF) prior to final map approval if the fee is financed through an assessment district or pay the TDIF prior to issuance of building permits.
4. Pay the following fees in accordance with the City Code and Council Policy:
 - a. The Public Facilities Development Impact Fees.
 - b. Signal Participation Fees.
 - c. All applicable sewer fees, including but not limited to sewer connection fees.
 - d. Interim Pre-SR-125 impact fee (effective January 1, 1995).
 - e. Telegraph Canyon Sewer Pumped Flows Development Impact Fees
5. Pay the amount of applicable fees in effect at the time of issuance of building permits. The developer is advised that fees periodically change, and that it is the developer's responsibility to contact the appropriate City department or government agency to ascertain the amount of a given fee due at the time of collection.
6. Required fire hydrants must be installed and operable prior to delivery of any combustible construction materials.
7. If any part of the development will be adjacent to an open space area, particularly canyon rims, a plan for brush management and fire resistive landscaping must be submitted.

XII. CONSEQUENCE OF FAILURE OF CONDITIONS

If any of the foregoing conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny or further condition issuance of all future building permits, deny, revoke or further condition all certificates of occupancy issued under the authority of approvals herein granted, institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this Resolution.

XIII. NOTICE OF DETERMINATION

The City Council directs the Environmental Review Coordinator to post a Notice of Determination and file the same with the County Clerk.

XIII. INVALIDITY; AUTOMATIC REVOCATION

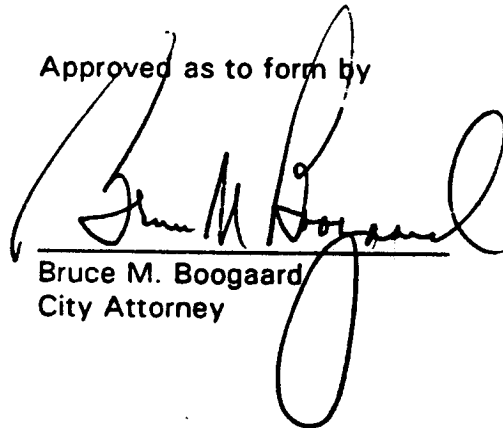
It is the intention of the City Council that its adoption of this Resolution is dependent upon the enforceability of each and every term, provision and condition herein stated; and that in the event that any one or more terms, provisions or conditions are determined by a Court of competent jurisdiction to be invalid, illegal or unenforceable, this resolution shall be deemed to be automatically revoked and of no further force and effect ab initio.

Presented by

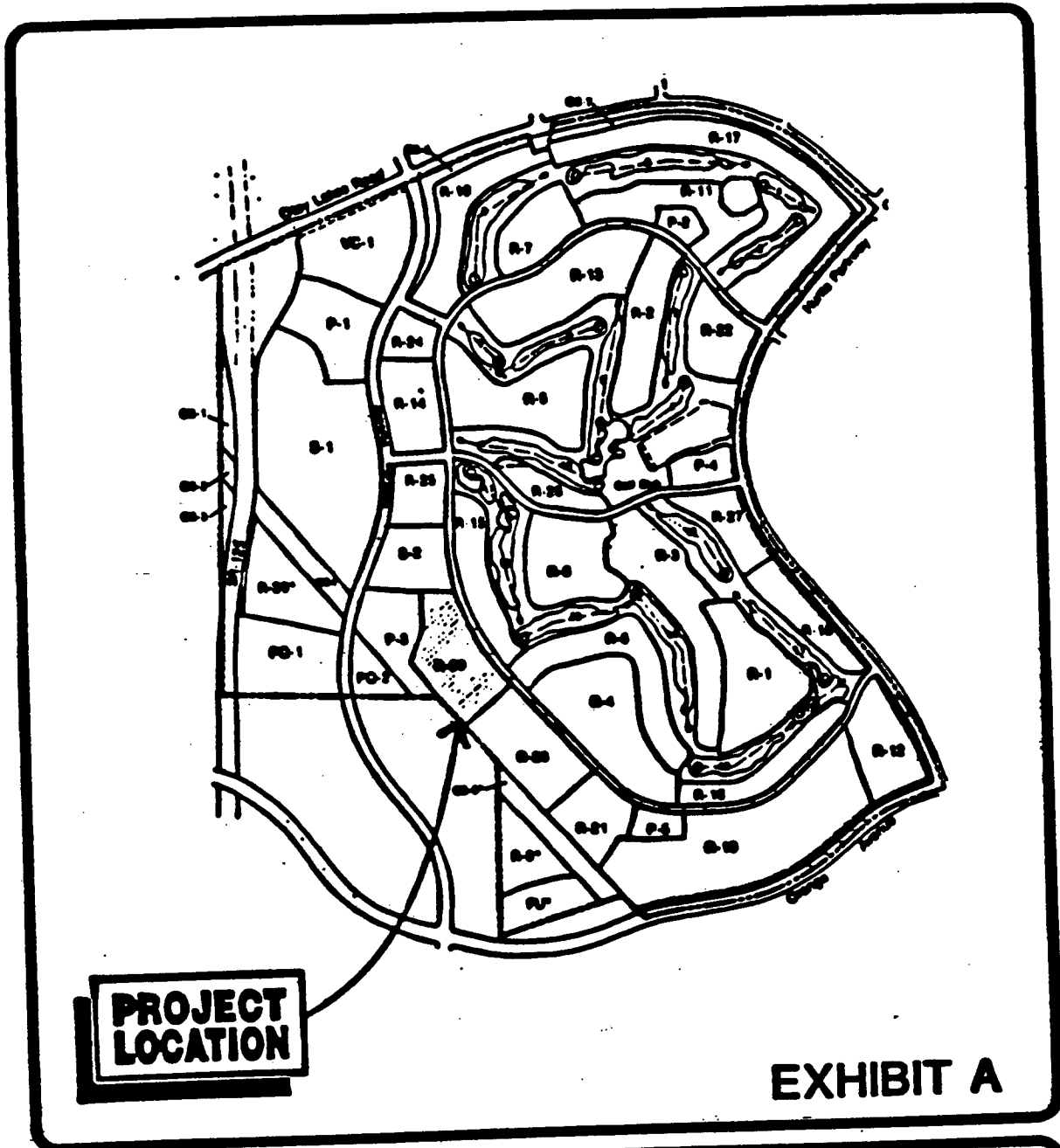



Robert A. Leiter
Director of Planning

Approved as to form by



Bruce M. Boogaard
City Attorney



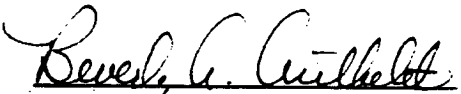
CHULA VISTA PLANNING DEPARTMENT		
LOCATOR	APPROXIMATE: VENTANA @ EASTLAKE GREENS	PROJECT DESCRIPTION: SUBDIVISION VENTANA
 NORTH	ADDRESS: SOUTH GREENVIEW DRIVE	Request: The development proposal consists of the construction of 109 single family dwellings on 12.7 acres
	SCALE: NONE	FILE NUMBER: PCS-95-03

PASSED, APPROVED and ADOPTED by the City Council of the City of Chula Vista, California, this 20th day of December, 1994, by the following vote:

YES:	Councilmembers:	Fox, Moot, Padilla, Rindone, Horton
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None


Shirley Horton, Mayor

ATTEST:


Beverly A. Authelet, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, Beverly A. Authelet, City Clerk of the City of Chula Vista, California, do hereby certify that the foregoing Resolution No. 17774 was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the 20th day of December 1994.

Executed this 20th day of December, 1994.


Beverly A. Authelet, City Clerk



STATE OF CALIFORNIA-THE RESOURCES AGENCY

DEPARTMENT OF FISH AND GAME

ENVIRONMENTAL FILING FEE RECEIPT

DFG 753.5a (6-91)

31339

Lead Agency: City of Chula Vista

Date: 4/26/94

County/State Agency of Filing: San Diego

Document No.: 940172

Project Title: Modification of the Eastlake Greens GOP/SPA & the

Project Applicant Name: Formation of an assessment district for various

Phone Number: _____

Project Applicant Address: public improvements

Project Applicant (check appropriate box): Local Public Agency School District Other Special District
State Agency Private Entity

CHECK APPLICABLE FEES:

- () Environmental Impact Report \$850.00 \$ _____
- (X) Negative Declaration \$1,250.00 \$ _____
- () Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ _____
- () Projects Subject to Certified Regulatory Programs \$850.00 \$ _____
- () County Administrative Fee \$25.00 \$ _____
- (X) Project that is exempt from fees

TOTAL RECEIVED \$

Signature and title of person receiving payment: [Signature]



STATE OF CALIFORNIA-THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

DFG 753.5a (8-81)

35237

Lead Agency: City of Chula Vista Date: 7/14/94
 County/State Agency of Filing: San Diego Document No.: 940302
 Project Title: Lastlake Greens Unit 13 (DRC-94-47)
 Project Applicant Name: _____ Phone Number: _____

Project Applicant Address: _____

Project Applicant (check appropriate box): Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

- | | | |
|---|------------|-----------------|
| <input checked="" type="checkbox"/> Environmental Impact Report | \$850.00 | \$ <u>— 0 —</u> |
| <input type="checkbox"/> Negative Declaration | \$1,250.00 | \$ _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ _____ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs | \$850.00 | \$ _____ |
| <input type="checkbox"/> County Administrative Fee | \$25.00 | \$ _____ |
| <input checked="" type="checkbox"/> Project that is exempt from fees | | |

TOTAL RECEIVED \$ — 0 —

Signature and title of person receiving payment: [Signature]

F I L E D
Annette J. Evans, Clerk
MAR 0 1 1994

N O T I C E

PROPOSED FINDING OF NO SIGNIFICANT ENVIRONMENTAL IMPACT DEPUTY

NOTICE IS HEREBY GIVEN that the Decision Making Authority, noted below, is considering a recommendation that the project herein identified will have no significant environmental impact. A copy of the Negative Declaration (finding of no significant impact) and the Initial Study, which supports the proposed findings, are on file in the City of Chula Vista Planning Department, 276 Fourth Avenue, Chula Vista, CA 91910. These documents are available for public review between the hours of 8:00 a.m. and 5:00 p.m.

Anyone wishing to comments on the Negative Declaration should present their comments to the Decision Making Authority within ten (10) days of the date of this notice.

This proposed finding does not constitute approval or denial of the project itself; it only determines if the project could have significant environmental impact. Projects which could have significant impact must have an Environmental Impact Report prepared to evaluate those possible impacts.

If you wish to challenge the City's action on this Negative Declaration in court, you may be limited to raising only those issues you or someone else raised in written correspondence to the Decision Making Authority identified below.

Project Location: South of Otay Lakes Rd., between Eastlake Parkwy and Hunte Parkway

Project Description: 1). The transfer of units within the existing boundaries of Eastlake Greens to refine densities with no net increase in the existing proposal density and 2). The addition of 22.7 acres to Eastlake Greens development with an additional 97 dwellings units. 3). The formation of an assessment District (94-1 Eastlake II) for the installation of public facilities to serve the project.

Decision Making Authority: City of Chula Vista City Council and the San Diego Board of Supervisor

Case No. IS-94-19

Date March 1, 1994

NOTPROP.E22

N O T I C E

PROPOSED FINDING OF NO SIGNIFICANT ENVIRONMENTAL IMPACT

NOTICE IS HEREBY GIVEN that the Decision Making Authority, noted below, is considering a recommendation that the project herein identified will have no significant environmental impact. A copy of the Negative Declaration (finding of no significant impact) and the Initial Study, which supports the proposed findings, are on file in the City of Chula Vista Planning Department, 276 Fourth Avenue, Chula Vista, CA 91910. These documents are available for public review between the hours of 8:00 a.m. and 5:00 p.m.

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This proposed finding does not constitute approval or denial of the project itself; it only determines if the project could have significant environmental impact. Projects which could have significant impact must have an Environmental Impact Report prepared to evaluate those possible impacts.

If you wish to challenge the City's action on this Negative Declaration in court, you may be limited to raising only those issues you or someone else raised in written correspondence to the Decision Making Authority identified below.

Project Location: South of Otay Lakes Rd., between Eastlake Parkwy and Hunte Parkway

Project Description: 1). The transfer of units within the existing boundaries of Eastlake Greens to refine densities with no net increase in the existing proposal density and 2). The addition of 22.7 acres to Eastlake Greens development with an additional 97 dwellings units. 3). The formation of an assessment District (94-1 Eastlake II) for the installation of public facilities to serve the project.

Decision Making Authority: City of Chula Vista City Council and the San Diego Board of Supervisor

Case No. IS-94-19

Date March 1, 1994

NOTPROP.E22

NOTICE OF INITIAL STUDY

NOTICE IS HEREBY GIVEN that the Environmental Review Coordinator of the City of Chula Vista is conducting an Initial Study (IS) to determine if the project identified and described below will have a significant impact on the environment. If the project may have a significant effect on the environment, an Environmental Impact report will be prepared to evaluate the environmental consequences of the project. If the project will not have significant environmental impact or if mitigation measure have been included in the project which will avoid any significant impacts, a Negative Declaration will be prepared.

This determination does not constitute approval or rejection of the project.

This IS application, project description and other material are on file and available for public review at the Chula Vista Planning Department, Public Services Building, 276 Fourth Avenue, Chula Vista, California 91910.

Any Comments on this Initial Study must be presented in writing to the Environmental Review Coordinator, P.O. Box 1087, Chula Vista, California, 91912, prior to 5:00 p.m. on February 4, 1994


If you have any questions or comments on this IS, please call the Environmental Review Section of the Planning Department at (619) 691-5101.

Project Description: an amendment to the Eastlake Greens General Development Plan and Sectional Area Plan which would result in:

1. The transfer of units within the existing boundaries of Eastlake Greens to refine densities with no net increase in the existing proposal density and
2. The addition of 22.7 acres to Eastlake Greens development with an additional 97 dwelling units.

Project Location: South of Otay Lakes Rd., between Eastlake Parkway Hunte Parkway (see attached locator map).

Project Applicant: Eastlake Development Company

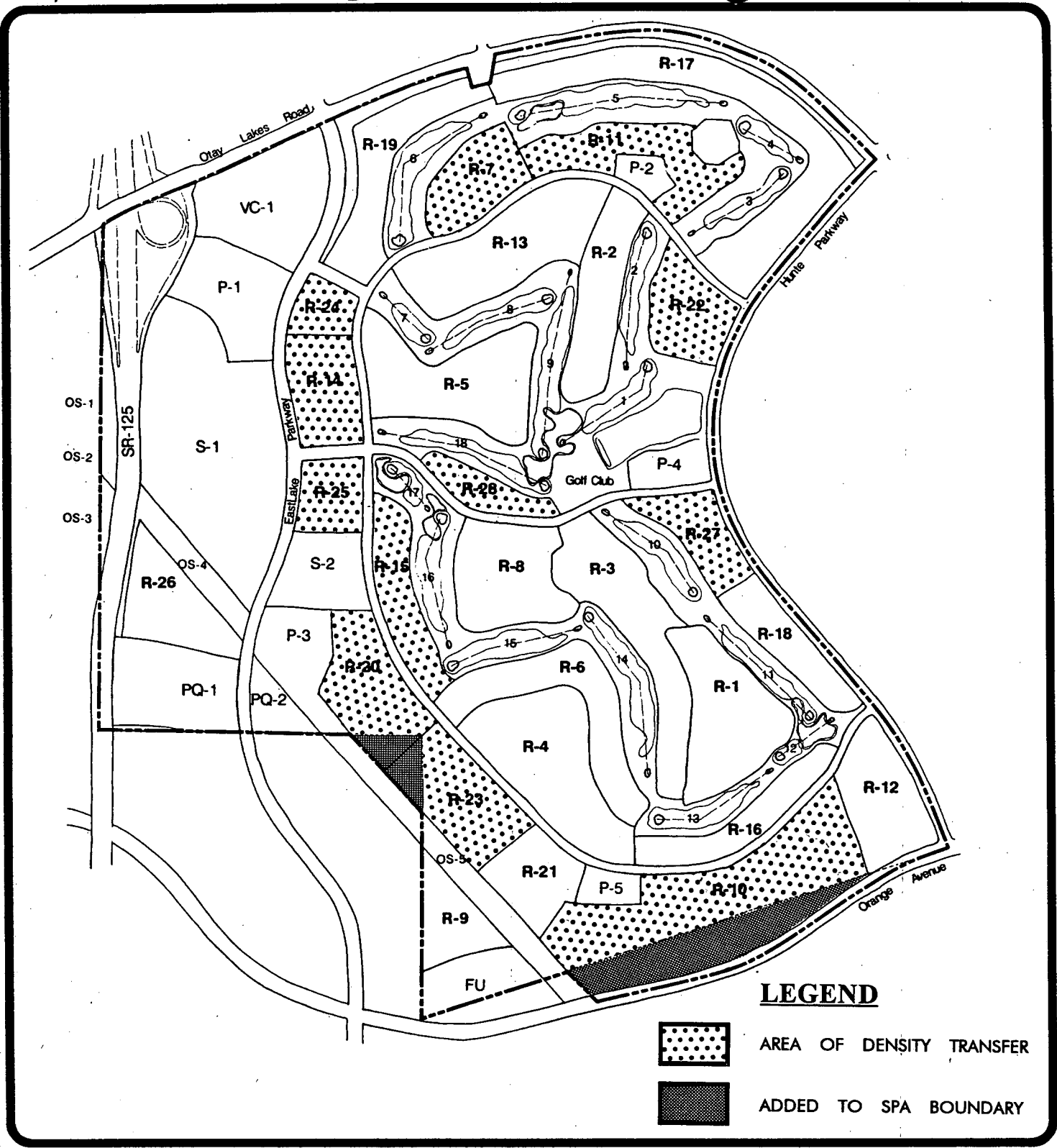


Douglas D. Reid
Environmental Review Coordinator

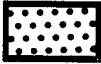
Date: January 18, 1994

Case No: IS-94-19

(Env.not)



LEGEND

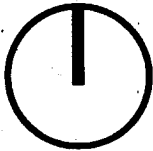


AREA OF DENSITY TRANSFER



ADDED TO SPA BOUNDARY

CHULA VISTA PLANNING DEPARTMENT



NORTH

APPLICANT: Eastlake Development Co.

ADDRESS: 900 Lane Avenue

**SCALE:
NO SCALE**

**FILE NUMBER:
IS - 94 - 19**

PROJECT DESCRIPTION:

EASTLAKE GREENS

**General Development Plan Amendment
and SPA Amendment**



<p>Occupant 1009 Oak Hill Drive Chula Vista, CA 91915</p>	<p>Occupant 2360 Greenbriar Dr. Unit B Chula Vista, CA 91915</p>	
<p>Occupant 2466 Golfcrest Loop Chula Vista, CA 91915</p>	<p>Occupant 2360 Greenbriar Dr. Unit D Chula Vista, CA 91915</p>	
<p>Occupant 2464 Golfcrest Loop Chula Vista, CA 91915</p>	<p>Occupant 2528 La Costa Ave. Chula Vista, CA 91915</p>	
<p>Occupant 1060 Torrey Pines Rd. Chula Vista, CA 91915</p>	<p>Occupant 1087 Water Ville Lake Rd. Chula Vista, CA 91915</p>	
<p>Occupant 1050 Torrey Pines Rd. Chula Vista, CA 91915</p> <p><i>Net to Smith vacant</i></p>	<p>Occupant 2377 Fairway Oaks Dr. Chula Vista, CA 91915</p> <p><i>Net to Sunder</i></p>	
<p>Occupant 1048 Torrey Pines Rd. Chula Vista, CA 91915</p>	<p>Occupant 1009 Oak Hill Dr. Chula Vista, CA 91915</p>	
<p>Occupant 2340 Greenbriar Dr. Unit A Chula Vista, CA 91915</p>		
<p>Occupant 2340 Greenbriar Dr. Unit F Chula Vista, CA 91915</p>		
<p>Occupant 2341 Greenbriar Dr. Unit A Chula Vista, CA 91915</p>		

NOTICE FOR ALL IS'S AND EIR'S ARE TO BE MAILED TO THIS LIST

SANDAG
401 'B' Street, Ste. 800
San Diego, CA 92101

CAM PATTERSON
S.D. Assn. of Environmental
Biologist
7460 Mission Valley Road
San Diego, CA 92108

~~BILL ROBENS
So. Bay Sierra Club
254 Camino Elevado
Bonita, CA 91902~~

CHAMBER OF COMMERCE
Attn: Don Reed
233 Fourth Avenue
Chula Vista, CA 91910

SWEETWATER UNION H.S. DISTRICT
Attn: Tom Silva
1130 Fifth Avenue
Chula Vista, CA 91911

CITIZENS COORD. FOR CENTURY
THREE
1549 El Prado
San Diego, CA 92103

CHULA VISTA STAR NEWS
Attn: C.V. City Hall Reporter
835 Third Avenue
Chula Vista, CA 91910

OTAY WATER DISTRICT
Attn: Jim Peasley
10595 Jamacha Road
Spring Valley, CA 91978

CROSSROADS
c/o Carol Freno
3703 Alta Loma Drive
Bonita, CA 91902

BUSINESS & PROFESSIONAL ASSN.
P.O. Box 284
Bonita, CA 91902

~~SWEETWATER AUTHORITY
Attn: James L. Smyth
505 Garrett
Chula Vista, CA 91910~~

CHULA VISTA LIBRARY
Attn: Maureen Roeber

CALIF. NATIVE PLAN SOCIETY
c/o R. Michel Beauchamp
P.O. Box 985
National City, CA 91950

SWEETWATER COMMUNITY
Planning Group
Attn: John Hammond
P.O. Box 460
Bonita, CA 91902

EASTLAKE DEVELOPMENT CO.
Attn: Katy Wright
900 Lane Avenue, #100
Chula Vista, CA 91914

GARY FINK
883 La Senda Way
Chula Vista, CA 91910

CHULA VISTA ELEMENTARY SCHOOL
DISTRICT
Attn: Kate Shurson
84 East 'J' Street
Chula Vista, CA 91910

S.D.G. & E
Attn: Pat Barnes
436 'H' Street
Chula Vista, CA 91910

SWEETWATER VALLEY CIVIC ASSN.
P.O. Box 232
Bonita, CA 91902

SAN DIEGO BIODIVERSITY PROJECT
Attn: David Hogan
P.O. Box 1944
Julian, CA 92036

SAN DIEGO UNION/THE TRIBUNE
555 'H' Street
Chula Vista, CA 91910

~~SAN DIEGO AUDUBON SOCIETY, INC.
2321 Morena Blvd., Suite D
San Diego, CA 92110~~

SAN DIEGO AUDUBON SOCIETY, INC.
Attn: Norma Sullivan
5858 Scripps Street
San Diego, CA 92122

~~ENVIRONMENTAL LAND SOLUTIONS
Attn: James B. Carter
1094 Cudany Place, Ste. 324
San Diego, CA 92110~~

U.S. Fish & Wildlife Services
2730 Loker Ave. West
Carlsbad, CA 92008
Attn: Ellen Berryman

CAL Fish and Game
15273 Matusy Dr. #35
San Diego, CA 92127

CITY OF NATIONAL CITY
Planning Dept.
Attn: Roger Port, Director
1243 National City Blvd.
National City, CA 91950

CITY OF SAN DIEGO
Attn: Ann Hix, Principal Plnr
Plng Dept. Dev. & Env. Plng Di
202 "C" St.
San Diego, CA 92101

COUNTY OF SAN DIEGO
Dept. of Land Use & Planning
Attn: Anne Ewing, Reg. Planner
5201 Ruffin Rd. #B
San Diego, CA 92123-1666

LABL 00584 IS-94-19
GDP; AMEND: EXPANSION OF SPA B
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5950702800
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5950801300
WESTERN SALT CU
P O BOX 149
SAN DIEGO CA 92112

5950802100
WESTERN SALT CU
P O BOX 149
SAN DIEGO CA 92112

5952320300
990 LANE AVENUE PARTNERS
C/O EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5952321800
MISSIONARY CHURCH WESTERN DIS
RICT INC
484 E LOS ANGELES AVE #228
MIDPARK CA 93021

5952321900
EASTLAKE DEVELOPMENT COMPANY
900 LANE AVE #100
CHULA VISTA CA 91914

5953201400
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953201600
EASTLAKE COUNTRY CLUB PTNSHP
C/O LANE/KUHN PACIFIC
14 CORPORATE PLAZA
NEWPORT BEACH CA 92660

5953201900
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953202000
SAN DIEGO COUNTY WATER AUTHOKI
TY
900 LANE AVE #100
CHULA VISTA CA 91914

5953202300
SAN DIEGO COUNTY WATER AUTHORI
TY
PUBLIC AGENCY

5953211000
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953211440
ZAKY AHMED
1073 TORREY PINES RD
CHULA VISTA CA 91915

5953211441
VENNEBUSH JAMES J/ CARMEN A
1071 TORREY PINES RD
CHULA VISTA CA 91915

5953211444
MOREHEAD KENNETH D
1065 TORREY PINES RD
CHULA VISTA CA 91915

5953211445
KELL JAMES F/PATRICIA A
1063 TORREY PINES RD
CHULA VISTA CA 91915

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~~5950801400
WESTERN SALT CO
P O BOX 149
SAN DIEGO CA 92112~~

~~5950802000
WESTERN SALT CO
P O BOX 149
SAN DIEGO CA 92112~~

~~5952321000
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914~~

~~5952321700
EASTLAKE DEVELOPMENT COMPANY
900 LANE AVE #100
CHULA VISTA CA 91914~~

~~5953200200
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914~~

~~5953201000
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914~~

~~5953201700
SWEETWATER UNION HIGH SCHOOL D
ISTRICT
1130 FIFTH AVE
CHULA VISTA, CA 00000~~

~~5953201800
SAN DIEGO COUNTY WATER AUTHORI
TY
UNKNOWN ADDRESS~~

~~5953202100
SWEETWATER UNION HIGH SCHOOL D
ISTRICT
PUBLIC AGENCY~~

~~5953202200
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914~~

~~5953211200
OTAY WATER DISTRICT
UNKNOWN ADDRESS~~

~~5953211439
LEVINE SAMUEL/HELA E
1075 TORKEY PINES RD
CHULA VISTA CA 91915~~

~~5953211442
VINLUAN AGNES T
1069 TORREY PINES RD
CHULA VISTA CA 91915~~

~~5953211443
ECHAVARRIA ALBERTO/MARIA L
1067 TORKEY PINES RD
CHULA VISTA CA 91915~~

~~5953211446
ALLEN THOMAS W/JUDY A
1061 TORREY PINES RD
CHULA VISTA CA 91915~~

~~5953211447
WARREN RUY C JR/JACQUELINE TRS
1059 TORKEY PINES RD
CHULA VISTA CA 91915~~

5 953211448
DUNCAN LEONZA/ARNETTA REVOCABL
E TRUST 02-22-91
1057 TORREY PINES RD
CHULA VISTA CA 91915

5953211449
EVASICK EDWARD J/LUCY B
1055 TORREY PINES RD
CHULA VISTA CA 91915

5 953211452
RHODES SHARON L
1049 TORREY PINES RD
CHULA VISTA CA 91915

5953211453
PATEY HENRI C/DENISE S
1047 TORREY PINES RD
CHULA VISTA CA 91915

5 953211456
LASHUK INVESTMENTS LTD
1041 TORREY PINES RD
CHULA VISTA CA 91915

5953211457
THOMAS CHESTER S/BEVERLY A
1070 TORREY PINES RD
CHULA VISTA CA 91915

5 953211460
GREEN ROBERT A JR/JUDITH P
1064 TORREY PINES RD
CHULA VISTA CA 91915

5953211461
BURNS MARGARET
1062 TORREY PINES RD
CHULA VISTA CA 91915

5 953211464
WALTERS YVONNE B
1056 TORREY PINES RD
CHULA VISTA CA 91915

5953211465
LEOS ESEQUIEL B
1054 TORREY PINES RD
CHULA VISTA CA 91915

5 953211468
WEAVER JAMES L/JANE L
328 GREENWOOD PL
BONITA CA 91902

5953211469
HOYT CHARLES A III
1046 TORREY PINES RD
CHULA VISTA CA 91915

5 953211472
MARTINEZ VINCENT/OLGA E
1040 TORREY PINES RD
CHULA VISTA CA 91915

5953211900
MASTERS COLLECTION AT EASTLAKE
GREENS HOMEOWNERS ASSN
C/O LANE KUHN PACIFIC HOMES
900 LANE AVE #200
CHULA VISTA CA 91914

5 953212200
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953212300
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5 953212600
FAIRWAY VILLAS PARTNERS
C/O CENTURY AMERICAN BUILDERS,
23421 S POINTE DR
LAGUNA HILLS CA 92653

5953212700
FAIRWAY VILLAS PARTNERS
C/O CENTURY AMERICAN BUILDERS,
23421 S POINTE DR
LAGUNA HILLS CA 92653

5 953212840
PARTON JEFFERY D/KATHY J
1000 BROADMOOR CT #C
CHULA VISTA CA 91915

5953212841
HILBURN ROBERT M/SHARON A
1000 BROADMOOR CT #D
CHULA VISTA CA 91915

5 953212844
BATKA TERENCE L
1001 BROADMOOR CT #B
CHULA VISTA CA 91915

5953212845
CARRILLO GUADALUPE
1001 BROADMOOR CT #C
CHULA VISTA CA 91915

5 953212848
ESCOBAR FAMILY TRUST 10-11-91
2330 GREENBRIAR DR #B
CHULA VISTA CA 91915

5953212849
COTO JULIO/JOSEFA V
2330 GREENBRIAR DR #C
CHULA VISTA CA 91915

5953211450
LAIRD PAUL A/SYLVIA G
1053 TORREY PINES RD
CHULA VISTA CA 91915

5953211451
NEUHART MARK D/SUSAN J
1051 TORREY PINES RD
CHULA VISTA CA 91915

5953211454
LACROIX LAWRENCE W/CHUNG IN SU
N
1045 TORREY PINES RD
CHULA VISTA CA 91915

5953211455
JOHNSON GERALD M
1043 TORREY PINES RD
CHULA VISTA CA 91915

5953211458
MURIN ROLAND F/LORRAINE L
1068 TORREY PINES RD
CHULA VISTA CA 91915

5953211459
HYBERGER ROBERT J/OMEARA-HYBER
GER FRANCES M
1066 TORREY PINES RD
CHULA VISTA CA 91915

5953211462
SAFLAR GALE F/PAULA C
P O BOX 814
BONITA CA 91908

5953211463
DREESEN ROBERT V/NANCY A
1058 TORREY PINES RD
CHULA VISTA CA 91915

5953211466
GOLDBERG DAVID Z/RITA V
1052 TORREY PINES RD
CHULA VISTA CA 91915

5953211467
BRAVERMAN ISAAC/BELA
C/O REBECCA KRINSKY
593 VISTA MIRANDA
CHULA VISTA CA 91910

5953211470
SOLOMON FAMILY 1991 TRUST
1044 TORREY PINES RD
CHULA VISTA CA 91915

5953211471
FIALKO SCOTT T
1042 TORREY PINES RD
CHULA VISTA CA 91915

5953212000
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953212100
~~LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914~~

5953212400
~~LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914~~

5953212500
~~LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914~~

5953212838
ZATARAIN JEFFREY P/MAGDALENA
1000 BROADMOOR CT #A
CHULA VISTA CA 91915

5953212839
VENSKE RUSSELL H JR/KATHLEEN F
1000 BROADMOOR CT #B
CHULA VISTA CA 91915

5953212842
RANCK KATHERINE L
1000 BROADMOOR CT #E
CHULA VISTA CA 91915

5953212843
DYAS THOMAS E/EVANGELINE C
1001 BROADMOOR CT #A
CHULA VISTA CA 91915

5953212846
COMPARIN JEFFREY H/RAE J
1001 BROADMOOR CT #D
CHULA VISTA CA 91915

5953212847
CABICO RUBERT L/CECILIA P
2330 GREENBRIAR DR #A
CHULA VISTA CA 91915

5953212850
CHAN WAYNE Y
2330 GREENBRIAR DR
CHULA VISTA CA 91915

5953212851
HANNEMANN ALEJANDRO Z/ERIKA C
U
2330 GREENBRIAR DR #E
CHULA VISTA CA 91915

5953212854
WALKER PHILLIP C/NORMA M
2340 GREENBRIAR DR #C
CHULA VISTA CA 91915

5953212855
ZETO PHILLIP J/MIXON GINGER
P O BOX 1344
SOLOMON MD 20688

5953212858
COBIAN DORA L
1619 MALTA AVE
CHULA VISTA CA 91911

5953212859
DOUGLAS JOHN T
2341 GREENBRIAR DR #B
CHULA VISTA CA 91915

5953212862
PATACSIL EMETERIO JR
2341 GREENBRIAR DR #E
CHULA VISTA CA 91915

5953212863
GRIFFITH VIRGINIA R
2345 GREENBRIAR DR #A
CHULA VISTA CA 91915

5953212866
LITTLE TIMOTHY S/MONICA A
2345 GREENBRIAR DR #D
CHULA VISTA CA 91915

~~5953212867
MARTINEZ MARLOW B
2345 GREENBRIAR DR #E
CHULA VISTA CA 91915~~ FOE

5953212870
MARTIN THOMAS A
2344 GREENBRIAR DR #B
CHULA VISTA CA 91915

5953212871
JELINEK JOSEPH F/JEANNE L
2344 GREENBRIAR DR #C
CHULA VISTA CA 91915

5953212874
HILLIDGE SHARON B
2344 GREENBRIAR DR #F
CHULA VISTA CA 91915

5953212901
JAVIER PEPITO M/JULITA A
2350 GREENBRIAR DR #A
CHULA VISTA CA 91915

5953212904
PALUSO EUGENE F/DORIS J
2350 GREENBRIAR DR #D
CHULA VISTA CA 91915

5953212905
RAMOS ALFRED
988 PALM VALLEY CIR #A
CHULA VISTA CA 91915

5953212908
VALDEZ HECTOR P
988 PALM VALLEY CIR #D
CHULA VISTA CA 91915

5953212909
SALAZAR NORBERTO P
984 PALM VALLEY CIR #A
CHULA VISTA CA 91915

5953212912
CONSOLETTI MICHAEL D/SUSAN B
984 PALM VALLEY CIR #D
CHULA VISTA CA 91915

5953212913
BALLARD BRENT D
984 PALM VALLEY CIR #E
CHULA VISTA CA 91915

5953212916
ALVAREZ GEORGE A
980 PALM VALLEY CIR #B
CHULA VISTA CA 91915

5953212917
HINDS STEVEN R/SANDRA J
980 PALM VALLEY CIR #C
CHULA VISTA CA 91915

5953212920
CARLSON JOHN R/MARGARET M
979 PALM VALLEY CIR #F
CHULA VISTA CA 91915

5953212921
MARTINEZ ROBERT E
979 PALM VALLEY CIR #E
CHULA VISTA CA 91915

5953212924
BRYAN TERRANCE L/CRISTINA M
979 PALM VALLEY CIR #B
CHULA VISTA CA 91915

5953212925
ARAIZA OSCAR/YVETTE D
979 PALM VALLEY CIR #A
CHULA VISTA CA 91915

5953212852
DE ALBA JUAN G B
P O BOX 121870
CHULA VISTA CA 91912

5953212856
HICKS DAVID A/RANEE M
2340 GREENBRIAR DR #E
CHULA VISTA CA 91915

5953212860
NELSON ELIZABETH J
2341 GREENBRIAR DR #C
CHULA VISTA CA 91915

5953212864
TANDUYE NICHOLAS S
2345 GREENBRIAR DR #B
CHULA VISTA CA 91915

5953212868
WELLINGTON MIGUEL A/AISHAM
2345 GREENBRIAR DR #F
CHULA VISTA CA 91915

5953212872
MELILLO JAMES D/JEFFRE A
2344 GREENBRIAR DR #D
CHULA VISTA CA 91915

5953212902
BINFOLD BENJAMIN J/MYRNA K
2350 GREENBRIAR DR #B
CHULA VISTA CA 91915

5953212906
CHING ALEXANDER/STELLA M
988 PALM VALLEY CIR #B
CHULA VISTA CA 91915

5953212910
MATANGA MARY A E
984 PALM VALLEY CIR #B
CHULA VISTA CA 91915

5953212914
PAULUS URBAN J/JANET M
984 PALM VALLEY CIR #F
CHULA VISTA CA 91915

5953212918
EDWARDS ROBERT L/KIM R
980 PALM VALLEY CIR #D
CHULA VISTA CA 91915

5953212922
BOARTS JERRY A/JACKLYN R
979 PALM VALLEY CIR #D
CHULA VISTA CA 91915

5953212853
VERWEIRE FAMILY TRUST 10-30-92
2340 GREENBRIAR DR #B
CHULA VISTA CA 91915

5953212857
TREJO SALLY
2340 GREENBRIAR DR #F
CHULA VISTA CA 91915

5953212861
PEREZ GONZALO L/ORLYNN K
2341 GREENBRIAR DR #D
CHULA VISTA CA 91915

5953212865
GUSKE CHRISTOPHER J/REBECCA L
2345 GREENBRIAR DR #C
CHULA VISTA CA 91915

5953212869
GOSLIN W A/KATHRYN L
2344 GREENBRIAR DR #A
CHULA VISTA CA 91915

5953212873
ZAPATA MARGARITA
2344 GREENBRIAR DR #E
CHULA VISTA CA 91915

5953212903
BARENO LOUIS P/MARIA L
2350 GREENBRIAR DR #C
CHULA VISTA CA 91915

5953212907
AURELIO PAULINO V/LOURDES N
988 PALM VALLEY CIR #C
CHULA VISTA CA 91915

5953212911
FLORES RICHARD E/NORMA G
984 PALM VALLEY CIR #C
CHULA VISTA CA 91915

5953212915
COLAMARIA JOSEPH V/BRENDA A
980 PALM VALLEY CIR #A
CHULA VISTA CA 91915

5953212919
JOHNSTON PAUL A/DELOSREYES-JU
NSTON ELENITA
980 PALM VALLEY CIR #E
CHULA VISTA CA 91915

5953212923
BALLESER VIRGILIO R/MERLE M
979 PALM VALLEY CIR #C
CHULA VISTA CA 91915

5953212928
GODGINS GLEN R/WONG ALANA M
2360 GREENBKIAR DR #C
CHULA VISTA CA 91915

5953212929
URR PETER D
1966 FELSPAR ST #1
SAN DIEGO CA 92109

5953213001
BARRUTIA ALBERTO/HILDA G
2370 GREENBKIAR DR #A
CHULA VISTA CA 91915

5953213002
BRANDON HARRY M/LISA K
2370 GREENBRIAR DR #B
CHULA VISTA CA 91915

5953213005
VANBEAUMONT ROY W
970 SOMERSET CT #A
CHULA VISTA CA 91915

5953213006
LOPEZ GUSTAVO X/JAUREGUI-LOPEZ
JULIA Y
970 SOMERSET CT #B
CHULA VISTA CA 91915

5953213009
KASPER RICHARD E JR/VIRGINIA L
970 SOMERSET CT #E
CHULA VISTA CA 91915

5953213010
SALTERS MICHAEL J/LIZEIKA Y
970 SOMERSET CT #F
CHULA VISTA CA 91915

5953213013
MARTY RALPH D/LIVIER
971 SOMERSET CT #D
CHULA VISTA CA 91915

5953213014
RODRIGUEZ JUAN C/GABRIELA
971 SOMEPSET CT #C
CHULA VISTA CA 91915

5953213017
CURRIE JOHN C/JILL
960 INDIAN PALM CT #A
CHULA VISTA CA 91915

5953213018
ZAMBRANO P VICTOR/LYNN H EDDY
960 INDIAN PALM CT #B
CHULA VISTA CA 91915

5953213021
GIRE WILLIAM W
960 INDIAN PALM CT #E
CHULA VISTA CA 91915

5953213022
PADFIELD JONATHAN M
961 INDIAN PALM CT #E
CHULA VISTA CA 91915

5953213025
STURM DAVID A/KYOKO
961 INDIAN PALM CT #B
CHULA VISTA CA 91915

5953213026
BELESKY RICHARD K/CAROLINE J
961 INDIAN PALM CT #A
CHULA VISTA CA 91915

5953213029
GARCIA VICTOR/BERNADETTE
2380 GREENBRIOR DR #C
CHULA VISTA CA 91915

5953213030
FOWLER JOHN C/SHERI E
2380 GREENBRIAR DR #D
CHULA VISTA CA 91917

5953213100
GENTRA CAPITAL CORP
C/O KAREN BALMER
11440 W BERNARDO CT #300
SAN DIEGO CA 92127

5953213200
FAIRWAY VILLAS AT EASTLAKE GRE
EN ASSN
C/O PROFESSIONAL MGMT ASSN
5897 OBEKLIN DR #212
SAN DIEGO CA 92121

5953213602
COTA CARLOS V/DEVARELA GLORIA
1037 TORREY PINES RD
CHULA VISTA CA 91915

5953213603
LOPEZ MANUEL/SYLVIA
2547 LA COSTA AVE
CHULA VISTA CA 91915

5953213606
CATHEY PETER J/PATRICIA J
2541 LA COSTA AVE
CHULA VISTA CA 91915

5953213607
FERKO JOHN D/WILMA J
2539 LA COSTA AVE
CHULA VISTA CA 91915

5953212926
FINKS WALLACE W
2360 GREENBRIAR DR #A
CHULA VISTA CA 91915

5953212927
BROWN DAVID W
2360 GREENBRIAR DR #B
CHULA VISTA CA 91915

5953212930
RUBIN JACOB/DORA
2360 E GREENBRIAR DR
CHULA VISTA CA 91915

5953212931
BROOKS MARCIA L
2360 GREENBRIAR DR #F
CHULA VISTA CA 91915

5953213003
ZUMWALT RICHARD E JR/DEBORA M
2370 GREENBRIAR DR #C
CHULA VISTA CA 91915

5953213004
RATCLIFFE J/H
2370 GREENBRIAR DR #D
CHULA VISTA CA 91915

5953213007
JOHNSON WILLIAM C/HEIDI M
970 SOMERSET CT #C
CHULA VISTA CA 91915

5953213008
LAHANNA LYNNE A
970 SOMERSET CT #D
CHULA VISTA CA 91915

5953213011
MCLELLAN MICHAEL R/CAROL A
971 SOMERSET CT #F
CHULA VISTA CA 91915

5953213012
MELLOR ELVA K
971 SOMERSET CT #E
CHULA VISTA CA 91915

5953213015
WILKERSON PHILLIP A/SHONNA L
971 SOMERSET CT #B
CHULA VISTA CA 91915

5953213016
RIVERS ALVIN JR/PREWITT-RIVER:
TERRI M
971 SOMERSET CT #A
CHULA VISTA CA 91915

5953213019
ROBINS JAMES N/FLORENCE L
960 INDIAN PALMS CT #C
CHULA VISTA CA 91915

5953213020
BASURTO JOSE L C/DECASTILLO LL
Z E
960 INDIAN PALMS CT #D
CHULA VISTA CA 91915

5953213023
DUNN JEFFREY S/SHEILAH T
961 INDIAN PALMS CT #D
CHULA VISTA CA 91915

5953213024
JOHNSON ERNEST E/CHERRIE
961 INDIAN PALMS CT #C
CHULA VISTA CA 91915

5953213027
RIEDEL PETER J/MARY M
2380 GREENBRIAR DR #A
CHULA VISTA CA 91915

5953213028
MORALES JESUS M
2380 GREENBRIAR DR #B
CHULA VISTA CA 91915

5953213031
SHARP DENNIS L
2380 GREENBRIAR DR #E
CHULA VISTA CA 91915

5953213032
MURKEN ROGER E JR
2380 GREENBRIAR DR #F
CHULA VISTA CA 91915

5953213300
EASTLAKE II COMMUNITY ASSN
C/O WALTER MGMT CO
2251 SAN DIEGO AVE #A-250
SAN DIEGO CA 92110

5953213601
RODRIGUEZ-GARCIA JORGE A
1039 TORREY PINES RD
CHULA VISTA CA 91915

5953213604
ZINSEK BARBARA J
2545 LA COSTA AVE
CHULA VISTA CA 91915

5953213605
TEETER SANDRA L
2543 LA COSTA AVE
CHULA VISTA CA 91915

5953213608
ALIM EUGENE G
2537 LA COSTA AVE
CHULA VISTA CA 91915

5953213609
COMARTIN ROBERT T
2535 LA COSTA AVE
CHULA VISTA CA 91915

5953213612
ROARK ANNA E TR
P O BOX 686
BONITA CA 91908

5953213701
GOMEZ MANUEL G/PLIEGO ROSA M
2531 LA COSTA AVE
CHULA VISTA CA 91915

5953213704
CASTILLEJA MARIA C
2525 LA COSTA AVE
CHULA VISTA CA 91915

5953213705
PALMER DAVID J
2523 LA COSTA AVE
CHULA VISTA CA 91915

5953213708
KORKIS KATHRYN
2524 LA COSTA AVE
CHULA VISTA CA 91915

5953213709
MIYAI ALEJANDRO
2522 LA COSTA AVE
CHULA VISTA CA 91915

5953213802
MENDOZA ALEJANDRO M/MARILYN
2517 LA COSTA AVE
CHULA VISTA CA 91915

5953213803
WATSON A ROBYN TR
2515 LA COSTA AVE
CHULA VISTA CA 91915

5953213806
PHILLIPS MICHAEL C/ANNETTE
2509 LA COSTA AVE
CHULA VISTA CA 91915

5953213807
UNDESSER DOUGLAS A/JULIE E
2518 LA COSTA AVE
CHULA VISTA CA 91915

5953213810
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953213811
KELLEY DANIEL M JR
2510 LA COSTA AVE
CHULA VISTA CA 91915

5953213902
BUTLER IVA L
2505 LA COSTA AVE
CHULA VISTA CA 91915

5953213903
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953213906
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953213907
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953213910
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953213911
LEWIS ANITA
2498 LA COSTA AVE
CHULA VISTA CA 91915

5953214100
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953214200
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953214500
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953214600
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953213610
CHILES GERALD
2533 LA COSTA AVE
CHULA VISTA CA 91915

5953213611
MONTROYA PERRY V/CARMEN L
2530 LA COSTA AVE
CHULA VISTA CA 91915

5953213702
MALLARI DAVID C
2529 LA COSTA AVE
CHULA VISTA CA 91915

5953213703
WILLIAMSON LESLEY P
2527 LA COSTA AVE
CHULA VISTA CA 91915

5953213706
CACACE ALFRED E/MARY M
2521 LA COSTA AVE
CHULA VISTA CA 91915

5953213707
JACKSON CHARLES L/WRIGHT-JACKS
UN THELMA L
2526 LA COSTA AVE
CHULA VISTA CA 91915

5953213710
JONES JULIAN
2520 LA COSTA AVE
CHULA VISTA CA 91915

5953213801
MERCER RICHARD S/CHERYL L
2519 LA COSTA AVE
CHULA VISTA CA 91915

5953213804
BRONNER CHARLES F/MARTHA D
2513 LA COSTA AVE
CHULA VISTA CA 91915

5953213805
LATIMORE ERNEST K/AGNES E
2511 LA COSTA AVE
CHULA VISTA CA 91915

5953213808
WRIGHT ERNEST H II
2516 LA COSTA AVE
CHULA VISTA CA 91915

5953213809
GONZALEZ MANUEL/BERTHA A A
2514 LA COSTA AVE
CHULA VISTA CA 91915

5953213812
HYBERGER DENNIS M/HANNELORE
2508 LA COSTA AVE
CHULA VISTA CA 91915

5953213901
KEYNOLDS BETTY J
2507 LA COSTA AVE
CHULA VISTA CA 91915

5953213904
WOLF ROBERT D
2501 LA COSTA AVE
CHULA VISTA CA 91915

5953213905
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953213908
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953213909
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953213912
HENKE DARLENE D
2496 LA COSTA AVE
CHULA VISTA CA 91915

5953214000
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953214300
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953214400
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953214700
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953214800
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5 953214900
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5953215000
LANE/KUHN PACIFIC HOMES
900 LANE AVE #100
CHULA VISTA CA 91914

5 953220300
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953220400
PAYLESS DRUG STORES NORTHWEST
INC
9275 SW PEYTON LN
WILSONVILLE OR 97070

5 953220700
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953220800
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5 953221100
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953221200
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5 953300300
RATHELLE JOHN M/BERNICE J
1055 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953300400
RIGGINS ARCHIE S III/MARIE A
1057 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5 953300700
HUNTER DAVID C
1063 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953300800
RIZOS ALBERT L/MICHELE F
1065 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5 953301100
TURK CHRISTOPHER T/CAROLINA L
1071 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953301200
ZELJEZNIK ANTHONY/MARILYNN S
1073 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5 953301500
MARTINEZ RAMON
1079 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953301600
MACIAS PAUL P/KIMI L
2301 SEA ISLAND PL
CHULA VISTA CA 91915

5 953301900
AHAMED HASSAN M/M THERESA
2313 SEA ISLAND PL
CHULA VISTA CA 91915

5953302000
WELLING LYNN E/WENDY L
2317 SEA ISLAND PL
CHULA VISTA CA 91915

5 953302300
OBELLO DODIE P/CARMENCITA W
2308 SEA ISLAND PL
CHULA VISTA CA 91915

5953302400
BIDART GUSTAVO A/BLANCA E
2304 SEA ISLAND PL
CHULA VISTA CA 91915

5 953302700
ADATO EDWARD I/MATILDE
2297 HILTON HEAD RD
CHULA VISTA CA 91915

5953302800
PAULSON DANIEL C/LORETTA J
2295 HILTON HEAD RD
CHULA VISTA CA 91915

5 953303100
DAVIDSON COSCAN PARTNERS
12865 PUNTE DEL MAR #200
DEL MAR CA 92014

5953303200
DAVIDSON COSCAN PARTNERS
12865 PUNTE DEL MAR #200
DEL MAR CA 92014

5953220100
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953220200
VONS COMPANIES INC
C/O PROP TAX DEPT
P O BOX 30579
LOS ANGELES CA 90030

5953220500
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953220600
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953220900
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953221000
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953300100
KRAUSS MURRAY/JACQUELINE S
1051 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953300200
KERSCH FRANZ J/CONSTANCE H
1053 WATERVILLE RD
CHULA VISTA CA 91915

5953300500
HONG KUM SIK
1059 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953300600
GRADILLAS FAMILY TRUST 09-24-9
3
1061 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953300900
LAWRENCE ROBERT J/CHEKYL B
1067 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953301000
TONG RAYMOND JR/JANET
1069 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953301300
PONCE ARTHUR J/ROSEMAKIE
1075 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953301400
MUNOZ CARLOS/CARMEN
1077 WATERVILLE RD
CHULA VISTA CA 91915

5953301700
LACSON ERNANI M/PERCIVIRANDA E
2305 SEA ISLAND PL
CHULA VISTA CA 91915

5953301800
CAMPOS OSCAR/PATRICIA
2309 SEA ISLAND PL
CHULA VISTA CA 91915

5953302100
PORTILLA XOCITL I
2316 SEA ISLAND PL
CHULA VISTA CA 91915

5953302200
MYERS BRIAN A/KAREN E
2312 SEA ISLAND PL
CHULA VISTA CA 91915

5953302500
SANDOVAL RONALD A/BLANCA B
2300 SEA ISLAND PL
CHULA VISTA CA 91915

5953302600
GOLDBECK WILLIAM J/FRIESTAD C
RISTINE E
2299 HILTON HEAD RD
CHULA VISTA CA 91915

5953302900
JONES GRAHAM L/JUDY L
2293 HILTON HEAD RD
CHULA VISTA CA 91915

5953303000
KING LANDY B
2291 HILTON HEAD RD
CHULA VISTA CA 91915

5953303300
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953303400
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953303700
DEWYNGAERT JOHN J/ELEANOR
2290 HILTON HEAD RD
CHULA VISTA CA 91915

5953303800
HALL WILLIAM W/MARY H
2294 HILTON HEAD RD
CHULA VISTA CA 91915

5953304100
STINSON BARRY
2295 COBB MEADOW PL
CHULA VISTA CA 91915

5953304200
SMITH EUGENE T/NENITA D
P O BOX 487
JANUL CA 91935

*attempt
not known
net.*

5953304500
ENCINAS WILLIAM E/ANNETTE Y
2294 COBB MEADOW PL
CHULA VISTA CA 91915

5953304600
FUNG ARNE KAI SHING
2298 COBB MEADOW PL
CHULA VISTA CA 91915

5953304900
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953305000
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953310300
MONTALVO FERNANDO J/STELLA R
1085 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953310400
LANGLOIS REED V/SUZANNE KEYOC/
BLE LIVING TRUST 10-29-90
1087 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953310700
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953310800
LAI MING CHE/YANG HUA
1095 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953311100
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953311200
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953311500
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953311600
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953311900
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953312000
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953312300
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953312400
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953312700
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953312800
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953313100
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953313200
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953303500
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953303600
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953303900
HURT GEORGE E
2298 HILTON HEAD RD
CHULA VISTA CA 91915

5953304000
NINJA TRUST 06-12-92
1068 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953304300
BANK OF AMERICA N T/S A TR TRU
ST NO 10-20-008-5401970
P O BOX 54029
LOS ANGELES CA 90054

5953304400
SMITH ANTONIO A/ENEDINA S
2290 COBB MEADOW PL
CHULA VISTA CA 91915

5953304700
EASTWOOD DAVID J/MIKO
1050 WATER VILLE LAKE RD
CHULA VISTA CA 91915

5953304800
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953310100
HANDNU DAVID J/DENISE
1081 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953310200
SHECKLER PHILLIP H/TERESA
1083 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953310500
FLORES ROBERTO D
1089 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953310600
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953310900
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953311000
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953311300
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953311400
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953311700
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953311800
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953312100
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953312200
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953312500
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953312600
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953312900
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953313000
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953313500
DAVIDSON CUSCAN PARTNERS
12865 PUNTE DEL MAR #200
DEL MAR CA 92014

5953313600
DAVIDSON CUSCAN PARTNERS
12865 PUNTE DEL MAR #200
DEL MAR CA 92014

5953313900
DAVIDSON CUSCAN PARTNERS
12865 PUNTE DEL MAR #200
DEL MAR CA 92014

5953314000
DAVIDSON CUSCAN PARTNERS
12865 PUNTE DEL MAR #200
DEL MAR CA 92014

5953314300
DAVIDSON CUSCAN PARTNERS
12865 PUNTE DEL MAR #200
DEL MAR CA 92014

5953314400
DAVIDSON CUSCAN PARTNERS
12865 PUNTE DEL MAR #200
DEL MAR CA 92014

5953314700
VALCARCEL NOEL E/FRATICELLI M
RILYN
1096 WATERVILLE LAKE RD
CHULA VISTA CA 91915

5953314800
OIRA DANILLO P/VICTORIA R
1098 WATERVILLE RD
CHULA VISTA CA 91915

5953315100
DAVIDSON CUSCAN PARTNERS
12865 PUNTE DEL MAR #200
DEL MAR CA 92014

5953315200
DAVIDSON CUSCAN PARTNERS
12865 PUNTE DEL MAR #200
DEL MAR CA 92014

5953315500
DAVIDSON CUSCAN PARTNERS
12865 PUNTE DEL MAR #200
DEL MAR CA 92014

5953315600
DAVIDSON CUSCAN PARTNERS
12865 PUNTE DEL MAR #200
DEL MAR CA 92014

5953400100
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953400200
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953400500
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953400600
MAHN FREDRICK A/DOLORES M
5112 CALLE DE LOS POTROS
BONITA CA 91902

5953400900
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953401000
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953401300
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953401400
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953401700
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953401800
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953410200
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953410300
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953313300
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953313400
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953313700
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953313800
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953314100
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953314200
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953314500
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953314600
PULLIN MARK B/WENDY B
1094 WATERVILLE RD
CHULA VISTA CA 91915

5953314900
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953315000
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953315300
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953315400
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953315700
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953315800
DAVIDSON COSCAN PARTNERS
12865 POINTE DEL MAR #200
DEL MAR CA 92014

5953400300
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953400400
EASTLAKE DEVELOPMENT CU
900 LANE AVE #100
CHULA VISTA CA 91914

5953400700
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953400800
EASTLAKE DEVELOPMENT CU
900 LANE AVE #100
CHULA VISTA CA 91914

5953401100
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953401200
EASTLAKE DEVELOPMENT CU
900 LANE AVE #100
CHULA VISTA CA 91914

5953401500
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953401600
EASTLAKE DEVELOPMENT CU
900 LANE AVE #100
CHULA VISTA CA 91914

5953401900
AUGUSTA PLACE HOMEOWNERS ASSN
900 LANE AVE #100
CHULA VISTA CA 91914

5953401000
EASTLAKE DEVELOPMENT CU
900 LANE AVE #100
CHULA VISTA CA 91914



5953410400
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953410500
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953410800
ACEVEDO VICTOR/KATHY
1141 AUGUSTA PL
CHULA VISTA CA 91915

5953410900
MIJES CARLOS/MARTHA
1145 AUGUSTA PL
CHULA VISTA CA 91915

5953411200
BARRAGAN P NOHEMI
672 GARRETT AVE
CHULA VISTA CA 91910

5953411300
BARRAGAN P NOHEMI
672 GARRETT AVE
CHULA VISTA CA 91910

5953411600
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953411700
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953412000
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953412100
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953500200
RHODES RICHARD G/TRACY L
2370 FOREST OAKS DR
CHULA VISTA CA 91915

5953500300
LUMAHAN RICARDO P JR
2374 FOREST OAKS DR
CHULA VISTA CA 91915

5953500600
ALVA OSCAR R/LAURA C
2386 FOREST OAKS DR
CHULA VISTA CA 91915

5953500700
RIOS PABLO A/SANDRA C
2390 FOREST OAKS DR
CHULA VISTA CA 91915

5953501000
BROWN BURKE G JR/TINA R
2391 FOREST OAKS DR
CHULA VISTA CA 91915

5953501100
DEROSE WILLIAM R
2387 FOREST OAKS DR
CHULA VISTA CA 91915

5953501400
TALLEY DAVID H/NOGALES-TALLEY
GLORIA
2375 FOREST OAKS DR
CHULA VISTA CA 91915

5953501500
MIRADOR MAMERTO C/DAISY M
2371 FOREST OAKS DR
CHULA VISTA CA 91915

5953501800
MAGNO CESAR E/GIA B
2359 FOREST OAKS DR
CHULA VISTA CA 91915

5953501900
NAVARRO JOSEPH E/LISA M
2355 FOREST OAKS DR
CHULA VISTA CA 91915

5953502200
RICARDEZ MARIO L/ALICIA L
2374 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953502300
JOHNSON CURTIS N/THERESA A
2376 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953502600
HOLLISTER DAN N
2382 FAIRWAY OAKS DR
CHULA VISTA CA 91915

5953502700
VISTRO MARVIN R/HELEN C
2384 FAIRWAY OAKS DR
CHULA VISTA CA 91915

5953410600
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953410700
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953411000
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953411100
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953411400
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953411500
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953411800
ACEVEDO RICARDO/TERESA
1132 AUGUSTA PL
CHULA VISTA CA 91915

5953411900
CUSTOM HUME PARTNERS
C/O EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953412200
EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914

5953500100
CHERNISS RANDY I/LIL F
2366 FOREST OAKS DR
CHULA VISTA CA 91915

5953500400
ARBUTHNOT MICHAEL L/ELAINE H
2378 FOREST OAKS DR
CHULA VISTA CA 91915

5953500500
KEITER GREGORY J/CARLA E
2382 FOREST OAKS DR
CHULA VISTA CA 91915

5953500800
BOLOR ROLANDO V/JOSEFINA M
2399 FOREST OAKS DR
CHULA VISTA CA 91915

5953500900
WERNER JOSEPH F
2395 FOREST OAKS DR
CHULA VISTA CA 91915

5953501200
MIRAMONTES KENNETH D/LISETTE F
2383 FOREST OAKS DR
CHULA VISTA CA 91915

5953501300
FEDERE RICARDO/NORMA
2379 FOREST OAKS DR
CHULA VISTA CA 91915

5953501600
ABAD NICANOR A/JUDY G
2367 FOREST OAKS DR
CHULA VISTA CA 91915

5953501700
BONGGAT ROLANDO S/LEONOR P
2363 FOREST OAKS DR
CHULA VISTA CA 91915

5953502000
CARLOS NATHANIEL C/PERLITA A
2351 FOREST OAKS DR
CHULA VISTA CA 91915

5953502100
ESQUIVEL OSCAR/ELSIE M
2347 FOREST OAKS DR
CHULA VISTA CA 91915

5953502400
STARR ROBERT D
2378 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953502500
CELI SOCURRO D TRUST 02-26-92
2380 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953502800
NACARIO ALVIN A/LILINA O
2386 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953502900
GARDENAS/MORE TRUST 07-19-91
2388 FAIRWAY OAKS DR
CHULA VISTA CA 91915

5953503200
PASCUAL ALFREDO G/EDNA D
2394 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953503300
VILLANUEVA JOSE A/RUTH E
2396 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953503600
RASPA LOUIS R/GLORIA J
2397 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953503700
PENAFLORES FRANCISCO C/MIRIAM D
2395 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953504000
VINCEJ GEORGE J/BARBARA A
2389 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953504100
PARIS MANUEL M/DELIA G
2387 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953504400
DELOSSANTOS DOMINADOR R/DINA L
2381 FAIRWAY OAKS DR
CHULA VISTA CA 91915

5953504500
FERIA BENJAMIN P/ZENAIDA
2379 FAIRWAY OAKS DR
CHULA VISTA CA 91915

5953504800
COON CHARLES R
2373 FAIRWAY OAKS DR
CHULA VISTA CA 91915

5953504900
MOLINA JOSE A/MARIA G
2371 FAIRWAY OAKS DR
CHULA VISTA CA 91915

5953505200
SANCHEZ HECTOR/ANITA
2365 FAIRWAY OAKS DR
CHULA VISTA CA 91915

5953505300
GOIBION JOHN/CLAIRE
2363 FAIRWAY OAKS DR
CHULA VISTA CA 91915

5953505600
CARRILLO ARTURO S
2346 FOREST OAKS DR
CHULA VISTA CA 91915

5953505700
LAPIRA JESUS R/MERLE F
2350 FOREST OAKS DR
CHULA VISTA CA 91915

5953506000
NORTON DAVID K/ANGELA R
2362 FOREST OAKS DR
CHULA VISTA CA 91915

5953506100
EASTLAKE II COMMUNITY ASSN
C/O MARY CHISHOLM
5465 MOREHOUSE DR #250
SAN DIEGO CA 92121

5953600100
KOPE ROBERT A/DIAZ-KOPE LUISA
M
2351 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953600200
ENDAYA CARMELA M
2349 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953600500
PINEDA DELL S/LAURA D
2343 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953600600
MONZON REYNALDO/GLENDA
2341 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953600900
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953601000
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953601300
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953601400
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953503000
GALANTE DAVID/IFAT
2390 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953503100
DELATORRE ROGERIO T/NILDA R
2392 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953503400
WALLACE LILIA
2398 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953503500
NAVARRO FLOR C TR/NAVARRO JULI
ETA E TR
2399 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953503800
SHOTWELL THOMAS E/LINDA S
2393 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953503900
LIZARRAGA BRUNO J/MARICELA P
2391 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953504200
DOWNS BRAD J/TONI D
2385 FAIRWAYS OAKS DR
CHULA VISTA CA 91915

5953504300
COPP MICHAEL B/SUZANNE H
2383 FAIRWAY OAKS DR
CHULA VISTA CA 91915

5953504600
GREAT WESTERN BANK
9200 UAKDALE AVE
CHATSWORTH CA 91311

5953504700
PORTU ALFREDO N/CONCEPCION V
2375 FAIRWAY OAKS DR
CHULA VISTA CA 91915

5953505000
WATT ROBERT D/LINN A
2369 FAIRWAY OAKS DR
CHULA VISTA CA 91915

5953505100
TIGNO FRUTO B JR/ERLINDA Q
2367 FAIRWAY OAKS DR
CHULA VISTA CA 91915

5953505400
HAWKINS WALTER R/JUNKU
2361 FAIRWAY OAKS DR
CHULA VISTA CA 91915

5953505500
BAUMAN CHRISTOPHER O/MARY A B
2342 FOREST OAKS DR
CHULA VISTA CA 91915

5953505800
JURRIES TIMOTHY J/DEBBIE A
2354 FOREST OAKS DR
CHULA VISTA CA 91915

5953505900
GAYYA EDUARDO F/DIVINIA C
2358 FOREST OAKS DR
CHULA VISTA CA 91915

5953506200
EASTLAKE II COMMUNITY ASSOCIATION
C/O MARY CHISHOLM
5465 MOREHOUSE DR #250
SAN DIEGO CA 92121

5953506300
EASTLAKE II COMMUNITY ASSN
C/O MARY CHISHOLM
5465 MOREHOUSE DR #250
SAN DIEGO CA 92121

5953600300
SONG STEVE/SUN NAM
2347 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953600400
SOLA JAMES
2345 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953600700
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953600800
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953601100
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953601200
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953601700
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953601800
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNEKSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953602100
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953602200
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNEKSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953602500
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953602600
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNEKSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953602900
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953603000
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNEKSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953603300
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953603400
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNEKSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953603700
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953603800
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNEKSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953604100
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953604200
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNEKSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953604500
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NU 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953604600
VALDEZ MARTIN L/MAXINE E
2350 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953604900
LLAMAS SERGIO N/PATRICIA O
2344 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953605000
MAGALLANES VICTOR R/BARBARA J
2342 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953605300
ACOSTA GUSTAVO/PATRICIA
2336 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953605400
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNEKSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953605700
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953605800
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNEKSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953606100
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953606200
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNEKSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953601500
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953601600
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953601900
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953602000
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953602300
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953602400
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953602700
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953602800
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953603100
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953603200
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953603500
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953603600
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953603900
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953604000
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953604300
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953604400
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953604700
CASON FAMILY TRUST 12-14-78
1012 OAK HILL DR
CHULA VISTA CA 91915

5953604800
WAYMIRE GLEN C/PUN IM <DVA>
2346 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953605100
LAPUEBLA BONIFACIO R JR/SHARDI
A
2340 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953605200
HAMIEL JAMES C/MONICA A
2338 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953605500
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953605600
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953605900
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953606000
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953606500
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953606600
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953606900
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953607000
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953610100
SMITH WARREN J/JERI D
2339 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953610200
KHOURY GEORGE
2337 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953610500
MARAYA KOMEU A/JOSEFA G
2331 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953610600
ROCAMORA ROMEO V/ESTRELLITA S
2329 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953610900
LARSON R W/FRANCES M
692 PURT CHELSEA
CHULA VISTA CA 91913

5953611000
HASTIN WILLIAM D/JUDITH A
2321 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953611300
JOHNSON LIVING REVOCABLE LIVIN
G TRUST 03-24-93
2315 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953611400
BAUTISTA CHRISTOPHER J/SHEBA V
2313 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953611700
BIDDLECUM STEVEN C
2307 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953611800
MONEDA NURMAN R
2305 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953612100
REYES MARCO/SUSAN K
2461 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953612200
VALERIO NOEL C
2459 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953612500
CREIGHTON BERT H III
2453 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953612600
DAEN MANUEL R JR/CELIA Z
2451 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953612900
ACOSTA UMAR E/FAYE A
2445 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953613000
MAGSUMBOL MARCOS V/CARMENCITA
C S
2443 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953613300
CHONG ROBERT H/HWANG MYONG YE
2437 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953613400
MAYORAL FAMILY TRUST
2435 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953613700
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953613800
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953606300
LANE/KUHN PACIFIC HOMES LIMITED
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953606400
LANE/KUHN PACIFIC HOMES LIMITED
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953606700
LANE/KUHN PACIFIC HOMES LIMITED
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953606800
LANE/KUHN PACIFIC HOMES LIMITED
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953607100
LANE/KUHN PACIFIC HOMES LIMITED
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953607200
LANE/KUHN PACIFIC HOMES LIMITED
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953610300
BIXLER CONNIE S
2335 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953610400
SMITH TIMOTHY C/NANCY M
2333 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953610700
DIAZ MARC A/SANDRA L
2327 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953610800
PARKER DUANE A/RUTH M
2325 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953611100
CARAET RONALD B/MARGARITA P
2319 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953611200
FRAELLE JAMES III/PAMELA S
2317 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953611500
KELLEY ANDREW L/ELIZABETH
2311 EASTRIDGE LOOP
CHULA VISTA CA 91913

5953611600
TURNER JOHN R/SARA B
2309 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953611900
HEARN JEROME/EJTEHADI-HEARN T
MARA
2303 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953612000
TECHAIRA JOSE L G/MARIA P
2301 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953612300
LANE/KUHN PACIFIC HOMES LIMITED
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953612400
HALLUR ALBERT E II/BRIDGET D
2455 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953612700
BAILEY THOMAS E/PATTY L
2449 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953612800
LLAVE ARMANDO C/MARIA T
2447 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953613100
SORIA HECTOR A/CLAUDIA L
2441 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953613200
LANE/KUHN PACIFIC HOMES LIMITED
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953613500
LEE JUN KI/MI YEON
2433 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953613600
LANE/KUHN PACIFIC HOMES LIMITED
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953614100
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953614200
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953614500
CHANI RANDI R
2330 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953614600
LAWSON JOHN E/CHERYL E
2328 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953614900
HARTMAN JERRY M/SUSANNA M
2322 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953615000
WEHRMAN CLAUDIA J
2320 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953615300
MENDOZA REYNALDU V/CYNTHIA F
2314 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953615400
BUENVIAJE JAMES C/LYNN R
2312 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953615700
ROLL BRUCE A/EVELYN A
2448 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953615800
ANDRES JUR-EL LLEGO/BERNADETTE
P
2446 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953616100
CHRISTOPHERSON DAVID C/CARIDAL
C
2440 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953616200
SHEETS LEE W/KATHRYN L
2436 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953616500
TORRES RALPH A/ARTEAGA ELENA L
2430 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953616600
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953616900
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953617000
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953617300
LANE/KUHN PACIFIC HOMES LIMITE
D PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953617400
AUGUSTA PLACE HOMEOWNERS ASSN
EASTLAKE DVLPMT CO/ATT: K WRIG
900 LANE AVE #100
CHULA VISTA CA 91914

5953700300
ALLGIRE PAUL R
1057 PARK MEADOWS RD
CHULA VISTA CA 91915

5953700400
SEATON GARY W/KAREN S
1055 PARK MEADOWS RD
CHULA VISTA CA 91915

5953700700
NOBLE JOSEPH H/BRICKSON LINDA
C
1049 PARK MEADOWS RD
CHULA VISTA CA 91915

5953700800
BAKER WAYNE B/LINDA L
1047 PARK MEADOWS RD
CHULA VISTA CA 91915

5953701100
ADKINS BENJAMIN J/JUDY T
1041 PARK MEADOWS RD
CHULA VISTA CA 91915

5953701200
WILLIAMS JAMES E/KAREN A
1039 PARK MEADOWS RD
CHULA VISTA CA 91913

5953613900
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953614000
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953614300
GOODNO, KURT E
2334 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953614400
LIM GREGORY J/LLEWELLYN-LIM MA
A
2332 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953614700
KLIGERMAN MORTON/ANGELICA P
2326 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953614800
BRADLEY ANNIE J
2324 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953615100
MENDOZA ROBERTO V/ESTELITA R
2318 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953615200
VANDUSEN LAURENCE W III/ADAIN
P
2316 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953615500
KHOURY OSCAR A/ELLEN D
2310 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953615600
RODRIGUEZ CARLOS C/CHARMAINE I
2450 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953615900
HEAD MICHAEL W
2444 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953616000
VISPERAS REYNALDO N/BENITA Y
2442 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953616300
MANZANO CLEMENT M/TAMMY B
2434 EASTRIDGE LOOP
CHULA VISTA CA 91915

5953616400
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953616700
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953616800
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953617100
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953617200
LANE/KUHN PACIFIC HOMES LIMITED PARTNERSHIP NO 1
900 LANE AVE #100
CHULA VISTA CA 91914

5953700100
ERICKSON RICHARD L/JERRI A
1061 PARK MEADOWS RD
CHULA VISTA CA 91915

5953700200
DAVIES THOMAS V/CARMEL K
1059 PARK MEADOWS RD
CHULA VISTA CA 91915

5953700500
SPRACKLEN MICHAEL A/ANN C
1053 PARK MEADOWS RD
CHULA VISTA CA 91915

5953700600
DELEUN ISAAC D III/DORA D
1051 PARK MEADOWS RD
CHULA VISTA CA 91915

5953700900
ERRAMOUSPE SUE L
1045 PARK MEADOWS RD
CHULA VISTA CA 91915

5953701000
SANTOS BENITO R/ELYIRA R
1043 PARK MEADOWS RD
CHULA VISTA CA 91915

5953701500
HASSON JOSE/AUREA Z
1033 PARK MEADOWS RD
CHULA VISTA CA 91915

5953701600
REMP BRADFORD W/JOYCE L
1031 PARK MEADOWS RD
CHULA VISTA CA 91915

5953702000
MCALISTER BUBBY L/RUSA M
2497 GOLFCREST LOOP
CHULA VISTA CA 91915

5953702100
JOHNSON ALBERT III/SANDOVAL-JC
HNSON VIKGNIA
2495 GOLFCREST LOOP
CHULA VISTA CA 91915

5953702900
HIKIJ I TATSUD/JUNKO
2479 GOLFCREST LOOP
CHULA VISTA CA 91915

5953703000
MCCUNE BKIAN G/RENEE Y
2477 GOLFCREST LOOP
CHULA VISTA CA 91915

5953703300
COOKER STEPHEN R/KATHLEEN
2472 GOLFCREST LOOP
CHULA VISTA CA 91915

5953703400
MUELLER HENRY J/ANGELICA A
2474 GOLFCREST LOOP
CHULA VISTA CA 91915

5953703700
ESMELE MYLES JR/EVELYN D
2490 GOLFCREST LOOP
CHULA VISTA CA 91915

5953704200
ROSETE ALEX F/EVELYN G
1048 PARK MEADOWS RD
CHULA VISTA CA 91915

5953704500
BAUTISTA SAMUEL R/EVELYN A
1054 PARK MEADOWS RD
CHULA VISTA CA 91915

5953704600
NUNAG ALFREDO D/VILMA E
1056 PARK MEADOWS RD
CHULA VISTA CA 91915

5953704900
~~EASTLAKE II COMMUNITY ASSN
C/O JUDY MEYRICKE
5465 MOREHOUSE DR #250
SAN DIEGO CA 92121~~

5953705000
~~EASTLAKE II COMMUNITY ASSN
C/O JUDY MEYRICKE
5465 MOREHOUSE DR #250
SAN DIEGO CA 92121~~

5953705800
CHRISTIANSEN ROBERT N/CARMEN L
2491 GOLFCREST LOOP
CHULA VISTA CA 91915

5953705900
BACA JUAN JOSE/LINDA
2489 GOLFCREST LOOP
CHULA VISTA CA 91915

5953706300
CURBY ROBERT C/J LORENA M
2492 GOLFCREST LOOP
CHULA VISTA CA 91915

5953706400
KUIZON ELMA F
2494 GOLFCREST LOOP
CHULA VISTA CA 91915

5953706800
~~OTAY WATER DISTRICT
UNKNOWN ADDRESS~~

5953706900
~~EASTLAKE DEVELOPMENT CO
900 LANE AVE #100
CHULA VISTA CA 91914~~

5953710300
CHUPPE GEORGE II/TERI L
2467 GOLFCREST LOOP
CHULA VISTA CA 91915

5953710400
LIMCUANDU LEONIDES D/TERESITA
P
2465 GOLFCREST LOOP
CHULA VISTA CA 91915

5953710700
ROBINSON WILLIAM O/FEE C
2459 GOLFCREST LOOP
CHULA VISTA CA 91915

5953710800
HULEWICZ GEOFFREY M/DEBI L
2457 GOLFCREST LOOP
CHULA VISTA CA 91915

5 953701300
PRECLARO ALFREDO S/CARMELITA U
1037 PARK MEADOWS RD
CHULA VISTA CA 91915

5953701400
NISHIBA HISAE
1035 PARK MEADOWS RD
CHULA VISTA CA 91915

5 953701800
CALIXTO DOMINGO O/BELINDA E
1040 PARK MEADOWS RD
CHULA VISTA CA 91915

5953701900
MARTINEZ OLIVERIO G/NATASHA J
2499 GOLFCREST LOOP
CHULA VISTA CA 91915

5 953702700
GARZA ADOLFO L/FISCHER-GARZA J
ERRILEE
2483 GOLFCREST LOOP
CHULA VISTA CA 91915

5953702800
LOPEZ FRANCISCO D JR/REMEDIOS
T
2481 GOLFCREST LOOP
CHULA VISTA CA 91915

5 953703100
AQUINO ABRAHAM F JR/MELINDA C
2475 GOLFCREST LOOP
CHULA VISTA CA 91915

5953703200
MAGNU GREGORY/DENISE A
2473 GOLFCREST LOOP
CHULA VISTA CA 91915

5 953703500
GARZA FEDERICO G/SYLVIA B
2476 GOLFCREST LOOP
CHULA VISTA CA 91915

5953703600
TAMAYO JONATHAN B/LESLIE A L
2488 GOLFCREST LOOP
CHULA VISTA CA 91915

5 953704300
DIAZ SAUL D/CIRA R
1050 PARK MEADOWS RD
CHULA VISTA CA 91915

5953704400
UVERO MICHAEL A/SOLITA B
1052 PARK MEADOWS RD
CHULA VISTA CA 91915

5 953704700
SCHLOSS VICTOR A JR/MIRTA P
1058 PARK MEADOWS RD
CHULA VISTA CA 91915

5953704800
MEDINA HECTOR G/YOLANDA A
1060 PARK MEADOWS RD
CHULA VISTA CA 91915

5 953705500
TAITANO CLYDE J/MARY K
1038 PARK MEADOWS RD
CHULA VISTA CA 91915

5953705700
HERRERA BENEDICT V
2493 GOLFCREST LOOP
CHULA VISTA CA 91915

5 953706000
WISCO DONRAYMOND H/MARY A
2487 GOLFCREST LOOP
CHULA VISTA CA 91915

5953706200
CHIN EKIC/JENNIFER Y S
2485 GOLFCREST LOOP
CHULA VISTA CA 91915

5 953706500
VARGAS MARK/ISABEL C
2496 GOLFCREST LOOP
CHULA VISTA CA 91915

5953706700
CRUZ MILOR R/ELICIA J
2498 GOLFCREST LOOP
CHULA VISTA CA 91915

5 953710100
PISHDAD AMIR M JR/TERRI T
2471 GOLFCREST LOOP
CHULA VISTA CA 91915

5953710200
FREEMAN YVONNE D
2469 GOLFCREST LOOP
CHULA VISTA CA 91915

5 953710500
TAMAYO GRACIANO B/RIZA C R
2463 GOLFCREST LOOP
CHULA VISTA CA 91915

5953710600
GOMEZ CARLOS/ARCELUS MARIA S
2461 GOLFCREST LOOP
CHULA VISTA CA 91915

5953711100
KNOTT DAVID R/DOLORES A
1019 OAK HILL DR
CHULA VISTA CA 91915

5953711200
COOPERMAN HARRY/JOAN S
1017 OAK HILL DR
CHULA VISTA CA 91915

5953711500
WUNG FRED N
1011 OAKHILL DR
CHULA VISTA CA 91915

5953711600
MALONE PATRICK J
525 MANZANITA ST
CHULA VISTA CA 91911

5953711900
ELLA LILIA Q
1003 OAK HILL DR
CHULA VISTA CA 91915

5953712000
HERNANDEZ SERGIO/EDELMIRA
1002 OAK HILL DR
CHULA VISTA CA 91915

5953712300
MOSS RONALD N/NANCY S
1008 OAK HILL DR
CHULA VISTA CA 91915

5953712400
GARCIA BENIGNO/GUADALUPE
1010 OAK HILL DR
CHULA VISTA CA 91915

5953712700
GUERRERO JOSE L/MAGDALENA
1016 OAK HILL DR
CHULA VISTA CA 91915

5953712800
DIXON CRAIG R/YOLANDA
1018 OAK HILL DR
CHULA VISTA CA 91915

5953713100
ASPIRAS HENRY R/GLORIA P
2452 GOLFCREST LOOP
CHULA VISTA CA 91915

5953713200
ABAYON RUBEN S/IMELDA P
2454 GOLFCREST LOOP
CHULA VISTA CA 91915

5953713500
MADAYAG PROCEO E/PERLA G
2462 GOLFCREST LOOP
CHULA VISTA CA 91915

5953713600
LILLEGRAVEN GEOFFREY S/CHERYL
A
2464 GOLFCREST LOOP
CHULA VISTA CA 91915

5953713900
CHAPMAN ANDRE H/DEBORAH A
2470 GOLFCREST LOOP
CHULA VISTA CA 91915

5953714000
EASTLAKE II COMMUNITY ASSN
C/O JUDY MEYRICKS
5465 MOREHOUSE DR #250
SAN DIEGO CA 92121

6430202300
EASTLAKE DEVELOPMENT CO
900 LAKE AVE #100
CHULA VISTA CA 91914

6430202800
OTAY VISTA ASSOCIATES L P
C/O THE BALDWIN CO
16811 HALE AVE
IRVINE CA 92714

6430203900
BLACK EMILY H REVOCABLE TRUST
NO 1
C/O WESTERN SALT CO
7220 TRADE ST #300
SAN DIEGO CA 92121

6430300400
WESTERN SALT CO
P O BOX 149
SAN DIEGO CA 92112

6430700100
BALDWIN BUILDERS
C/O BALDWIN CO
500 NEWPORT CENTER DR #700
NEWPORT BEACH CA 92660

6430700300
BALDWIN BUILDERS
C/O BALDWIN CO
500 NEWPORT CENTER DR #700
NEWPORT BEACH CA 92660

5 953710900
BOTTORFF GREGORY M/ELIZABETH M
2455 GOLFCREST LOOP
CHULA VISTA CA 91915

5953711000
BYRNE DENNIS J/LULU F
2453 GOLFCREST LOOP
CHULA VISTA CA 91915

5 953711300
DAULTON DALE L
1015 OAK HILL DR
CHULA VISTA CA 91915

5953711400
LAVARIAS MANUEL L/EMILY B
1013 OAKHILL DR
CHULA VISTA CA 91915

5 953711700
VARCO DAVID W/SUZANNE R
1007 OAK HILL DR
CHULA VISTA CA 91915

5953711800
CAIN JOHN E/YOUNG-CAIN KATHERI
NE A
1005 OAK HILL DR
CHULA VISTA CA 91915

5 953712100
MACKLIS JAVIER A/ULGA G P D
1004 OAK HILL DR
CHULA VISTA CA 91915

5953712200
GIRON GERARDO H JR/DONA R
1006 OAK HILL DR
CHULA VISTA CA 91915

5 953712500
CASON TESSA A H
1012 OAK HILL DR
CHULA VISTA CA 91915

5953712600
KOESTER-DIUN DIANE
1014 OAK HILL DR
CHULA VISTA CA 91915

5 953712900
SAPIEN CHARLENE D
1020 OAK HILL DR
CHULA VISTA CA 91915

5953713000
BOWMAN WILLIAM S/RAKSHA
2450 GOLFCREST LOOP
CHULA VISTA CA 91915

5 953713300
LACAYO WALTER J
2458 GOLFCREST LOOP
CHULA VISTA CA 91915

5953713400
BALANE ALEXIS B/DOLORES O
2460 GOLFCREST LOOP
CHULA VISTA CA 91915

5 953713700
VELARDE FEDERICO/ARTEMISA
P O BOX 13624
SAN DIEGO CA 92170

5953713800
RASCUN AURELIO R/SYLVA A
2468 GOLFCREST LOOP
CHULA VISTA CA 91915

5 953714100
EASTLAKE 11 COMMUNITY ASSN
C/O JUD MEYRICKS
5465 WAREHOUSE DR #250
SAN DIEGO CA 92121

6430202100
OTAY WATER DISTRICT
UNKNOWN ADDRESS

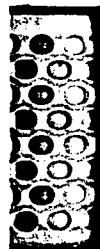
6 430203400
WESTERN SALT CO
P O BOX 149
SAN DIEGO CA 92112

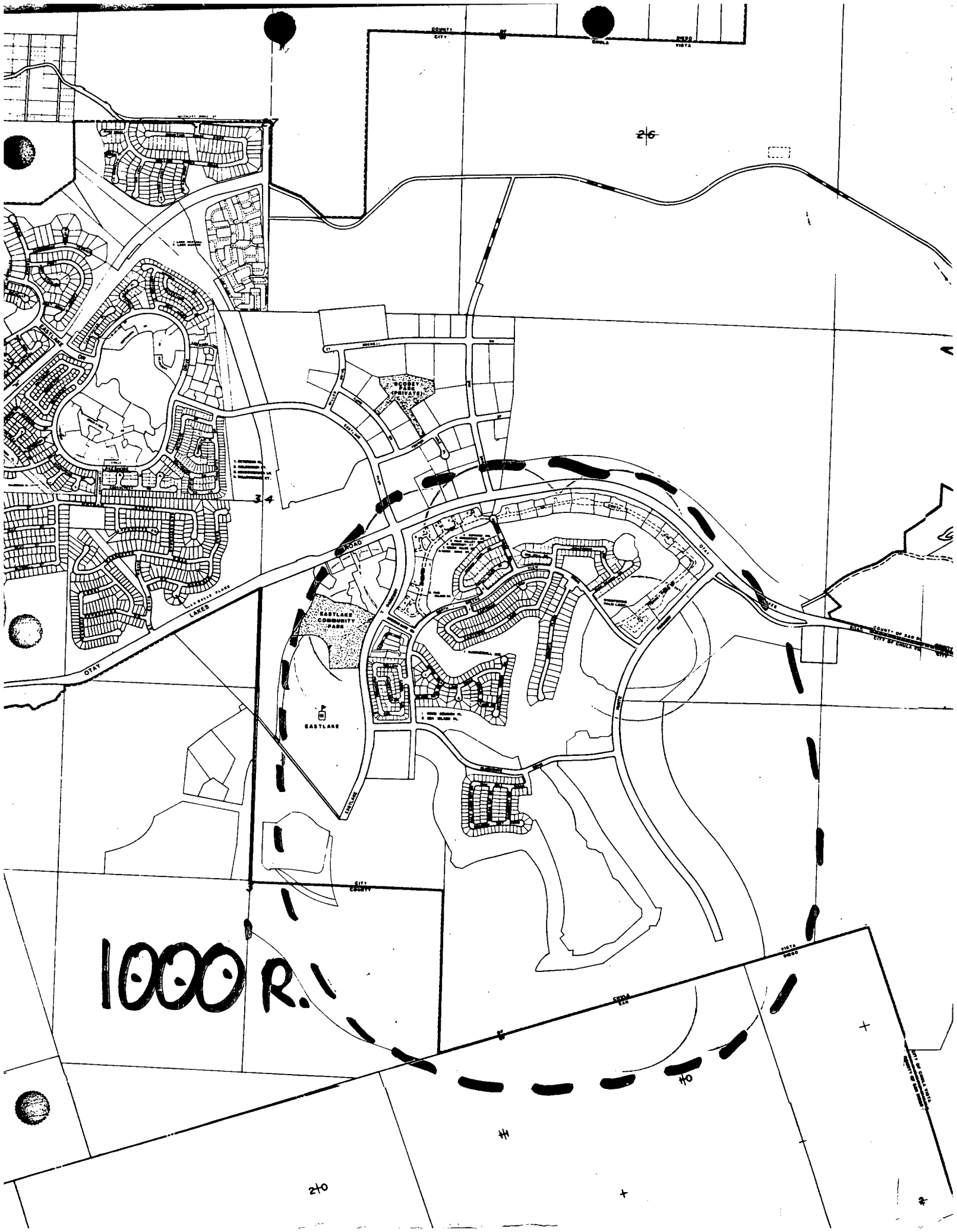
6430203500
OTAY WATER DISTRICT
PUBLIC AGENCY

6 430300700
WESTERN SALT CO
P O BOX 149
SAN DIEGO CA 92112

6430300800
WESTERN SALT CO
P O BOX 149
SAN DIEGO CA 92112

6 430700400
BLACK EMILY H REVOCABLE TRUST
NO 1
C/O WESTERN SALT CO
7220 TRADE ST #300
SAN DIEGO CA 92121





216

210

1000 R.

EASTLAKE COMMUNITY PARK

EASTLAKE

SOUTH LAKE PARK

CITY COUNTY

COUNTY OF OHIO CITY OF CLEVELAND

1000 R.

APPLICATION CANNOT BE ACCEPTED UNLESS SITE PLAN IS FOLDED TO FIT INTO AN 8-1/2 X 11 FOLDER

For Office Use Only	
Case No.	IS-94-17
Dpst. Amnt.	750.00
Receipt No.	
Date Rec'd.	1-14-94
Accepted by	ARCZO
Project No.	FA-626648
Dpst. No.	DO-060
CIP No.	
Related Case No.	

INITIAL STUDY

City of Chula Vista
Application Form

A. BACKGROUND

1. Project Title Eastlake Greens GDP/SPA Amendment
2. Project Location (Street address or description) East of SR-125, North of Orange Ave, South of Otay Lakes Rd./ Telegraph Canyon Rd., and West of Hunte Parkway.
Assessors Book, Page & Parcel No. NA
3. Brief Project Description The project is a transfer of D.U. within the existing Eastlake Greens SPA (no net increase) and an expansion of the SPA boundary (22.7 ac and 97 du). Refer to attached Project Description
4. Name of Applicant Eastlake Development Company
Address 900 Lane Ave., Ste. 100 Fax# 421-1830 Phone 421-0127
City Chula Vista State CA Zip 91913
5. Name of Preparer/Agent Gary Cinti - Cinti Land Planning
Address 3625 Midway Dr., #292 Fax# 223-5108 Phone 223-7408
City San Diego State CA Zip 92110
Relation to Applicant Land Planning Consultant
6. Indicate all permits or approvals and enclosures or documents required by the Environmental Review Coordinator.
 - a. Permits or approvals required.

- | | | |
|--|---|---|
| <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Design Review Application | <input type="checkbox"/> Specific Plan |
| <input checked="" type="checkbox"/> Rezone/Prezone | <input checked="" type="checkbox"/> Tentative Subd. Map | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Grading Permit | <input type="checkbox"/> Redevelopment Agency OPA | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Redevelopment Agency DDA | <input type="checkbox"/> Coastal Development |
| <input type="checkbox"/> Site Plan & Arch. Review | <input type="checkbox"/> Public Project | <input checked="" type="checkbox"/> Other Permit <u>GDP</u> |
| <input type="checkbox"/> Special Use Permit | <input checked="" type="checkbox"/> Annexation | <u>SPA</u> |

If project is a General Plan Amendment and/or rezone, please indicate the change in designation from _____ to _____

b. Enclosures or documents (as required by the Environmental Review Coordinator).

- | | | |
|---|--|---|
| <input type="checkbox"/> Grading Plan | <input type="checkbox"/> Arch. Elevations | <input type="checkbox"/> Hydrological Study |
| <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Landscape Plans | <input type="checkbox"/> Biological Study |
| <input type="checkbox"/> Precise Plan | <input type="checkbox"/> Tentative Subd. Map | <input type="checkbox"/> Archaeological Study |
| <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Improvement Plans | <input type="checkbox"/> Noise Assessment |
| <input type="checkbox"/> Traffic Impact Report | <input type="checkbox"/> Soils Report | <input type="checkbox"/> Other Agency Permit |
| <input type="checkbox"/> Hazardous Waste Assessment | <input type="checkbox"/> Geotechnical Report | <input checked="" type="checkbox"/> Other Project Description |

B. PROPOSED PROJECT

1. a. Land Area: square footage _____ or acreage 161.4 (amend. area)
853.2 (SPA area)
If land area to be dedicated, state acreage and purpose. _____

b. Does the project involve the construction of new buildings, or will existing structure be utilized? Yes, see Project Description.

2. Complete this section if project is residential or mixed use.

a. Type of development: Single Family Two Family Multi Family
Townhouse Condominium

b. Total number of structures 2871 residential du permittted

c. Maximum height of structures varies per P.C. District Regulations

d. Number of Units:

1 bedroom	<u>NA</u>
2 bedroom	<u>NA</u>
3 bedroom	<u>NA</u>
4 bedroom	<u>NA</u>
Total Units	<u>2871</u>

e. Gross density (DU/total acres) 3.4

f. Net density (DU/total acres minus any dedication) 6.6

g. Estimated project population to be determined

h. Estimated sale or rental price range to be determined

i. Square footage of structure to be determined

j. Percent of lot coverage by buildings or structures per P.C. Regulations

k. Number of on-site parking spaces to be provided per P.C. Regulations

l. Percent of site in road and paved surface to be determined

~~X~~ Complete this section if project is commercial or industrial or mixed use.

a. Type(s) of land use _____

b. Floor area _____ Height of structures(s) _____

c. Type of construction used in the structure _____

d. Describe major access points to the structures and the orientation to adjoining properties and streets _____

e. Number of on-site parking spaces provided _____

f. Estimated number of employees per shift _____

Number of shifts _____ Total _____

g. Estimated number of customers (per day) and basis of estimate _____

- h. Estimated number of deliveries per day _____
- i. Estimated range of service area and basis of estimate _____
- j. Type/extent of operations not in enclosed buildings _____
- k. Hours of operation _____
- l. Type of exterior lighting _____

X If project is other than residential, commercial or industrial complete this section.

- a. Type of project _____
- b. Type of facilities provided _____
- c. Square feet of enclosed structures _____
- d. Height of structure(s) - maximum _____
- e. Ultimate occupancy load of project _____
- f. Number of on-site parking spaces to be provided _____
- g. Square feet of road and paved surfaces _____
- h. Additional project characteristics _____

C. PROJECT CHARACTERISTICS

- 1. Will the project be required to obtain a permit through the Air Pollution Control District (APCD)?
No.
- 2. Is any type of grading or excavation of the property anticipated? Yes, based on future submittals.
 If yes, complete the following:
 - a. Excluding trenches to be backfilled, how many cubic yards of earth will be excavated?
NA
 - b. How many cubic yards of fill will be placed? NA
 - c. How much area (sq. ft. or acres) will be graded? NA
 - d. What will be the:
 - Maximum depth of cut NA
 - Average depth of cut NA
 - Maximum depth of fill NA
 - Average depth of fill NA

3. Describe all energy consuming devices which are part of the proposed project and the type of energy used (air conditioning, electrical appliance, heating equipment, etc.)
Normal residential energy use.
4. Indicate the amount of natural open space that is part of the project (sq. ft. or acres)
None.
5. If the project will result in any employment opportunities describe the nature and type of these jobs. Construction related jobs.
6. Will highly flammable or potentially explosive materials or substances be used or stored within the project site? NA
7. How many estimated automobile trips, per day, will be generated by the project? None in excess of those addressed in previous EIR.
8. Describe (if any) off-site improvements necessary to implement the project, and their points of access or connection to the project site. Improvements include but not limited to the following: new streets; street widening; extension of gas, electric, and sewer lines; cut and fill slopes; and pedestrian and bicycle facilities. None in excess of those previously identified for EastLake Greens. (refer to EastLake GreensPFEPP).

D. DESCRIPTION OF ENVIRONMENTAL SETTING

1. Geology
 Has a geology study been conducted on the property? Yes, see Eastlake Greens EIR.
 (If yes, please attach)
 Has a soils report on the project site been made? Yes, see Eastlake Greens EIR.
 (If yes, please attach)
2. Hydrology
 Are any of the following features present on or adjacent to the site? _____
 (If yes, explain in detail.)
 - a. Is there any surface evidence of a shallow ground water table? No.

- b. Are there any watercourses or drainage improvements on or adjacent to the site?
In previously approved facilities.
- c. Does runoff from the project site drain directly in to or toward a domestic water supply, lake, reservoir or bay? No.
- d. Could drainage from the site cause erosion or siltation to adjacent areas? Potential exists, but would be mitigated by conditions to future T.T. map
- e. Describe all drainage facilities to be provided and their location. To be determined by future submittals and previously approved tract map.

3. Noise

- a. Are there any noise sources in the project vicinity which may impact the project site?
No. Future arterials may impact some areas.
- b. Will noise from the project impact any sensitive receptors (hospitals, schools, single-family residences)? No.

4. Biology

- a. Does the site involve any Coastal Sage Scrub vegetation? No.
- b. Is the project site in a natural or partially natural state? No.
- c. If yes, has a biological survey been conducted on the property?
Yes No (Please attach a copy.) Refer to previous EIR.
- d. Describe all trees and vegetation on the site. Indicate location, height, diameter, and species of trees, and which (if any) will be removed by the project. Site is semi-developed with remnants of previous dry farming/cattle grazing on the remainder;

5. Past Use of the Land

- a. Are there any known historical or archeological resources located on or near the project site? No.
- b. Are there any known paleontological resources? No.
- c. Have there been any hazardous materials disposed of or stored on or near the project site?
No.
- d. What was the land previously used for? Dry farming/Cattle grazing

6. Current Land Use

a. Describe all structures and land uses currently existing on the project site. _____

See answer below

b. Describe all structures and land uses currently existing on adjacent property.

North Eastlake Business Center

South Vacant Otay Ranch - Future development

East Vacant - Future Eastlake Neighborhoods

West Eastlake High School/Community Park and Future developmer

7. Social

a. Are there any residents on site? None on parcels proposed for an increase in units. If so, how many?

b. Are there any current employment opportunities on site? No.
If so, how many and what type? _____

8. Please provide any other information which may assist in the evaluation of the proposed project.
Sites have been fully evaluated in Eastlake Greens SPA EIR and
recent General Plan Amendment EIR for Land Swap areas.
See also attached Project Description for additional data.

**Answer to 6 (a): Construction/structures exists on approx. one-half of EastLake Greens. Parcels proposed for amendment with existing structures are only being amended to reflect existing conditions with no increase in units.

E. CERTIFICATION

I, as owner/owner in escrow*

Eastlake Development Company

Bruce Sloan, Project Manager

Print name

or

I, consultant or agent*

Print name

HEREBY AFFIRM, that to the best of my belief, the statements and information herein contained are in all respects true and correct and that all known information concerning the project and its setting has been included in this application for an Initial Study of possible environmental impact and any enclosures for attachments thereto.



Owner/Owner in Escrow Signature

or

Consultant or Agent Signature

1/11/94
Date

*If acting for a corporation, include capacity and company name.

INITIAL STUDY PROCESSING AGREEMENT

Name of Applicant: Eastlake Development Company
Address: 900 Lane Ave., Ste. 100
City: Chula Vista State CA Phone 421-0127
Zip 91913
Name of Authorized Representative (if signatory): Bruce Sloan
Address: 900 Lane Ave., Ste 100
City: Chula Vista State CA Phone 421-0127
Zip 91913
Agreement Date: _____
Deposit Amount: \$750.00

This Agreement ("Agreement") between the City of Chula Vista, a chartered municipal corporation ("City") and the forenamed applicant for an Initial Study ("Applicant"), effective as of the Agreement Date set forth above, is made with reference to the following facts:

Whereas, the Applicant has applied to the City for an Initial Study of the type aforementioned ("Initial Study") which the City has required to be obtained as a condition to permitting the Applicant to develop a parcel of property; and,

Whereas, the City will incur expenses in order to process said Initial Study through the various departments and before the various boards and commissions of the City ("Processing Services"); and,

Whereas, the purpose of this agreement is to reimburse the City for all expenses it will incur in connection with providing the Processing Services;

Now, therefore, the parties do hereby agree, in exchange for the mutual promises herein contained, as follows:

I. Applicant's Duty to Pay.

The Applicant shall pay all of the City's expenses incurred in providing Processing Service related to applicant's Initial Study, including all of the City's direct and overhead costs related thereto. This duty of the Applicant shall be referred to herein as the "Applicant's Duty to Pay."

A. Applicant's Deposit Duty

As partial performance of the Applicant's Duty to Pay, the Applicant shall deposit the amount aforementioned ("Deposit").

1. The City shall charge its lawful expenses incurred in providing Processing Services against the Applicant's Deposit. If, after the conclusion of processing the Applicant's Initial Study, any portion of the Deposit remains, the City shall return said balance to the Applicant without interest thereon. If, during the processing of the Applicant's Initial Study, the amount of the Deposit becomes exhausted, or is imminently likely to become exhausted in the opinion of the City, upon notice of same by the City, the Applicant shall forthwith provide such additional deposit as the City shall calculate as reasonably necessary to continue to provide Processing Services. The duty of the Applicant to initially deposit and to supplement said deposit as herein required shall be known as the "Applicant's Deposit Duty".

II. City's Duty

The City shall, upon the condition that the Applicant is not in breach of the Applicant's Duty to Pay or the Applicant's Deposit Duty, use good faith to provide processing services in relation to the Applicant's Initial Study application.

- A. The City shall have no liability hereunder to the Applicant for the failure to process the Applicant's Initial Study application, or for failure to process the Applicant's Initial Study within the time frame requested by the Applicant or estimated by the City.
- B. By execution of this agreement, the Applicant shall have no right to direct or otherwise influence the conduct of the Initial Study for which the applicant has applied. The City shall use its discretion in evaluating the Applicant's Initial Study application without regard to the Applicant's promise to pay for the Processing Services, or the execution of the Agreement.

III. Remedies

A. Suspension of Processing

In addition to all other rights and remedies which the City shall otherwise have at law or equity, the City has the right to suspend and/or withhold the processing of the Initial Study which is the subject matter of this Agreement, as well as the Initial Study which may be the subject matter of any other Permit which Applicant has before the City.

B. Civil Collection

In addition to all other rights and remedies which the City shall otherwise have all law or equity, the City has the right to collect all sums which are or may become due hereunder by civil action, and upon instituting litigation to collect same, the prevailing party shall be entitled to reasonable attorney's fees had costs.

IV. Miscellaneous

A. Notices

All notices, demands or requests provided for or permitted to be given pursuant to this Agreement must be in writing. All notices, demands and requests to be sent to any party shall be deemed to have been properly given or served if personally served or deposited in the United States mail, addressed to such party, postage prepaid, registered or certified, with return receipt requested, at the addresses identified adjacent to the signatures of the parties represented.

B. Governing Law/Venue

This Agreement shall be governed by and construed in accordance with the Laws of the State of California. Any action arising under or relating to this Agreement shall be brought only in the federal or state courts located in San Diego County, State of California, and if applicable, the City of Chula Vista, or as close thereto as possible. Venue for this agreement, and performance hereunder, shall be the City of Chula Vista.

C. Multiple Signatories

If there are multiple signatories to this agreement on behalf of Applicant, each of such signatories shall be jointly and severally liable for the performance of Applicant's duties herein set forth.

D. Signatory Authority

The signatory to this agreement hereby warrants and represents that it is the duly designated agent for the Applicant and has been duly authorized by the Applicant to execute this Agreement on behalf of the Applicant. Signatory shall be personally liable for Applicant's Duty to Pay and Applicant's Duty to Deposit in the event it has not been authorized to execute this Agreement by the Applicant.

E. Hold Harmless

Applicant shall defend, indemnify and hold harmless the City, its elected and appointed officers and employees, from and against all claims for damages, liability, cost and expense (including without limitation attorneys' fees) arising out of processing Applicant's Initial Study, except only for those claims arising from the sole negligence or sole willful conduct of the City, incurred by the City, its officers, agents, or employees in defending against such claims, whether the same proceed to judgement or not. Further, the Applicant, at its own expense, shall, upon written request by the City, defend any such suit or action brought against the City, its officers, agents, or employees. Applicant's indemnification of the City shall be limited by any prior or subsequent declaration by the Applicant.

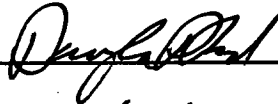
F. Administrative Claims Requirements and Procedures.

No suit or arbitration shall be brought arising out of this agreement, against the City unless a claim has first been presented in writing and filed with the City of Chula Vista and acted upon by the City of Chula Vista in accordance with the procedures set forth in Chapter 1.34 of the Chula Vista Municipal Code, as same may from time to time be amended, the provisions of which are incorporated by the reference as if fully set forth herein, and such policies and procedures used by the City in the implementation of same. Upon request by the City, the Applicant shall meet and confer in good faith with the City for the purpose of resolving any dispute over the terms of this Agreement.

Now, therefore, the parties hereto, having read and understood the terms and conditions of this agreement, do hereby express their consent to the terms hereof by setting their hand hereto on the date set forth adjacent thereto.

City

City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

By: 

Dated: 1/14/94

Applicant (or authorized representative)

BRUCE N. SLOAN, PROJECT MGR.
EASTLAKE DEVELOPMENT COMPANY

By: 

By: _____

Dated: 1/11/94

THE CITY OF CHULA VISTA DISCLOSURE STATEMENT

Statement of disclosure of certain ownership interests, payments, or campaign contributions, on all matters which will require discretionary action on the part of the City Council, Planning Commission, and all other official bodies. The following information must be disclosed:

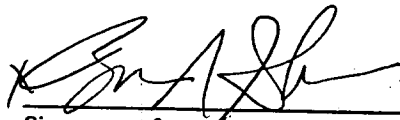
- List the names of all persons have a financial interest in the contract, i.e., contractor, subcontractor, material supplier.
Eastlake Development Company
- If any person identified pursuant to (1) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.
J.G. Boswell
- If any person identified pursuant to (1) above is non-profit organization or a trust, list the names of any person serving as director of the non-profit organization or as trustee or beneficiary or trustee of the trust.
NA
- Have you had more than \$250 worth of business transacted with any member of the City staff, Boards, Commissions, Committees and Council within the past twelve months?
No
- Please identify each and every person, including any agents, employees, consultants or independent contractors who you have assigned to represent you before the City in this matter.
Bob Santos, Kent Aden, Bruce Sloan, Katy Wright
- Have you and/or your officers or agents, in the aggregate, contributed more than \$1,000 to a Council member in the current or preceding election period? Yes [] No [X] If yes, state which Council member(s):

Person is defined as: "Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

(NOTE: Attach additional pages as necessary)

Date:

1/11/94



Signature of contractor/applicant
Bruce Sloan, Project Manager

Eastlake Development Company
Print or type name of contractor/applicant

CITY OF CHULA VISTA

STATEMENT OF AMOUNT DUE

Date: 1-14-94

LEASTLAKE DEV. CO
Name on Check

GREENS GDP/SPA AMEND
Project Name or Address

<u>AMOUNT</u>	<u>FOR</u>	<u>CASE NO. & DP #</u>	<u>ACCT NUMBER</u>
\$ <u>750.00</u>	Planned Unit Dev., Prezone, Rezone, GPA, Public Hearing, SPA Plan, CUP(hearing), <u>I.S.</u> , EIR, Appeal, Subdiv, DRC	<u>15-94-19</u> <u>FA 626648</u> <u>DQ-060</u>	408-4014 (Deposit)
\$ _____	Cash Bond Deposits or EIR/IS/ND Consultant, Annex/Detachment, State Board of Equalization Fee	_____	400-4011
\$ _____	Variance, Precise Plan, CUP(no hearing), Special Event Permit, Outside Sales, Home Occupation, Zoning Permit, Appeal	_____	100-3701
\$ _____	Sale of Maps, Plans, Specs., Copies, Publications	_____	100-3711
\$ _____	Plan Check Fee	_____	100-3745
\$ _____	DRC (ZA), Landscape Plan Apprl, Garage Conversion, Sign Permits	_____	100-3745
\$ _____	Park land in-lieu fee	_____	420-3841
\$ _____	Residential Const. Tax	_____	610-3845
\$ _____	Review of Previous I.S.	_____	100-3743
\$ _____	Consultant Qualifications	_____	100-3798
\$ _____	Other	_____	_____
\$ <u>750.00</u>	TOTAL		

RECEIPT NO. 124923 1/14/94

ARid
Prepared by (Planning)

[Signature]
Received by (Finance)



900 Lane Avenue, Ste. 100
Chula Vista, CA 91914
(619) 421-0127

LETTER OF TRANSMITTAL

TO: Mr. Doug Reed
.....
City of Chula Vista
.....
.....
.....

Date 1/14/94
.....
U.S. Mail:
.....
Our Messenger: XX
.....
Your Messenger:
.....

Subject: Project: Other:

THE FOLLOWING MATERIAL IS BEING SENT:
Initial Study Application package for EastLake Greens
.....
GDP/SPA Amendment
.....
.....

MESSAGE:
.....
.....
.....

THE PURPOSE OF THIS TRANSMITTAL IS:
 As requested For review and comment For your files

Other
.....
.....
.....
.....

SENT BY:
Bruce Sloan by  Sil Brazell
.....

PROJECT DESCRIPTION

EastLake Greens GDP/SPA Plan Amendment

This information is provided as a supplement to the data included in the attached Initial Study Application.

General Description

The project is an Amendment to the adopted EastLake I General Development Plan (GDP), which includes EastLake Greens; an Amendment to the adopted EastLake Greens SPA Plan (SPA) and Tentative Tract Map; and, the annexation of approximately 23 acres to the City of Chula Vista. The Amendments to the GDP and Tentative Tract Map are intended to reflect those changes proposed in the SPA Plan. The changes in the SPA Plan are of the following two categories:

1. Amending the GDP/SPA to include those parcels of the recent Land Swap General Plan Amendment east of the SDG&E transmission easement (expansion of Parcels R-10, R-20, & R-23).

2. Transfers of units within the existing SPA boundary to reflect refinements with no net increase of density.

Included in this supplement is Table 1 and the Adopted Site Utilization Plan. These indicate the existing plan. Also included is Table 2, which summarizes the proposed residential changes.

Description of Land Swap Area Amendment

Only those areas east of the transmission easement area included in this amendment. The balance of the Land Swap Area, which was recently the subject of a General Plan Amendment, will be covered by a separate amendment. The purpose of including the areas in this proposed amendment separately is because they are expansions of existing parcels within the EastLake Greens SPA Plan. These parcels that are expanded by the recent GPA include parcels R-10, R-20 & R-23. Upon favorable action, these areas are proposed to be annexed to the City of Chula Vista. Following is a description of each of these parcels:

R-10: The realignment of Orange Avenue to the south expanded this parcel's boundary. These expanded areas were designated Low-Medium Density on the General Plan. The mid-point of the density range (4.5 du/ac) is being proposed. The total increase for this parcel is 79 du (67 du in the Land Swap Area and 12 du in areas previously indicated as Orange Avenue/Future Urban.

R-20: This parcel is expanded by a 2.1 acre triangle adjacent to the SDG&E easement. The new area is computed at the mid-point of the Low-Medium density range (4.5 du/ac). A reduction is proposed for the parcel as a whole to reflect current planning/marketing.

R-23: This parcel is identical to the changes for R-20, except that no decrease in the density is proposed. A net increase of 9 units are proposed for this 2.1 acre addition to the SPA.

A total increase of 22.7 acres and 97 du are included in these three parcels.

Description of Density Transfers

This amendment includes Density Transfers within the existing SPA boundary to reflect current planning/marketing. These changes do not increase the number of units (2774 du) previously adopted. Following is a summary of the density transfers. Refer also to Table 2 for a composite of both Density Transfers and additions resulting from the additional Land Swap Areas.

<u>Parcel Number</u>	<u>DU Increase</u>	<u>DU Decrease</u>
R-3	+19	
R-7		-5
R-11		-5
R-14	+2	
R-15		-13
R-20		-30
R-22		-5
R-24		-4
R-25	+4	
R-27	+4	
R-28	<u>+33</u>	
Total	+62	-62

Summary of Amendments

Total Acres Added to GDP/SPA for Annexation: 22.7 acres

Total Dwelling Units Added to GDP/SPA: 97 DU

TABLE 1

EastLake Greens Site Utilization Plan
Existing Residential Land Use Statistics

<u>Parcel Number</u>	<u>Density Range</u>	<u>Acres</u>	<u>Target Density</u>	<u>Target Units</u>
R-1	0-5	19.7	2.7	54
R-2	0-5	14.7	2.7	40
R-3	0-5	21.8	3.8	83
R-4	0-5	24.0	4.3	104
R-5	0-5	23.0	4.6	105
R-6	0-5	17.4	5.0	88
R-7	5-15	10.7	6.0	65
R-8	5-15	16.4	5.9	96
R-9	5-15	8.5	5.3	45
R-10	5-15	27.9	6.0	167
R-11	5-15	14.6	6.3	92
R-12	5-15	14.3	6.5	93
R-13	5-15	22.6	6.3	142
R-14	5-15	11.4	7.4	84
R-15	5-15	11.6	7.6	88
R-16	5-15	10.5	7.9	83
R-17	5-15	29.7	7.2	214
R-18	5-15	9.9	8.8	87
R-19	5-15	14.9	10.6	158
R-20	5-15	13.6	12.0	164
R-21	5-15	10.0	12.0	120
R-22	5-15	10.8	13.5	146
R-23	5-15	13.7	15.0	205
R-24	15-25	5.0	10.0	50
R-25	15-25	7.4	10.0	74
R-26*	15-25	13.3	4.5	60
R-27*	25+	8.9	4.5	40
R-28*	25+	6.1	4.5	27
TOTAL		412.4 ac		2774 du

*Interim Designation

TABLE 2

EastLake Greens Site Utilization Plan
Proposed Residential Land Use Statistics

<u>Parcel Number</u>	<u>Density Range</u>	<u>Acres</u>	<u>Target Density</u>	<u>Target Units</u>	<u>Increase(+) Decrease(-)</u>
R-1	0-5	19.7	2.7	54	0
R-2	0-5	14.7	2.7	40	0
R-3	0-5	21.8	4.7	102	+19
R-4	0-5	24.0	4.3	104	0
R-5	0-5	23.0	4.6	105	0
R-6	5-15	17.4	5.1	88	0
R-7	5-15	10.7	5.6	60	-5
R-8	5-15	16.4	5.9	96	0
R-9*	5-15	8.5	5.3	45	0
R-10	5-15	45.4	5.4	246	+79
R-11	5-15	14.6	6.0	87	-5
R-12	5-15	14.3	6.5	93	0
R-13	5-15	22.6	6.3	142	0
R-14	5-15	11.4	7.4	86	+2
R-15	5-15	11.6	6.5	75-65	-13-23
R-16	5-15	10.5	7.9	83	0
R-17	5-15	29.7	7.2	214	0
R-18	5-15	9.9	8.8	87	0
R-19	5-15	14.9	10.6	158	0
R-20	5-15	15.7	9.2	143-153	-21-11
R-21	5-15	10.0	12.0	120	0
R-22	5-15	10.8	13.1	141	-5
R-23	5-15	15.8	13.5	214	+9
R-24	5-15	5.0	10.0	46	-4
R-25	5-15	7.4	10.0	78	+4
R-26*	5-15	13.3	4.5	60	0
R-27	0-5	8.9	4.9	44	+4
R-28	5-15	6.1	9.8	60	+33
TOTAL		434.1 ac	6.6	2871 du	+97

*Interim Designation: Parcel subject to future SPA Amendment to be consistent with the General Plan.

RESIDENTIAL

<u>Parcel Number</u>	<u>Detached(D) Attached(A)</u>	<u>Density Range</u>	<u>Acres</u>	<u>Target Density</u>	<u>Target Units</u>
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	4.7	102
R-4	D	0-5	24.0	4.3	104
R-5	D	0-5	23.0	4.6	105
R-6	D	5-15	17.4	5.1	88
R-7	D	5-15	10.7	5.6	60
R-8	D	5-15	16.4	5.9	96
R-9*	D	5-15	8.5	5.3	45
R-10	D	5-15	45.4	5.4	246
R-11	D	5-15	14.6	6.0	87
R-12	D	5-15	14.3	6.5	93
R-13	D	5-15	22.6	6.3	142
R-14	D	5-15	11.4	7.5	86
R-15	A	5-15	11.6	6.5	75 65
R-16	A	5-15	10.5	7.9	83
R-17	A	5-15	29.7	7.2	214
R-18	A	5-15	9.9	8.8	87
R-19	A	5-15	14.9	10.6	158
R-20	A	5-15	15.7	9.1	143 153
R-21	A	5-15	10.0	12.0	120
R-22	A	5-15	10.8	13.1	141
R-23	A	5-15	15.8	13.5	214
R-24	A	5-15	5.0	9.2	46
R-25	A	5-15	7.4	10.5	78
R-26*	A	5-15	13.3	4.5	60
R-27	D	0-5	8.9	4.9	44
R-28	A	5-15	6.1	9.8	60

SUB-TOTAL 434.1 ac 6.6 2871 du

NON-RESIDENTIAL

<u>Parcel Number</u>	<u>Land Use</u>	<u>Acres</u>
VC-1	Village Center	19.6
PQ-1	Public/Quasi-Public	12.3
PQ-2	Public/Quasi-Public	4.8
S-1	High School	49.2
S-2	Elementary School	10.0
P-1	Community Park	15.1
P-2	Neighborhood Park	3.0
P-3	Neighborhood Park	11.0
P-4	Neighborhood Park	4.5
P-5	Neighborhood Park	3.0
OS-1	Open Space	2.9
OS-2	Open Space	1.1
OS-3	Open Space	1.9
OS-4	Open Space	7.8
OS-5*	Open Space	8.3
OS-6	Open Space	4.9
OS-7	Open Space	5.9
	Golf Course	160.4
	Major Circulation	87.1

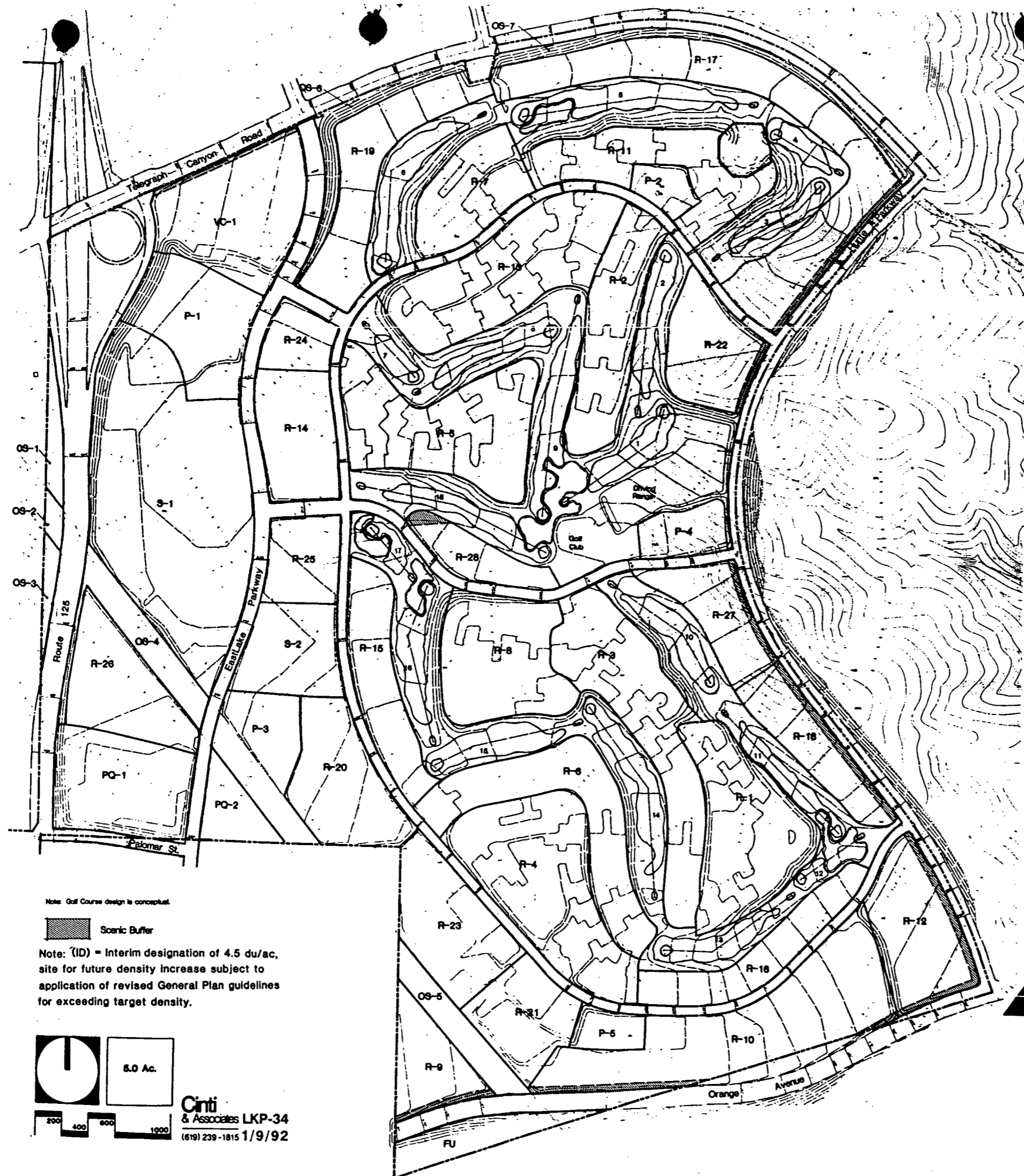
SUB-TOTAL 412.8

FU* Future Urban 6.3

PROJECT TOTAL 853.2 ac 3.4 2871 du

* Interim Designation: Parcel subject to future SPA Amendment to be consistent with the General Plan.

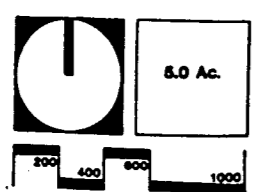
Existing Site Utilization Plan



Note: Golf Course design is conceptual.



Note: (ID) = Interim designation of 4.5 du/ac, site for future density increase subject to application of revised General Plan guidelines for exceeding target density.



Cinti & Associates LKP-34
(619) 239-1815 1/9/92

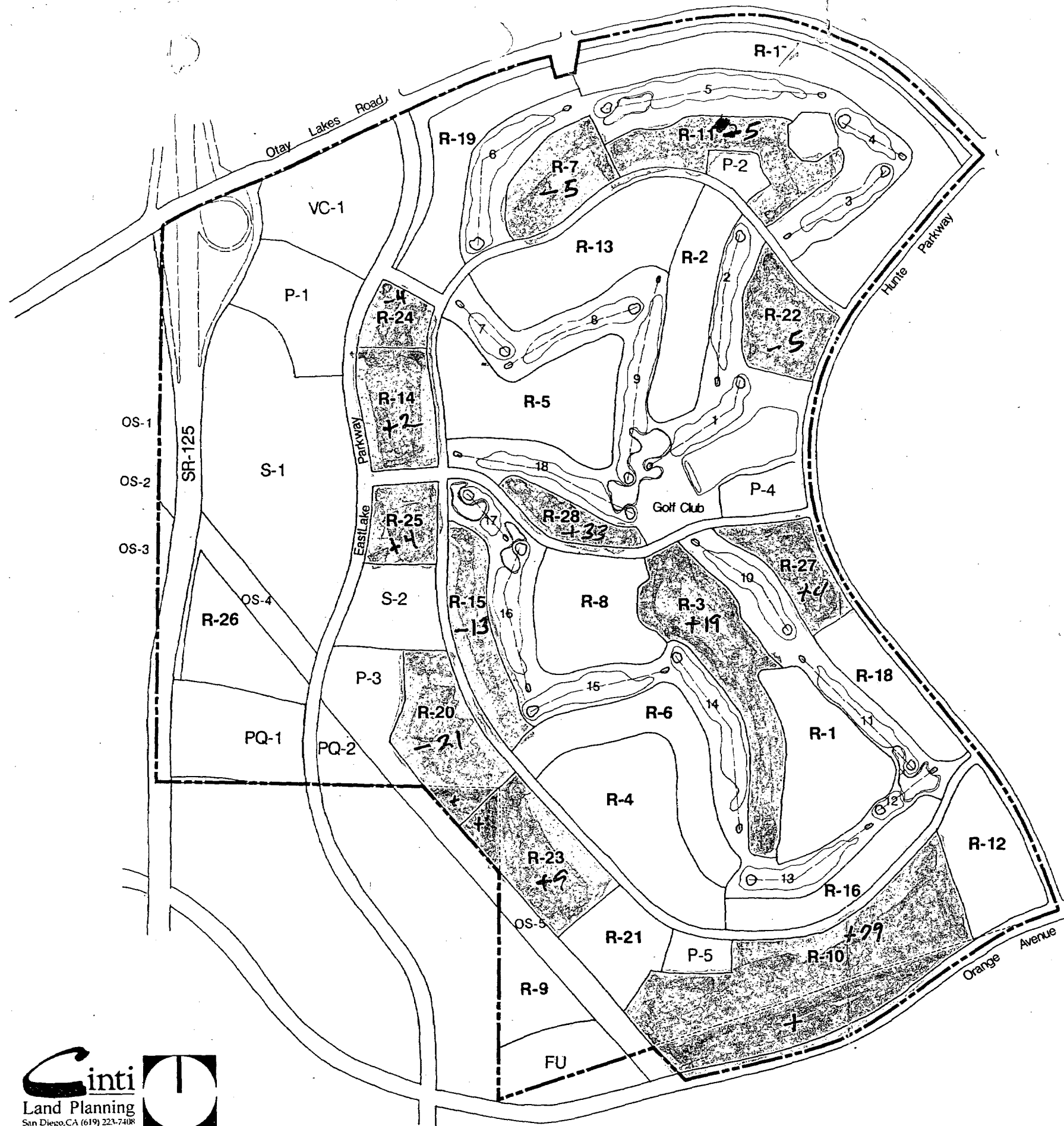
RESIDENTIAL	PARCEL NUMBER	DETACHED (D) ATTACHED (A)	DENSITY RANGE	ACRES	TARGET DENSITY (NET)	TARGET UNITS
	R-1	D	0-5.0	18.7	2.7	64
	R-2	D		14.7	2.7	40
	R-3	D		21.8	3.6	83
	R-4	D		24.0	4.3	104
	R-5	D		23.0	4.6	106
	R-6	D		17.4	6.0	88
	R-7	D	5.0-15.0	10.7	6.0	86
	R-8	D		18.4	5.9	96
	R-9	D		8.5	5.3	45
	R-10	D		27.9	6.0	167
	R-11	D		14.8	6.3	92
	R-12	D		14.3	6.5	93
	R-13	D		22.6	6.3	142
	R-14	D		11.4	7.4	84
	R-15	A		11.6	7.8	88
	R-16	A		10.5	7.9	83
	R-17	A		29.7	7.2	214
	R-18	A		8.9	8.8	87
	R-19	A	14.9	10.8	158	
	R-20	A	13.6	12.0	164	
	R-21	A	10.0	12.0	120	
	R-22	A	10.8	13.5	146	
	R-23	A	13.7	15.0	206	
	R-24	A	5.0	10.0	50	
	R-25	A	15.0-25.0	7.4	10.0	74
(ID)	R-26	A	13.3	4.5	60	
(ID)	R-27	A	8.9	4.5	40	
(ID)	R-28	A	6.1	4.5	27	
SUB-TOTAL				4124 ac		2774 du

NON-RESIDENTIAL	PARCEL NUMBER	LAND USE	ACRES
	VC-1	VILLAGE CENTER	19.6
	PQ-1	PUBLIC/QUASI-PUBLIC	12.3
	PQ-2	PUBLIC/QUASI-PUBLIC	4.8
	S-1	HIGH SCHOOL	49.2
	S-2	ELEMENTARY SCHOOL	10.0
	P-1	COMMUNITY PARK	15.1
	P-2	NEIGHBORHOOD PARK	3.0
	P-3	NEIGHBORHOOD PARK	11.0
	P-4	NEIGHBORHOOD PARK	4.5
	P-5	NEIGHBORHOOD PARK	3.0
	OS-1	OPEN SPACE	2.9
	OS-2	OPEN SPACE	1.1
	OS-3	OPEN SPACE	1.9
	OS-4	OPEN SPACE	7.8
	OS-5	OPEN SPACE	6.3
	OS-6	OPEN SPACE	4.9
	OS-7	OPEN SPACE	5.9
		GOLF COURSE	160.4
		MAJOR CIRCULATION	88.4
SUB-TOTAL			418.1
FU		FUTURE URBAN	6.0
PROJECT TOTAL			830.5 ac

EASTLAKE GREENS

A Planned Community in the City of Chula Vista

Proposed Site Utilization Plan



RESIDENTIAL

Parcel Number	Detached(D) Attached(A)	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	21.6	4.7	102
R-4	D	0-5	24.0	4.3	104
R-5	D	0-5	23.0	4.6	105
R-6	D	5-15	17.4	5.1	88
R-7	D	5-15	10.7	5.6	60
R-8	D	5-15	16.4	5.9	96
R-9*	D	5-15	8.5	5.3	45
R-10	D	5-15	45.4	5.4	246
R-11	D	5-15	14.6	6.0	87
R-12	D	5-15	14.3	6.5	93
R-13	D	5-15	22.6	6.3	142
R-14	D	5-15	11.4	7.5	86
R-15	A	5-15	11.6	6.5	75
R-16	A	5-15	10.5	7.9	83
R-17	A	5-15	29.7	7.2	214
R-18	A	5-15	9.9	8.8	87
R-19	A	5-15	14.9	10.6	158
R-20	A	5-15	15.7	9.1	143
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R-24	A	5-15	5.0	9.2	46
R-25	A	5-15	7.4	10.5	78
R-26*	A	5-15	13.3	4.5	60
R-27	D	0-5	8.9	4.9	44
R-28	A	5-15	6.1	9.8	60

SUB-TOTAL 434.1 ac 6.6 2871 du

NON-RESIDENTIAL

Parcel Number	Land Use	Acres
VC-1	Village Center	19.6
PQ-1	Public/Quasi-Public	12.3
PQ-2	Public/Quasi-Public	4.8
S-1	High School	49.2
S-2	Elementary School	10.0
P-1	Community Park	15.1
P-2	Neighborhood Park	3.0
P-3	Neighborhood Park	11.0
P-4	Neighborhood Park	4.5
P-5	Neighborhood Park	3.0
OS-1	Open Space	2.9
OS-2	Open Space	1.1
OS-3	Open Space	1.9
OS-4	Open Space	7.8
OS-5*	Open Space	8.3
OS-6	Open Space	4.9
OS-7	Open Space	5.9
	Golf Course	160.4
	Major Circulation	87.1

SUB-TOTAL 412.8

FU* Future Urban 6.3

PROJECT TOTAL 853.2 ac 3.4 2871 du

* Interim Designation: Parcel subject to future SPA Amendment to be consistent with the General Plan.

EASTLAKE GREENS

A Planned Community in
the City of Chula Vista

RESOLUTION NO. 17618

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AND IMPOSING AMENDMENTS AND CONDITIONS ON THE EASTLAKE II (EASTLAKE I EXPANSION) GENERAL DEVELOPMENT PLAN, EASTLAKE GREENS SECTIONAL PLANNING AREA (SPA) PLAN, EASTLAKE GREENS AIR QUALITY IMPROVEMENT PLAN, EASTLAKE GREENS WATER CONSERVATION PLAN AND EASTLAKE GREENS MASTER TENTATIVE SUBDIVISION MAP (PCS-88-3) AND ADOPTING MITIGATED NEGATIVE DECLARATION ON ~~IS-94-19~~ AND MITIGATION MONITORING AND REPORTING PROGRAM

I. RECITALS

A. Project Site

WHEREAS, the properties which are the subject matter of this resolution are diagrammatically represented in Exhibit 1 and 2 attached hereto and incorporated by this reference, identified as the EastLake General Development Plan Area and EastLake Greens SPA Plan Area, and located in part in the City of Chula Vista ("Project Site") and,

B. Project; Application for Discretionary Approval

WHEREAS, on March 21, 1994, the EastLake Development Company ("Developer") filed applications for an amendment to: 1) the EastLake II (EastLake I Expansion) General Development Plan, known as document number CO94-183, a copy of which is on file in the office of the City Clerk, 2) the EastLake Greens Sectional Planning Area Plan, known as document number CO94-184, a copy of which is on file in the office of the City Clerk, 3) the EastLake Greens Air Quality Improvement Plan, known as document number CO94-185, a copy of which is on file in the office of the City Clerk, 4) the EastLake Greens Water Conservation Plan, known as document number CO94-186, a copy of which is on file in the office of the City Clerk, and 5) the EastLake Greens Master Tentative Map, known as document number CO94-187, a copy of which is on file in the office of the City Clerk, ("Project"); and,

C. Prior Discretionary Approvals

WHEREAS, the development of the Project Site has been the subject matter of 1) a General Development Plan, EastLake II (EastLake I Expansion) General Development Plan previously approved by City Council Resolution No. 15198 ("GDP"); 2) the EastLake Greens Sectional Planning Area Plan, previously adopted by City Council Resolution No. 15199; (SPA) and 3) a Tentative Subdivision Map previously approved by City Council Resolution No. 15200 (TSM) Chula Vista Tract 88-3, all approved on July 18, 1989; and, 4) an Air

Quality Improvement Plan (Eastlake Greens Air Quality Improvement Plan) and 5) a Water Conservation Plan (EastLake Greens and Water Conservation Plan), both previously approved by the City Council on November 24, 1992, by Resolution No. 16898; and

D. Planning Commission Record on Application

WHEREAS, the Planning Commission held an advertised public hearing on said project on July 27, 1994, and voted to recommend that the City Council approve the Project, based upon the findings and subject to the conditions listed below.

E. City Council Record of Applications

WHEREAS, a duly called and noticed public hearing was held before the City Council of the City of Chula Vista on August 16, 1994, on the Discretionary Approval Applications, and to receive the recommendations of the Planning Commission, and to hear public testimony with regard to same; and,

F. Discretionary Approvals Ordinances

WHEREAS, at the same City Council meeting at which this Resolution was approved (August 16, 1994), the City Council of the City of Chula Vista approved for first reading Ordinance No. 2600 rezoning 22.7 acres of unincorporated land to P-C (Planned Community) and Ordinance No. 2601 amending the Eastlake II (Eastlake I Expansion) Planned Community District Regulations Land Use District Map.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby find, determine and resolve as follows:

II. PLANNING COMMISSION RECORD

The proceedings and all evidence introduced before the Planning Commission at their public hearing on this project held on July 27, 1994, and the minutes and resolutions resulting therefrom, are hereby incorporated into the record of this proceeding.

III. MITIGATED NEGATIVE DECLARATION REVIEWED AND CONSIDERED; MITIGATION MONITORING AND REPORTING PROGRAM; FINDINGS; APPROVALS

A. Mitigated Negative Declaration

The City Council of the City of Chula Vista has reviewed, analyzed and considered Mitigated Negative Declaration on IS-94-19, known as document number CO94-180, a copy of which is on file in the office of the City Clerk,

and comments thereon, the environmental impacts therein identified for this project and the Mitigation Monitoring and Reporting Program ("Program"), known as document number CO94-181, a copy of which is on file in the office of the City Clerk, thereon prior to approving the Project. Based on the Initial Study and comments thereon, the Council finds that there is no substantial evidence that the Project will have a significant effect on the environment and thereby approves the Mitigated Negative Declaration.

B. Mitigation Monitoring and Reporting Program

The City Council of the City of Chula Vista finds that the significant environmental effect(s) identified in the Mitigation Negative Declaration will be reduced to below a level of significance if the mitigation measures in the Mitigation Monitoring and Reporting Program are implemented. The Mitigation Monitoring and Reporting Program is hereby approved to ensure that its provisions are complied with.

IV. CERTIFICATION OF COMPLIANCE WITH CEQA

The City Council does hereby find that the Mitigated Negative Declaration on IS-94-19 and Mitigation Monitoring and Reporting Program have been prepared in accordance with requirements of the California Environmental Quality Act, the State EIR Guidelines, and the Environmental Review Procedures of the City of Chula Vista.

V. INDEPENDENT JUDGMENT OF CITY COUNCIL

The City Council finds that Mitigated Negative Declaration IS-94-19 reflects the independent judgment of the City of Chula Vista City Council.

VI. GDP FINDINGS

A. THE PROPOSED DEVELOPMENT AS DESCRIBED BY THE GENERAL DEVELOPMENT PLAN IS IN CONFORMITY WITH THE PROVISIONS OF THE CHULA VISTA GENERAL PLAN.

The amended EastLake II (EastLake I Expansion) General Development Plan reflects land use densities and circulation system design that are consistent with the Chula Vista General Plan Land Use and Circulation Elements.

B. A PLANNED COMMUNITY DEVELOPMENT CAN BE INITIATED BY ESTABLISHMENT OF SPECIFIC USES OR SECTIONAL PLANNING AREA PLANS WITHIN TWO YEARS OF THE ESTABLISHMENT OF THE PLANNED COMMUNITY ZONE.

A SPA Plan has already been approved for the development of the planned community and amendments thereto conforming to the amended GDP are included in the Project.

- C. IN THE CASE OF PROPOSED RESIDENTIAL DEVELOPMENT, THAT SUCH DEVELOPMENT WILL CONSTITUTE A RESIDENTIAL ENVIRONMENT OF SUSTAINED DESIRABILITY AND STABILITY; AND THAT IT WILL BE IN HARMONY WITH OR PROVIDE COMPATIBLE VARIETY TO THE CHARACTER OF THE SURROUNDING AREA, AND THAT THE SITES PROPOSED FOR PUBLIC FACILITIES, SUCH AS SCHOOLS, PLAYGROUNDS AND PARKS, ARE ADEQUATE TO SERVE THE ANTICIPATED POPULATION AND APPEAR ACCEPTABLE TO THE PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

The residential densities and transfers reflected on the amended GDP are compatible with the pattern and character of development approved with the original GDP, and can be adequately served by the public facilities incorporated therein.

- D. IN THE CASE OF PROPOSED INDUSTRIAL AND RESEARCH USES, THAT SUCH DEVELOPMENT WILL BE APPROPRIATE IN AREA, LOCATION, AND OVER-ALL DESIGN TO THE PURPOSE INTENDED; THAT THE DESIGN AND DEVELOPMENT STANDARDS ARE SUCH AS TO CREATE A RESEARCH OR INDUSTRIAL ENVIRONMENT OF SUSTAINED DESIRABILITY AND STABILITY; AND, THAT SUCH DEVELOPMENT WILL MEET PERFORMANCE STANDARDS ESTABLISHED BY THIS TITLE.

The amendments do not involve areas planned for industrial or research uses.

- E. IN THE CASE OF INSTITUTIONAL, RECREATIONAL, AND OTHER SIMILAR NONRESIDENTIAL USES, THAT SUCH DEVELOPMENT WILL BE APPROPRIATE IN AREA, LOCATION AND OVER-ALL PLANNING TO THE PURPOSE PROPOSED, AND THAT SURROUNDING AREAS ARE PROTECTED FROM ANY ADVERSE EFFECTS FROM SUCH DEVELOPMENT.

The amendments to the trails program will contribute to a less hazardous and thus improved recreational amenity which will have less potential to conflict with surrounding development.

- F. THE STREETS AND THOROUGHFARES PROPOSED ARE SUITABLE AND ADEQUATE TO CARRY THE ANTICIPATED TRAFFIC THEREON.

The revised alignment of E. Orange Avenue reflected on the amended GDP is consistent with the alignment approved with the recent General Plan Amendment for the area.

- G. ANY PROPOSED COMMERCIAL DEVELOPMENT CAN BE JUSTIFIED

ECONOMICALLY AT THE LOCATION(S) PROPOSED AND WILL PROVIDE ADEQUATE COMMERCIAL FACILITIES OF THE TYPES NEEDED AT SUCH PROPOSED LOCATION(S).

The amendments do not involve areas planned for commercial uses.

- H. THE AREA SURROUNDING SAID DEVELOPMENT CAN BE PLANNED AND ZONED IN COORDINATION AND SUBSTANTIAL COMPATIBILITY WITH SAID DEVELOPMENT.

The amendments are consistent with the previously approved plans and regulations applicable to surrounding areas.

VII. SPA FINDINGS

- A. THE SECTIONAL PLANNING AREA PLAN AS AMENDED IS IN CONFORMITY WITH THE EASTLAKE II (EASTLAKE I EXPANSION) GENERAL DEVELOPMENT PLAN AND THE CHULA VISTA GENERAL PLAN.

The amended EastLake Greens Sectional Planning Area Plan reflects land use, circulation system, and public facilities that are consistent with the EastLake II (EastLake I Expansion) General Development Plan and the Chula Vista General Plan.

- B. THE EASTLAKE GREENS SECTIONAL PLANNING AREA PLAN, AS AMENDED WILL PROMOTE THE ORDERLY SEQUENTIALIZED DEVELOPMENT OF THE INVOLVED SECTIONAL PLANNING AREA.

The SPA Plan, as amended allows, in the context of market demand a more logical transition of construction within the EastLake Greens Planned Community, consistent with the phasing of internal and external infrastructure, and the amendments have been found to be consistent with the EastLake II (EastLake I Expansion) Public Facilities Financing Plan, Air Quality Improvement Plan, and Water Conservation Plan.

- C. THE OTC SECTIONAL PLANNING AREA PLAN AS AMENDED WILL NOT ADVERSELY AFFECT ADJACENT LAND USE, RESIDENTIAL ENJOYMENT, CIRCULATION, OR ENVIRONMENTAL QUALITY.

The land uses within the EastLake Greens SPA area represent the same uses approved by the EastLake II (EastLake I Expansion) General Development Plan.

VIII. TENTATIVE SUBDIVISION MAP FINDINGS

- A. Pursuant to Government Code Section 66473.5 of the Subdivision Map Act,

the City Council finds that the Tentative Subdivision Map as conditioned herein for EastLake Greens, Chula Vista Tract No. PCS-88-3 is in conformance with the elements of the City's General Plan, based on the following:

a. Land Use Element

The General Plan designates the EastLake Greens residential areas for Low-Medium (3-6 du/ac) density development. The proposed addition of 22.7 acres at the mid-point of the Low-Medium density range (4.5 du/ac) is consistent with the previously approved land use intensity.

The project, as conditioned, provides a wide landscape buffer along the north side of E. Orange Avenue, in conformance with landform grading and scenic highway principles of the General Plan.

b. Circulation Element

All of the on-site and off-site public streets required to serve the subdivision will be constructed or DIF fees paid by the developer in accordance with the EastLake Greens Public Facilities Financing Plan and Development Agreement.

Bicycle paths have been incorporated within the EastLake Greens community area and will be constructed as part of the project.

c. Housing Element

The proposed project will provide a minimum of 10% affordable housing including a mix of housing types and lot sizes for single-family, townhouses, condominium and various apartment densities that will provide a wide spectrum of housing prices for persons of various incomes.

d. Parks and Recreation Element

The subdivision will provide approximately 37.4 acres of improved community and neighborhood parks in accordance with locations and standards of the General Plan. The required park acreage for EastLake Greens is 26.6 acres.

e. Public Facilities Element

The project is obligated in the conditions of approval to participate in providing the water facilities, wastewater facilities and drainage facilities required by the policies of the General Plan.

Public building sites are included within the subdivision; however, these

sites will not be affected by the proposed amendment.

f. **Open Space and Conservation Element**

The proposed subdivision is in conformance with the goals and policies of the General Plan element for this site.

g. **Safety Element**

The project site is considered a seismically active area, although there are no known active faults on or adjacent to the property. The fire protection facilities and services needed to serve the project have been reviewed by the Fire Department. Other emergency service agencies have reviewed the proposed subdivision for conformance with safety policy. The Project, as amended, will not increase the need for additional police and fire personnel.

h. **Noise Element**

Noise mitigation measures included in the Environmental Impact Report SEIR-86-04 and Mitigated Negative Declaration IS-94-19 adequately address the noise policy in the General Plan. All dwelling units within the project will be required to be designed so as to not exceed the interior noise level of 45 dBA. Additionally, all exterior private open space will be shielded by a combination of earth, berm, wall, and/or buildings to achieve a 65 dBA noise level for outside private areas.

B. Pursuant to Section 66412.3 of the Subdivision Map Act, the Council certifies that it has considered the effect of this approval on the housing needs of the region and has balanced those needs against the public service needs of the residents of the City and the available fiscal and environmental resources.

C. The configuration, orientation and topography of the site partially allows for the optimum siting of lots for passive or natural heating and cooling opportunities as required by Government Code Section 66473.1.

D. The site is physically suitable for residential development and the proposal conforms to all standards established by the City for such projects.

X. **GENERAL CONDITIONS OF APPROVAL**

The approval of the foregoing Discretionary Approvals Amendments which are stated to be conditioned on "General Conditions" are hereby conditioned as follows:

A. **Project Site is Improved with Project**

Developer, or their successors in interest, shall improve the Project Site with the Project as described in the Mitigated Negative Declaration, except as modified by this Resolution.

B. Implement Mitigation Measures

Developer shall diligently implement, or cause the implementation of, all mitigation measures pertaining to the Project identified in the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

C. Implement the Mitigation Monitoring and Reporting Program

Developer shall implement, or cause the implementation of, all portions of the Mitigation Monitoring and Reporting Program pertaining to the Project and Mitigated Negative Declaration IS-94-19 .

D. Update Documents

Twenty-five (25) copies of replacement pages, exhibits, maps and plans reflecting the amendments approved herein shall be submitted to the Planning Department within two weeks of approval of this resolution.

XI. SPECIAL CONDITIONS OF APPROVAL

A. Sectional Planning Area (SPA) Plan

1. Final assessment and determination of parkland requirements for single family detached condominium developments shall be conducted during the Design Review and/or Tentative Map processing stage of each individual project. Updated cumulative parkland data shall be submitted with each development proposal to the Director of Parks and Recreation for review and approval.
2. Final Golf Course Trail and Golf Course Vista Point design shall be subject to review and approval by the Director of Parks and Recreation and the Director of Planning. Detailed design information for the "Vista Points" shall be submitted for review in conjunction with the associated parcels within which they are located. Said "Vista Points" shall be improved prior to or concurrently with each development proposal.

B. Tentative Subdivision Map Conditions

Prior to approval of the associated/applicable final map, unless otherwise indicated, the developer shall:

GENERAL/PRELIMINARY

1. Comply with all unfulfilled condition of approval of the Eastlake Greens Tentative Map, Chula Vista Tract 88-3 established by Resolution No. 15200 approved by Council on July 18, 1989.
2. If phasing is proposed within an individual map or through multiple final maps, submit and obtain approval for a development phasing plan by the City Engineer and Director of Planning prior to approval of any final map which includes phasing. Improvements, facilities and dedications to be provided with each phase or unit of development shall be as determined by the City Engineer and Director of Planning. The City reserves the right to conditionally approve each final map with the requirement to provide improvements, facilities and/or dedications as necessary to provide adequate circulation and to meet the requirements of police and fire departments. The City Engineer and Planning Director may, at their discretion, modify the sequence of improvement construction should conditions change to warrant such revision.

STREETS, RIGHTS-OF-WAY AND IMPROVEMENTS

3. Dedicate on-site and off-site street right-of-way for the construction of East Orange Avenue from its intersection with Hunte Parkway to the westerly subdivision boundary.
4. Design southerly knuckle on Street PP to conform to City design standards.
5. Provide to the City a letter from Otay Municipal Water District indicating that the assessments/bonded indebtedness for all parcels dedicated to the City have been paid or that no assessments exist on the parcel(s).
6. Present written verification to the City Engineer from Otay Water District that the subdivision will be provided adequate water service and long term water storage facilities.
7. Grant to the City a 10-foot wide utility easement adjacent to the street right-of-way within the open space lots in Units 4, 10, 12, 15, 18, 21-23, 26, 27, 30, 31, or as approved by the City Engineer.
8. Construct an 8' wide sidewalk for the Golf Course Neighborhood Trail as shown on the EastLake Greens Trails Plan along the following streets:
 - a. South Greensview Drive - from Clubhouse Drive to Hunte Parkway.
 - b. Hunte Parkway - from So. Greensview Drive to the southerly boundary of Unit 27.

- c. Clubhouse Drive - along the northerly boundary of Clubhouse Drive.

Provide additional right-of-way and/or easements as required by the City Engineer for installation of utilities, street lights, and fire hydrants.

- 9. Provide for the maintenance of the proposed sewer pump station on East Orange Avenue in accordance with Council Policy # 570-03 adopted by Resolution 17491, and the Agreement to Provide Sewer Pump Station Maintenance for the Eastlake Greens and amendments thereto.
- 10. Construct South Greensview Drive from the southeasterly limits of Unit 20 to the easterly limits of Unit 38 as shown on the approved revised tentative map when the Average Daily Trips measured on Silverado immediately south of Clubhouse Drive exceeds 1200.
- 11. Prior to the approval of each final map for the subject development acquire all off-site right-of-way necessary for the installation of the required improvements for that subdivision. Notify the City at least 60 days prior to consideration of a Final Map by City if off-site right-of-way cannot be obtained for the improvements. (Only off-site right-of-way or easements affected by Section 66462.5 of the Subdivision Map Act are covered by this condition).

After said notification the developer shall:

- a. Have all easements and/or right-of-way documents and plats prepared and appraisals complete which are necessary to commence condemnation proceedings.
- b. Deposit with the City the estimated cost of acquiring said right-of-way or easements, said estimate to be approved by the City Engineer.
- c. Pay the full cost, both direct and indirect, of acquiring off-site right-of-way or easements required.

The requirements of a,b and c above shall be satisfied prior to approval of the final map for which the off-site right-of-way or easements are required.

All off-site requirements which fall under the purview of Section 66462.5 of the State Subdivision Map Act will be waived if the City does not comply with the 120 day time limitation specified in the section of the Act.

(This condition supersedes Condition of Approval No. 19 for the Eastlake Greens Tentative Map approved by City Council Resolution No. 15200).

12. Street sections shall be revised to reflect current street design standards. Street design standards shall be applicable to future streets.

GRADING/DRAINAGE

13. Obtain easements in favor of City for off-site detention basin and storm basin near East Orange/Hunte Parkway intersection as required by City Engineer.
14. Grade 20 foot wide landscape buffer along East Orange Avenue at 5:1 ratio.
15. Relocate detention basin storm drain outlet beyond toe of southerly slope of East Orange Avenue grading.
16. Provide energy dissipators at all storm drain outlets as required by the City Engineer to maintain non-erosive flow velocities.
17. Design and line desilting basins with concrete to the satisfaction of the City Engineer.
18. Provide an updated soils report or an addendum to the original document prepared by a registered engineer, as required by the City Engineer.

OPEN SPACE/ASSESSMENTS

19. Agree to grant in fee to the City public access easements over paved walkways to Golf Course Trail vista points as approved by the City Engineer and the Director of Parks & Recreation Department.
20. Request annexation into Eastlake Maintenance District #1 of all areas within the tentative map boundary not currently included in the district prior to approval of the first final map which includes said areas. Deposit \$3,000 to initiate annexation proceedings. Pay all costs of proceedings.
21. Grant in fee to the City all open space lots shown on the approved tentative map to be granted to the City and execute and record a deed for each lot.
22. Submit a list of all facilities located on open space lots proposed to be

maintained by the existing Eastlake Maintenance District No. 1. This list shall include a description, quantity and unit price per year for the perpetual maintenance of all facilities located on open space lots to include but not be limited to: walls, fences, water fountains, lighting structures, paths, access roads, drainage structures and landscaping. Only those items on an open space lot are eligible for open space maintenance. Each open space lot shall also be broken down by the number of acres of turf, irrigated, and non-irrigated open space to aid the estimation of a maintenance budget thereof.

23. Design landscape buffer for erosion control adjacent to the right-of-way of East Orange Avenue with plant species requiring no permanent irrigation and maintain/replace plantings as necessary for an establishment period of one year or as extended by the City Landscape Architect, City Engineer and Director of Parks & Recreation. Prior to approval of the preliminary landscaping plans, which include portions of or the entire landscape buffer, provide to the City a bond in an amount approved by the City Landscape Architect to guarantee installation maintenance of said landscaping.
24. Pay additional fees on a fair-share basis into the Assessment District Numbers 90-3, 91-1 or other applicable assessment districts due to additional units approved subsequent to District formation.
25. Make payment to reduce the debt on any parcels whose density is lower than assumed for the assessment districts at the time of District formation.
26. Pay all costs associated with apportionment of assessments for all City assessment districts as a result of subdivision of lands within the project boundary. Request apportionment and provide a deposit to the City estimated at \$40/unit/district to cover costs prior to approval of a final map for the unit being finalized.
27. Prepare a disclosure form to be signed by the home buyer acknowledging that additional fees have been paid into the Assessment District or the Transportation DIF Fund, and that these additional fees are reflected in the purchase price of the home for those units which have a density change from that indicated in the assessment district's Engineer's Report.
28. Submit all disclosure forms for the approval of the City Engineer.
29. The configuration of open space lot "DDD" shall be maintained as originally approved.
30. The Tentative Subdivision Map shall be revised to incorporate a 75'

wide (average) landscape buffer along the north side of East Orange Avenue.

31. The 75' wide landscape buffer along East Orange Avenue shall be graded in accordance with City landform grading principles and shall be subject to review and approval by the City Landscape Architect. A landscape plan(s) for the subject scenic highway buffer shall be submitted to the City Landscape Architect prior to or concurrently with the first Tentative Subdivision Map or other site plan review application submitted for Parcel R-10 or R-12.

AGREEMENTS

Enter into an agreement with the City whereby the developer agrees to:

32. Defend, indemnify and hold harmless the City and its agents, officers and employees, from any claim, action or proceeding against the City, or its agents, officers or employees to attack, set aside, void or annul any approval by the City, including approval by its Planning Commission, City Council or any approval by its agents, officers, or employees with regard to this subdivision provided the City promptly notifies the subdivider of any claim, action or proceeding and on the further condition that the City fully cooperates in the defense.
33. Hold the City harmless from any liability for erosion, siltation or increase flow of drainage resulting from this project.
34. Insure that all franchised cable television companies ("Cable Company") are permitted equal opportunity to place conduit and provide cable television service to each lot within the subdivision. Restrict access to the conduit to only those franchised cable television companies who are, and remain in compliance with, all of the terms and conditions of the franchise and which are in further compliance with all other rules, regulations, ordinances and procedures regulating and affecting the operation of cable television companies as same may have been, or may from time to time be issued by the City of Chula Vista.
35. Comply with the terms and conditions of the Acquisition/Financing Agreement for Assessment district 94-1, CO 94-064, approved by Council Resolution R17483 as said terms and conditions may be applicable to this development.

MISCELLANEOUS

36. Tie the boundary of the subdivision to the California System -Zone VI (1983).

37. Submit copies of Final Maps in a digital format such as (DXF) graphic file prior to approval of each Final Map. Provide computer aided Design (CAD) copy of the Final Map based on accurate coordinate geometry calculations and submit the information in accordance with the City Guidelines for Digital Submittal in duplicate on 5-1/2 HD floppy disk prior to the approval of each Final Map.
38. Update the Eastlake Greens Public Facilities financing Plan as required by Chapter V of said approved document.
39. Fire hydrants shall be installed and operable and fire access roads shall be usable prior to delivery of any combustible construction materials.
40. A wildland fuel modification program may be required on interface areas between residences and open space.

XII. CODE REQUIREMENT REMINDERS

1. Comply with all applicable sections of the Chula Vista Municipal Code. Preparation of the Final Map and all plans shall be in accordance with the provisions of the Subdivision Map Act and the City of Chula Vista current standards, Subdivision Ordinance and Subdivision Manual.
2. Fire flow of 1,000 gpm shall be maintained within the Project area.
3. Fire Department access roads shall be a minimum of 20' wide and constructed with an all-weather driving surface.

XIII. CONSEQUENCE OF FAILURE OF CONDITIONS

If any of the foregoing conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny or further condition issuance of all future building permits, deny, revoke or further condition all certificates of occupancy issued under the authority of approvals herein granted, institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this Resolution.


XIV. NOTICE OF DETERMINATION

The City Council directs the Environmental Review Coordinator to post a Notice of Determination and file the same with the County Clerk.

XV. INVALIDITY; AUTOMATIC REVOCATION

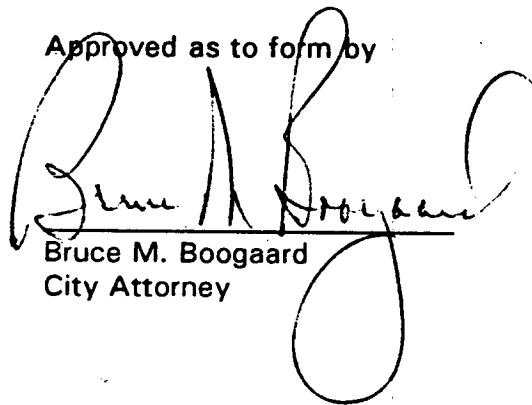
It is the intention of the City Council that its adoption of this Resolution is dependent upon the enforceability of each and every term, provision and condition herein stated; and that in the event that any one or more terms, provisions or conditions are determined by a Court of competent jurisdiction to be invalid, illegal or unenforceable, this resolution shall be deemed to be automatically revoked and of no further force and effect ab initio.

Presented by



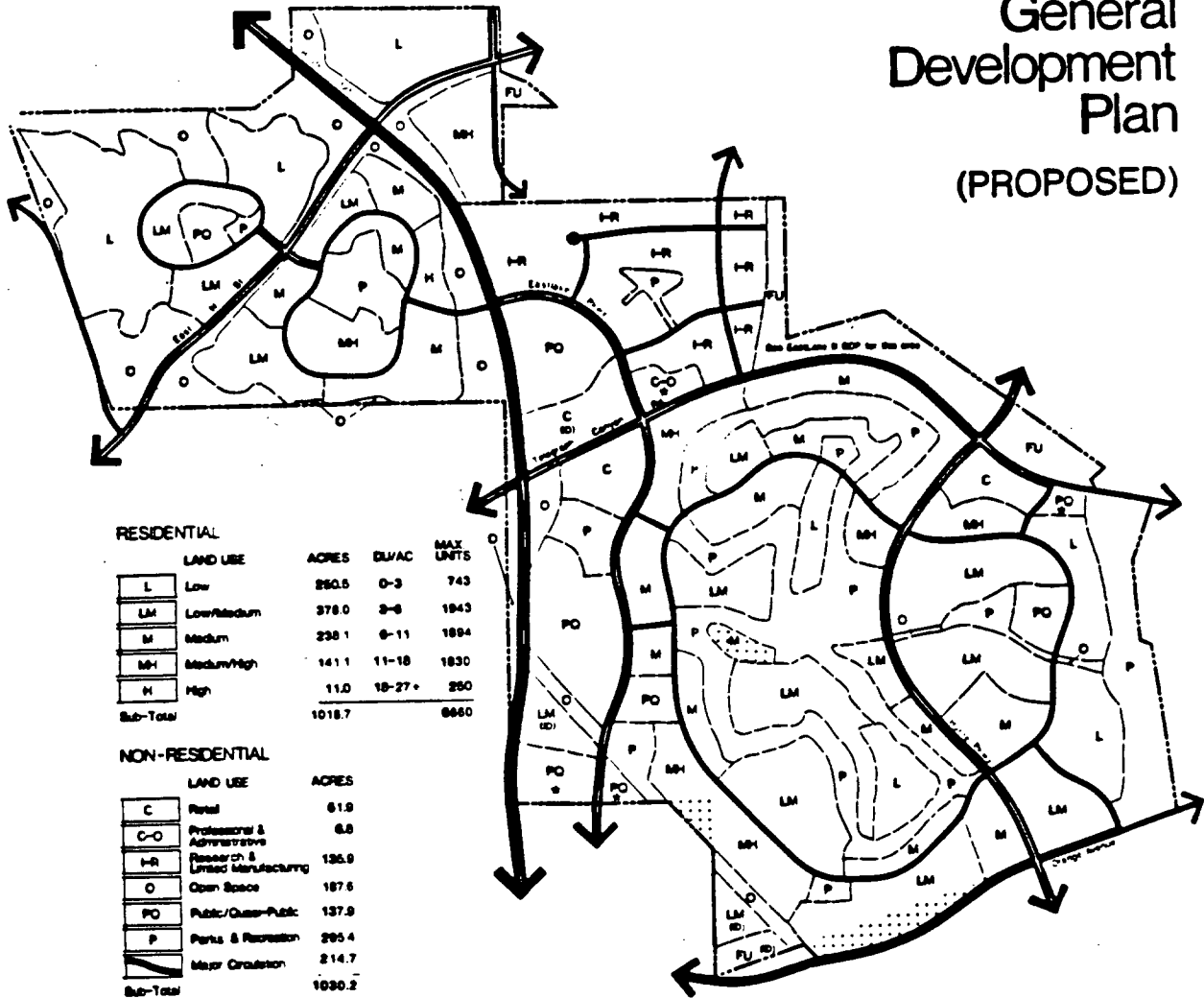
Robert A. Leiter
Director of Planning

Approved as to form by



Bruce M. Boogaard
City Attorney

General Development Plan (PROPOSED)



RESIDENTIAL

LAND USE	ACRES	DU/AC	MAX UNITS
L Low	260.5	0-3	743
LM Low/Medium	378.0	3-6	1943
M Medium	230.1	6-11	1894
MH Medium/High	141.1	11-18	1830
H High	11.0	18-27+	250
Sub-Total	1018.7		6660

NON-RESIDENTIAL

LAND USE	ACRES
C Retail	61.9
C-O Professional & Administrative	6.8
R Research & Limited Manufacturing	136.0
O Open Space	187.6
PO Public/Quasi-Public	137.9
P Parks & Recreation	295.4
Miscor Circulation	214.7
Sub-Total	1030.2
Project Total	2121.8 ac

• Candidate OFF site

(S) = shown Diagrammatic Plan subject to future General Development Plan Amendment to be consistent with the Clark Valley General Plan

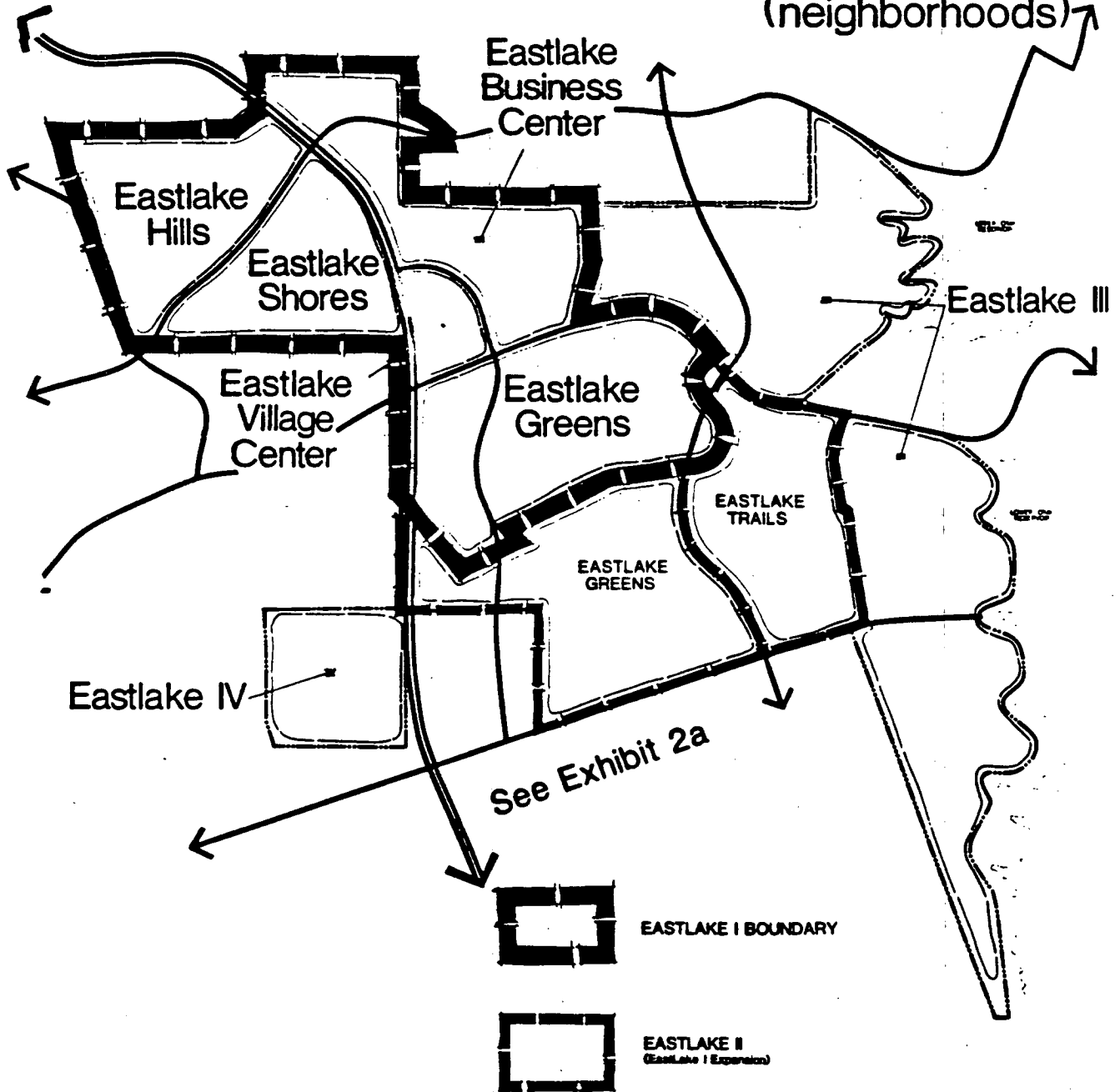
 Areas being amended

EASTLAKE
A PLANNED COMMUNITY BY EASTLAKE DEVELOPMENT CO.



Exhibit 1

Project Components (neighborhoods)




EASTLAKE

A PLANNED COMMUNITY IN THE CITY OF CHULA VISTA

Cinti & Associates
San Diego, CA 92108-2200
3/1/88 LEP-01
Exhibit 2

PASSED, APPROVED and ADOPTED by the City Council of the City of Chula Vista, California, this 16th day of August, 1994, by the following vote:

YES:	Councilmembers:	Fox, Horton, Moore, Rindone, Nader
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None



Tim Nader, Mayor

ATTEST:




Beverly A. Authelet, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, Beverly A. Authelet, City Clerk of the City of Chula Vista, California, do hereby certify that the foregoing Resolution No. 17618 was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the 16th day of August, 1994.

Executed this 16th day of August, 1994.



Beverly A. Authelet, City Clerk



CITY OF
CHULA VISTA

PLANNING DEPARTMENT

August 10, 1994

EastLake Development Company
Attn: Bill Ostrem
900 Lane Avenue #100
Chula Vista, CA 91914

SUBJECT; DEPOSIT ACCOUNTS FOR EASTLAKE GREENS
DQ 060, IS-94-19, INITIAL STUDY
- DQ 074, PCM-94-24, I & II EXTENSION GDP
- DQ 075, PCM-94-27, SPA AMENDMENT
- DQ 086, PCS-88-3, SUBDIVISION AMENDMENT

Enclosed please find a cost accounting breakdown as of August 4 for each of the above applications filed for EastLake Greens.

Regarding PCM-94-27, DQ075, there is a deficit in the amount of \$2,770.91. We are requesting that you deposit with the City an additional \$4,000.00 (covering the deficit with the remaining to cover processing costs through the City Council meeting). *Rec'd*

Regarding PCM-94-24, DQ086, there is a deficit of \$4,016.67. We are requesting that you deposit an additional \$6,000.00 (covering the deficit with the remaining to cover processing costs through the City Council meeting). *Rec'd*

We would appreciate receiving your check for \$10,000.00 as soon as possible. If you have any questions regarding this request, please call Amy Wolfe at 476-5331.

Joann Evangelist
Joann Evangelist
Sr. Admin. Office Spec.

Enclosures

cc: Amy Wolfe, Planning Dept.

INITIAL STUDY IS-94-19, GREENS GDP/SPA PLAN

DEPOSIT DQ060

Current Planning

Administration	1.0 hours	\$ 32.73			
Conferences/Meetings	2.0 hours	34.69			
Graphics	3.0 hours	49.80			
Research	2.0 hours	45.68			
Plan Review	4.5 hours	136.21			
IS Preparation	55.0 hours	1,497.56			
		<u>\$1,796.67</u>	x 2.913	FCR*	= \$5,233.70

Advance Planning

Conferences/Meetings	1.5 hours	\$ 34.26	x 2.790	FCR*	= 95.58
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Planning Hourly

Field Investigation	2.25 hours	\$ 18.89	x 2.019	FCR*	= 38.13
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Engineering

Environmental/Advance	5.00 hours	\$ 119.96			
Traffic	3.00 hours	83.50			
		<u>\$ 203.46</u>	x 2.7502	FCR*	= 559.54

Other

Postage for mailing of IS notice					<u>143.55</u>
		Total Charges			\$6,070.50
		Less Deposit			<u>6,550.00</u>
		Credit			\$ 479.50

*FCR - Full Cost Recovery Factor

NOTICE OF INITIAL STUDY

NOTICE IS HEREBY GIVEN that the Environmental Review Coordinator of the City of Chula Vista is conducting an Initial Study (IS) to determine if the project identified and described below will have a significant impact on the environment. If the project may have a significant effect on the environment, an Environmental Impact report will be prepared to evaluate the environmental consequences of the project. If the project will not have significant environmental impact or if mitigation measure have been included in the project which will avoid any significant impacts, a Negative Declaration will be prepared.

This determination does not constitute approval or rejection of the project.

This IS application, project description and other material are on file and available for public review at the Chula Vista Planning Department, Public Services Building, 276 Fourth Avenue, Chula Vista, California 91910.

Any Comments on this Initial Study must be presented in writing to the Environmental Review Coordinator, P.O. Box 1087, Chula Vista, California, 91912, prior to 5:00 p.m. on February 4, 1994

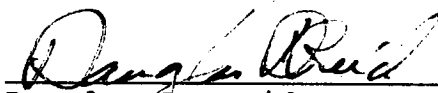
If you have any questions or comments on this IS, please call the Environmental Review Section of the Planning Department at (619) 691-5101.

Project Description: an amendment to the Eastlake Greens General Development Plan and Sectional Area Plan which would result in:

1. The transfer of units within the existing boundaries of Eastlake Greens to refine densities with no net increase in the existing proposal density and
2. The addition of 22.7 acres to Eastlake Greens development with an additional 97 dwelling units.

Project Location: South of Otay Lakes Rd., between Eastlake Parkway Hunte Parkway (see attached locator map).

Project Applicant: Eastlake Development Company

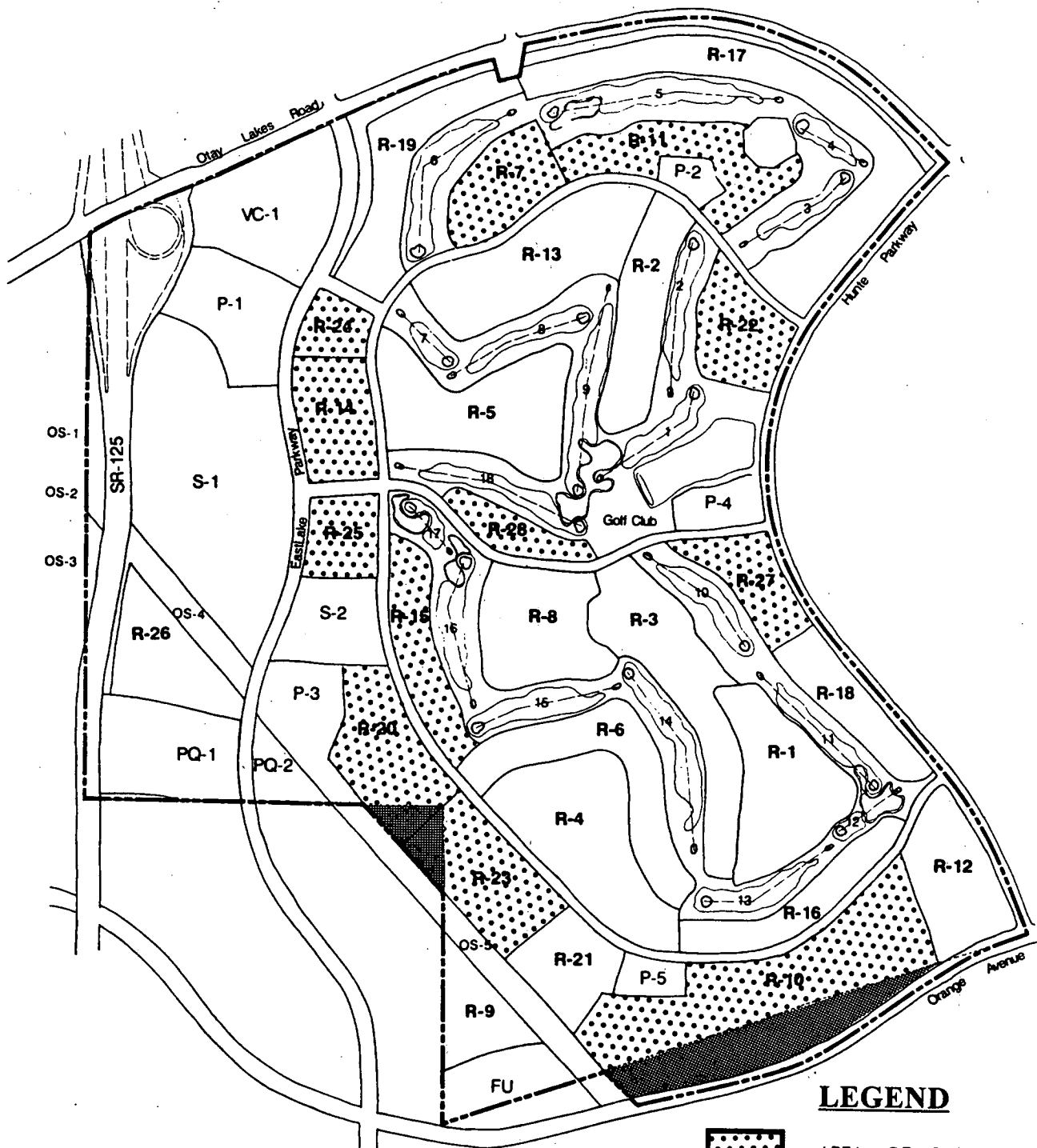


Douglas D. Reid
Environmental Review Coordinator

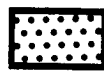
Date: January 18, 1994

Case No: IS-94-19
(Env.not)

Posted



LEGEND

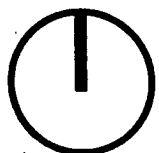


AREA OF DENSITY TRANSFER



ADDED TO SPA BOUNDARY

CHULA VISTA PLANNING DEPARTMENT



NORTH

APPLICANT: Eastlake Development Co.

ADDRESS: 900 Lane Avenue

**SCALE:
NO SCALE**

**FILE NUMBER:
IS - 94 - 19**

PROJECT DESCRIPTION:

EASTLAKE GREENS

**General Development Plan Amendment
and SPA Amendment**

CITY OF CHULA VISTA
STATEMENT OF AMOUNT DUE

Date: 5-23-94

East Lake Dev Co.
 Name on Check

Greens BDP / Spa Plan
 Project Name or Address

<u>AMOUNT</u>	<u>FOR</u>	<u>CASE NO. & DP #</u>	<u>ACCT NUMBER</u>
\$ <u>4000⁰⁰</u>	Appeal, CUP, DRC, EIR, GPA, IS, PSP, PUD, Rezone, SPA Plan, Subdiv (all public hearings)	<u>D 9060</u> <u>15-94-19</u>	408-4014 (DEPOSIT)
_____	Cash Bond Deposits or EIR/IS/ND Consultant, Annex/Detachment, State Board of Equalization Fee	_____	400-4011
\$ _____	Appeal, CUP, DRC, Variance, (no public hearing), Special Event Permit, Outside Sales, Home Occupation, Zoning Permit	_____	100-3701 (Flat Fee)
\$ _____	Sale of Maps, Plans, Specs., Copies, Publications	_____	100-3711
\$ _____	Plan Check Fee Landscape Plan Apprl, Garage Conversion, Sign Permits	_____	100-3745
\$ _____	Park land in-lieu fee	_____	420-3841
\$ _____	Residential Const. Tax	_____	610-3845
\$ _____	Review of Previous I.S.	_____	100-3743
\$ _____	Consultant Qualifications	_____	100-3798
\$ _____	Other	_____	_____

\$ 4000⁰⁰ TOTAL

RECEIPT NO. 129596

Joanna
 Prepared by (Planning)

[Signature]
 Received by (Finance)



CITY OF
CHULA VISTA

PLANNING DEPARTMENT

May 3, 1994

EastLake Development Company
Attn: Bruce Sloan
900 Lane Avenue #100
Chula Vista, CA 91914

SUBJECT; INITIAL STUDY IS-94-19; GREENS GDP/SPA PLAN
DEPOSIT DQ060

Your deposit of \$2,550.00 to cover processing the above subject matter has been depleted. As of April 14, 1994, a total of \$5,530.47 has been charged in staff time against this processing, leaving a deficit due of \$2,980.47. We are asking, at this time, that you deposit a total of \$4,000.00 (to cover the deficit with the remaining to be applied against further processing charges). A breakdown of costs is enclosed.

If you have any questions regarding our request, please call Doug Reid at 691-5104.

Joann Evangelist
Joann Evangelist
Sr. Admin. Office Spec.

cc: Doug Reid, Planning

Enclosure

COST ACCOUNTING FOR INITIAL STUDY IS-94-19

GREENS GDP/SPA PLAN: DEPOSIT DQ060

As of 4-14-94

Planning Department	1.5 hours	\$ 34.26 x 2.790 FCR*	= \$ 95.58
	1.0 hour	8.17 x 2.019 FCR*	= 16.49
	60.0 hours	1,618.71 x 2.913 FCR*	= 4,715.31
Engineering Dept.	8.0 hours	203.46 x 2.750 FCR*	= 559.54
Other: Postage for mailing Initial Study Notice			<u>143.55</u>
		Total Charges	\$5,530.47
		Less Deposit	<u>-2,550.00</u>
		Deficit	\$2,980.47

*FCR - Full Cost Recovery Factor

CITY OF CHULA VISTA
STATEMENT OF AMOUNT DUE

Date: 3-17-94

East Lake Development Co
 Name on Check

Greens GDF/Spa Plan
 Project Name or Address

<u>AMOUNT</u>	<u>FOR</u>	<u>CASE NO. & DP #</u>	<u>ACCT NUMBER</u>
\$ <u>1800⁰⁰</u>	Appeal, CUP, DRC, EIR, GPA, IS, PSP, PUD, Rezone, SPA Plan, Subdiv (all public hearings)	DQ060 <u>15-94-40</u> 19	408-4014 (DEPOSIT)
\$ _____	Cash Bond Deposits or EIR/IS/ND Consultant, Annex/Detachment, State Board of Equalization Fee	_____	400-4011
\$ _____	Appeal, CUP, DRC, Variance, (no public hearing), Special Event Permit, Outside Sales, Home Occupation, Zoning Permit	_____	100-3701 (Flat Fee)
\$ _____	Sale of Maps, Plans, Specs., Copies, Publications	_____	100-3711
\$ _____	Plan Check Fee Landscape Plan Apprl, Garage Conversion, Sign Permits	_____	100-3745
\$ _____	Park land in-lieu fee	_____	420-3841
\$ _____	Residential Const. Tax	_____	610-3845
\$ _____	Review of Previous I.S.	_____	100-3743
\$ _____	Consultant Qualifications	_____	100-3798
\$ _____	Other	_____	_____

\$ 1800⁰⁰ TOTAL

RECEIPT NO. 127013

Jann
 Prepared by (Planning)

[Signature]
 Received by (Finance)

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
03/10/94	21894	DQ060 IS-94-19 SPA PLAN	1,800.00		
<i>ADDITIONAL DEPOSIT - INITIAL STUDY</i>					
CHECK DATE	03/11/94	CHECK NUMBER	053064	TOTALS	1,800.00

PLEASE DETACH THIS PORTION AND RETAIN FOR YOUR RECORDS.



CITY OF
CHULA VISTA

PLANNING DEPARTMENT

February 18, 1994

EastLake Development Company
Attn: Bruce Sloane
900 Lane Avenue, #100
Chula Vista, CA 91914

SUBJECT; DEPOSIT ACCOUNT DQ060, INITIAL STUDY IS-94-19
GREENS GDP/SPA PLAN

The deposit of \$750.00 you placed with the City of Chula Vista to cover processing the above subject matter has been depleted. As of February 3, 1994, a total of \$1,786.49 has been charged against processing this application, leaving a deficit due the City of \$1,036.49. A breakdown of costs is enclosed.

We are requesting that you remit to the City, as soon as possible, a check in the amount of \$1,800.00 (\$1,036.49 to cover the current deficit with the remaining to be applied against further processing charges).

If you have any questions regarding this request, please contact Doug Reid at 691-5104.

Joann Evangelist
Joann Evangelist
Sr. Admin. Office Spec.

Enclosure

cc: Doug Reid

9060

FA 648

15-94-19 Green's Rep/Spa Plan

Carlos #9	2 hrs	33.20	96.70
Steve #34	3 hrs	94.58	275.51
Doug #63	15.5 hrs	436.23	1270.73
	20.5	564.01	\$1,642.94
other: Postage for as notice		2.9129	143.55
			\$1,786.49
		Deposit	- 750.00
		Deficit	\$1,036.49

Bruce Strane

COST ACCOUNTING FOR INITIAL STUDY IS-94-19

GREENS GDP/SPA PLAN: DEPOSIT DQ060

As of 2-3-94

Planning Dept. · 20.5 hours \$564.01 x 2.9129 FCR* = \$1,642.94

Other: Postage for mailing Initial Study notice 143.55

Total Charges \$1,786.49

Less Deposit - 750.00

Deficit \$1,036.49

*FCR - Full Cost Recovery Factor



CITY OF
CHULA VISTA

PLANNING DEPARTMENT

February 1, 1995

EastLake Development Company
Attn: Bruce Sloan
900 Lane Avenue #100
Chula Vista, CA 91914

SUBJECT: INITIAL STUDY IS-94-19; GREENS GDP/SPA PLAN
DEPOSIT ACCOUNT DQ060

Enclosed please find a refund check in the amount of \$430.93 covering the above subject matter. A total of \$4,000.00 was deposited with \$3,569.07 being charged in staff charges, leaving a credit of \$430.93.

If you have any questions regarding this refund, please call 691-5101.

Joann Evangelist
Joann Evangelist
Sr. Admin. Office Specialist

Enclosure

2/21/95

FUND	DEPT	OBJECT	PROJECT	OUR P O	REFERENCE	AMOUNT
408	4080		DQ060		216345 REFUND REC 129596	430.93
TOTAL						430.93

CHULA VISTA BRANCH
 BANK OF AMERICA
 295 E ST., CHULA VISTA, CA 91910

CITY OF CHULA VISTA
 CHULA VISTA, CALIFORNIA

16-66/1220

216345
 VOID AFTER 6 MONTHS

DATE **1-27-95** CHECK NO **216345** AMOUNT **\$430.93**

PAY **FOUR HUNDRED THIRTY AND 93/100 DOLLARS**

TO THE
 ORDER
 OF

**EASTLAKE DEVELOPMENT COMPANY
 ATTN: BRUCE SLOAN
 900 LANE AVENUE #100
 CHULA VISTA CA 91914**

CITY OF CHULA VISTA
 DIRECTOR OF FINANCE



⑈ 216345⑈ ⑆ 122000661⑆ 02325⑈80202⑈

CITY OF CHULA VISTA

REQUEST FOR DIRECT PAYMENT

DEPARTMENTAL FILE NO. _____

VENDOR NO. _____

INSTRUCTIONS:

1. Original to Finance. Payments for materials or supplies require Purchasing Agent's approval. Retain departmental copy. (Canary).
2. Within the area for DESCRIPTIVE DATA, include reasons for requiring direct payment. Attach supporting documents if necessary.
3. DISTRIBUTION OF CHARGES are to be completed by the originating department.

PAY TO: <u>EastLake Development Company</u> <u>Attn: Bruce Sloan</u> <u>900 Lane Avenue #100</u> <u>Chula Vista, CA 91914</u> CITY STATE ZIP	DATE <u>January ²⁴ 1995</u> DEPT/ACTIVITY <u>Planning</u> SPECIAL AUTHORITY _____ RES/DOC NO. <u>129596</u>
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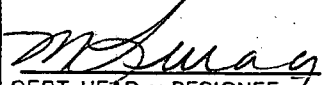
DESCRIPTIVE DATA:

IS-94-19; Greens GDP/SPA Plan, DQ060

Total Deposit	\$4,000.00 XXXXXX
Already Transferred 100-3743	-3,552.44
Overhead & Labor (Credit 100-3743)	- 16.63
Amount of Direct Payment	\$ 430.93

RETURN CHECK TO PLANNING DEPT.

DISTRIBUTION OF CHARGES:

FUND	DEPT/ ACT.	OBJECT or G/L	PROJECT	O/R CODE	TAX CODE	AMOUNT	
408	4080		DQ060			\$430.93	FOR FINANCE USE ONLY: Warrant Status Check One: Paid <input type="checkbox"/> Unpaid <input type="checkbox"/> Warrant No. _____ REQUESTING DEPT. I CERTIFY THE ABOVE CLAIM IS TRUE AND CORRECT AS STATED:  DEPT. HEAD or DESIGNEE PURCHASING APPROVAL FINANCE APPROVAL
TOTAL						\$430.93	



RECEIVED

NOV 28 1995

PLANNING

November 27, 1995

California Pacific Homes
Attn: John W. Norman
9191 Towne Centre Drive, Ste. L-101
San Diego, California 92122

Dear John,

Attached is a traffic noise impact study meeting the Mitigation Measure and Monitoring Requirement of the Mitigated Negative Declaration modifying the Eastlake Greene General Development Plan (Case IS-94-19; February 28, 1994). The mitigation measure required that verification be provided that the City of Chula Vista exterior noise standard of 65 d(A) CNEL will be met for the site as shown on the Tentative Tract Map (Chula Vista Tract 95-04).

Our attached report shows that minor noise mitigation is required along the eastern site boundary as follows:

1. Rear yard noise protection requires a 3.5 foot masonry wall at the top of slope/rear lot line.
2. Upstairs interior noise protection on units with a direct line of sight of Hunte Parkway requires upgraded windows and baffled attic vents.

These requirements are detailed in the attached report. Please call me if you have any questions.

Sincerely,

Hans D. Giroux

Hans D. Giroux
Senior Scientist
Giroux & Associates

HDG:ai

✓ cc: Barbara Reid, City of Chula Vista



ACOUSTICAL IMPACT STUDY

**EASTLAKE GREENS R-22 PARCEL
CITY OF CHULA VISTA, CALIFORNIA**

Prepared for:

**California Pacific Homes
Attn: John W. Norman
9191 Towne Centre Drive, Ste L-101
San Diego, CA 92122**

Date:

November 27, 1995

**cc: City of Chula Vista
Attn: Barbara Reid
Planning Dept.
276 Fourth Avenue
Chula Vista, CA 91910**

NOISE SETTING

A description of the character of a particular noise requires values of the amplitude and amplitude variation of the acoustic wave, frequency (pitch) of the wave motion, and duration of the noise. For purposes of this study, two noise-level descriptors which consider these characteristics of noise are of particular importance. These are the A-weighted sound level and the Community Noise Equivalent Level (CNEL).

The decibel measurements scale used in community noise evaluation is the A-weighted sound level, commonly called the A-level or [dB(A)]. The A-weighted measurements uses a scale with the range and characteristics most consistent with that of human hearing ability and annoyance potential. Decibels (dB) are measured on a logarithmic scale.

To establish the A-weighted sound level, the acoustic signal is detected by a microphone and filtered, more heavily weighting those portions of the noise that are the loudest when experienced by individuals. This weighting of sound energy corresponds approximately with the relative annoyance to the senses of noise experienced at various frequencies. The A-weighted sound pressures of a few typical sources of noise are indicated in Table 1 - Typical A-weighted Sound Levels.

The A-weighted sound level of traffic noise, and other long-term, noise-producing activities in and around the community, vary considerably with the time of day. Time variations in noise exposure are typically expressed in terms of steady-state energy level equal to the energy content of the time varying period (called LEQ), or, alternately, as a statistical description of the sound pressure level that is exceeded over some fraction of a given observation period. It is recognized that a given level of noise may be more or less tolerable depending on the intensity, duration and time of day of the exposure experienced by an individual. The State Department of Aeronautics and the California Commission on Housing and Community Development have adopted the CNEL to account for people's sensitivity to noise exposure. This measure considers the energy-equivalent sound levels or the evening hours (7:00 p.m. to 10:00 p.m.), and increases the noise measured during this period by 5 dB. An increase of 10 dB is applied for the late evening and morning noise levels (10:00 p.m. to 7:00 a.m.). The daytime levels are combined with these weighted levels and are averaged to obtain a CNEL value.

An interior CNEL of 45 dB(A) is mandated by the State of California Noise Insulation Standards (CCR, Title 24, Part 6, Section T25-28) for multiple family dwellings and hotel and motel rooms. In 1988,

TABLE 1

TYPICAL A-WEIGHTED SOUND LEVELS

Common Indoor Noise Levels	Noise Level (dBA)	Common Outdoor Noise Levels
Rock Band	110	
Inside Subway Train	100	Jet Flyover @ 1000 ft.
Food Blender @ 3 ft.	90	Gas Lawnmower @ 3 ft.
Garbage Disposal @ 3 ft. Shouting @ 3 ft.	80	Diesel Truck @ 50 ft.
Vacuum Cleaner @ 10 ft.	70	Noisy Urban Daytime
Normal Speech @ 3 ft.	60	Gas Lawnmower @ 100 ft.
Large Business Office		Commercial Area
Dishwasher Next Door	50	Heavy Traffic
Small Theater Conference Room (Background)	40	Quiet Urban Daytime
Library	30	Quiet Urban Nighttime
Bedroom @ Night Concert Hall (Background)	20	Quiet Suburban Nighttime
Broadcast and Recording Studio	10	Quiet Rural Nighttime
Threshold of Hearing	0	

the State Building Standards Commission expanded that standard to include all habitable rooms, including single family or low density residential uses. All development in close proximity to automotive traffic, rail or industrial noise sources with baseline levels exceeding 60 dB CNEL must undergo an analysis to verify that the 45 dB interior standard is attainable. Since normal noise attenuation within residential structures with closed windows is about 20 dB, an exterior noise exposure of 65 dB CNEL is generally the noise land use compatibility guideline for new residential dwellings in California that insures meeting the interior standard and is also the threshold level where normal conversation can occur without interference at a 2-3 foot speaker-to-listener distance. Because commercial or industrial uses are not occupied on a 24-hour basis, the exterior noise exposure standard for less sensitive land uses generally is somewhat less stringent.

The City of Chula Vista has not adopted a complete matrix of noise/land use compatibility, but uses the same standards as most other incorporated areas of San Diego. Table 2 shows the City of San Diego standards also used in Chula Vista. Principal land uses and their associated noise standards include:

Residential, schools, libraries, health care	-	65 dB CNEL
Office buildings	-	70 dB CNEL
Retail, commercial, industrial	-	75 dB CNEL

Existing noise exposure derives from limited traffic, residential activities such as barking dogs or lawn mowers, and from infrequent golf course maintenance activities. Occasional light aircraft or distant heavy equipment operations from construction activities are sometimes heard. In order to best quantify the existing project site noise environment, a brief on-site noise monitoring program was undertaken on November 17, 1995. Measurements were made with an LDL Model 700B noise meter calibrated before and after the monitoring. Additional measurements were made with two Extech Model 407735 sound level meters coupled to small digital data loggers. Measurements were made at the top of the slope facing Hunte Parkway, and similarly at the top of the slope facing Greensview Drive. The measurements are summarized in Table 3.

Current noise levels facing both Hunte Parkway and Greensview Drive are very low. Although these measurements were only one hour during mid-day, monitoring experience has shown that mid-day LEQs are normally within 2-3 dB of the weighted 24-hour CNEL. Measured LEQs of 50-51 dB thus suggest that existing CNELs are less than 55 dB.

TABLE 2

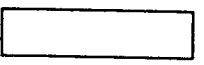
CITY OF SAN DIEGO NOISE LAND USE COMPATIBILITY CHART

Land Use		Annual Community Noise Equivalent Level in Decibels					
		50	55	60	65	70	75
1.	Outdoor Amphitheaters (may not be suitable for certain types of music.						
2.	Schools, Libraries						
3.	Nature Preserves, Wildlife Preserves						
4.	Residential-Single Family, Multiple Family, Mobile Homes, Transient Housing						
5.	Retirement Home, Intermediate Care Facilities, Convalescent Homes						
6.	Hospitals						
7.	Parks, Playgrounds						
8.	Office Buildings, Business and Professional						
9.	Auditoriums, Concert Halls, Indoor Arenas, Churches						
10.	Riding Stables, Water Recreation Facilities						
11.	Outdoor Spectator Sports, Golf Courses						
12.	Livestock Farming, Animal Breeding						
13.	Commercial-Retail, Shopping Centers Restaurants, Movie Theaters						
14.	Commercial-Wholesale, Industrial Manufacturing, Utilities						
15.	Agriculture (except Livestock), Extractive Industry, Farming						
16.	Cemeteries						



COMPATIBLE

The average noise level is such that indoor and outdoor activities associated with the land use may be carried out with essentially no interference from noise.



INCOMPATIBLE

The average noise level is so severe that construction costs to make the indoor environment acceptable for performance of activities would probably be prohibitive. The outdoor environment would be intolerable for outdoor activities associated with the land use.

Source: Progress Guide and General Plan (Transportation Element).

TABLE 3**EXISTING PROJECT SITE NOISE LEVELS (dB[A])**

<u>Time</u>	<u>LEQ</u>	<u>LMax</u>	<u>Lmin</u>	<u>L10</u>	<u>L33</u>	<u>L50</u>	<u>L90</u>
Greensview Drive							
1300-1310	52	60	42	54	52	51	46
1310-1320	51	63	42	55	51	49	45
1320-1330	50	62	43	53	49	48	44
1330-1340	51	65	41	54	50	48	43
1340-1350	51	65	41	54	49	47	43
1350-1400	52	63	41	55	51	49	44
AVG.	51	65	41	54	51	49	44
Hunte Parkway							
1300-1310	54	76	39	55	49	47	42
1310-1320	48	61	38	51	46	43	40
1320-1330	51	66	37	54	44	42	39
1330-1340	48	68	37	49	42	39	38
1340-1350	42	56	37	44	41	39	37
1340-1400	47	63	36	50	44	42	38
AVG.	50	76	36	51	45	42	38

Given that existing levels on Hunte Parkway were 40 vehicles per hour (VPH) with 30 VPH on Greensview, the currently low levels are not surprising. A ten-fold increase in future traffic would increase traffic noise by 10 dB to around 65 dB CNEL. That would marginally meet standards, but could require some nominal noise protection for rear-yard recreational areas directly adjacent to Hunte or Greensview. Any such possible requirements are discussed in the following section.

NOISE IMPACTS

Two characteristic noise sources are typically identified with land use intensification such as that proposed for the R-22 parcel project. Construction activities, especially heavy equipment, will create short-term noise increases near the project site. Such impacts may be important for nearby noise-sensitive receptors such as any existing residential uses. Upon completion, project-related traffic will cause an incremental increase in areawide noise levels throughout the Eastlake area. Traffic noise impacts are generally analyzed both to insure that the project will not adversely impact the acoustic environment of the surrounding community, as well as to insure that the project site is not exposed to an unacceptable level of noise resulting from the ambient noise environment acting upon the project. Needed buffer distances and propagation barriers must be evaluated to minimize the impact potential where such impacts exceed established impact significance thresholds.

Traffic noise impacts from development of individual parcels have been analyzed within the context of a number of master and specific plan documents. This report thus only focuses on any on-site noise impact mitigation needed to meet City of Chula Vista standards.

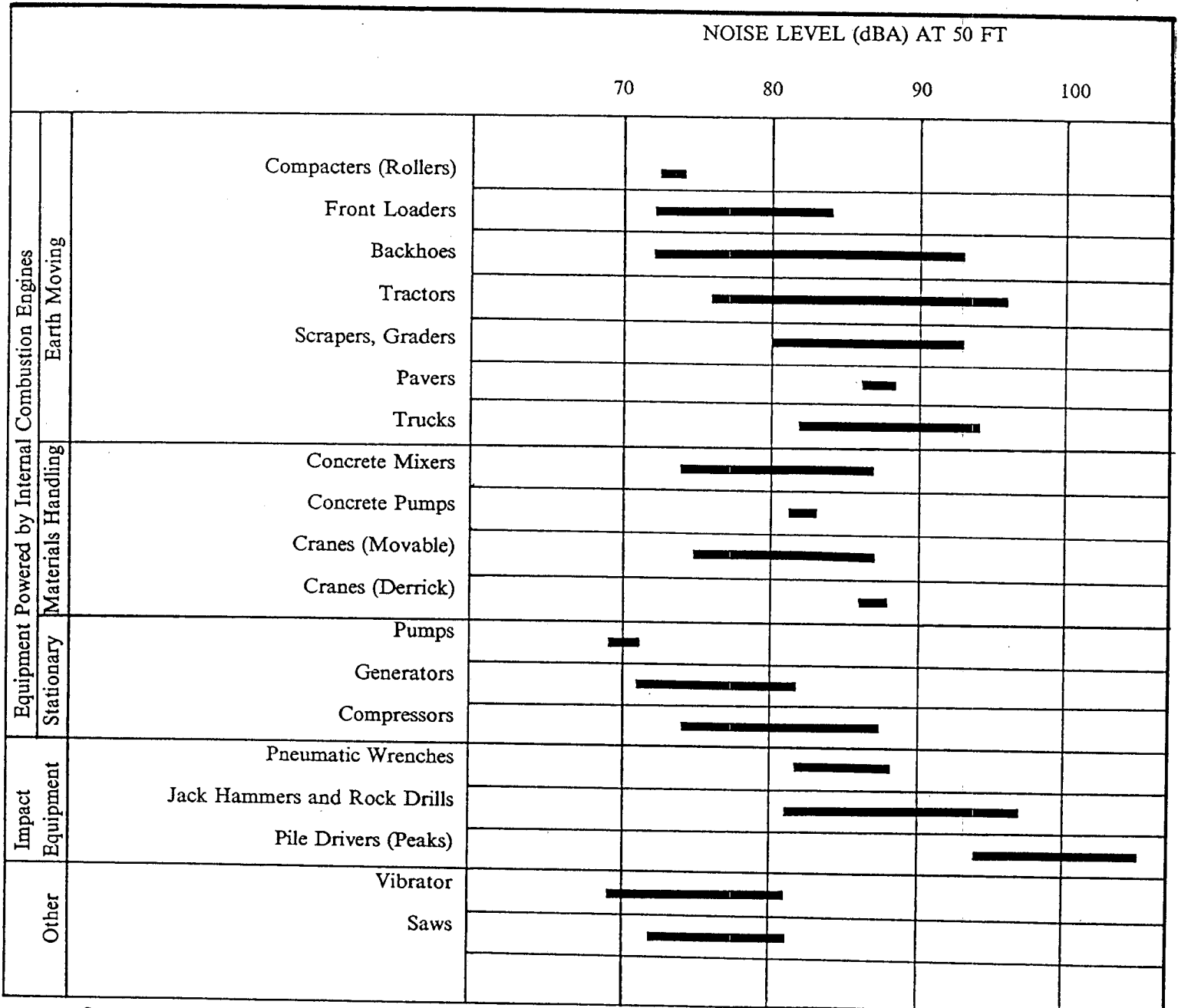
Construction Noise Impacts

Temporary construction noise impacts vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used and its activity level. Short-term construction noise impacts tend to occur in discrete phases dominated initially by earth-moving sources, then by foundation and roadway construction, and finally for finish construction. Figure A shows the typical range of construction activity noise generation as a function of equipment used in various building phases. The earth moving sources are seen to be the noisiest with equipment noise ranging up to about 90 dB(A) at 50 feet from the source. Spherically radiating point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance, or about 20 dB in 500' of propagation. The loudest earth-moving noise sources could therefore sometimes be detectable above the local background beyond 1,000' from the construction area.

An impact radius of 1,000' or more pre-supposes no other machinery or vehicular noise that would mask project construction noise. With construction activities on other nearby parcels, and with a somewhat elevated background from local area roadway traffic, the assumption of a "clean" baseline may not be realized. An extensive noise impact envelope also requires a clear line of sight from source to receiver that will not be realized because of complex

FIGURE A

TYPICAL CONSTRUCTION EQUIPMENT
NOISE GENERATION LEVELS



Source: EPA PB 206717, Environmental Protection Agency, Dec. 31, 1971, "Noise from Construction Equipment & Operations"

area topography. Based on area topography, construction noise could be perceivable at nearby sensitive receptors, but the noise envelope around any construction site will generally be confined to the immediate vicinity of any individual construction area.

Construction noise sources are not strictly relatable to a noise standard because they occur only during selected times and the source strength varies sharply with time. Further, noise-intensive construction of any individual development is limited in duration to a period of a few months. The penalty associated with noise disturbance during quiet hours and the nuisance factor accompanying such disturbance usually leads to time limits on grading and other construction activities imposed as conditions on building permits. The hours from 7 a.m. to 7 p.m. on weekdays are the times generally allowed for construction activities in Chula Vista.

Project-Related Vehicular Noise Impacts

Long term noise concerns from the increased urbanization of the project area center primarily on mobile source emissions on Eastlake area roadways. These concerns were addressed using the California specific vehicle noise curves (CALVENO) in the federal roadway noise model (the FHWA Highway Traffic Noise Prediction Model, FHWA-RD-77-108). The model calculates the Leq noise level for a particular reference set of input conditions, and then makes a series of adjustments for site-specific traffic volumes, distances, speeds, or noise barriers.

The FHWA model is generally applied at receiver locations around and within a project site to determine the impact of the environmental noise field upon the project in order to establish land use suitability and to determine the need for impact mitigation. Alternately, the model can be applied offsite to calculate the noise exposure with and without the project traffic component. Since R-22 parcel traffic has already been considered in adopted plans, the project traffic noise impact on the outside community has already been considered in other environmental documentation. The critical noise analysis parameter is thus the impact of the acoustic environment on the project and less so of the project on the environment.

Noise exposure from adjacent traffic on Hunte Parkway was presumed to create the greatest site noise concern. Hunte Parkway is forecast to carry 18,000 ADT at "ultimate" area buildout. Greensview Drive as primarily a residential collector will have much lower traffic volumes and associated traffic noise. Forecast traffic volumes on Greensview immediately west of Hunte Parkway adjacent to the site are 2,000 ADT.

For a flat roadway and a flat overall terrain, the noise level resulting from the auto/medium truck/heavy truck arterial mix shown in previous Eastlake environmental documents moving at 45 mph is calculated by the FHWA Model to be 72 dB CNEL at 50 feet from the centerline. For propagation across a landscaped setback along the eastern project boundary (an acoustically "soft" surface), the distance from the centerline to a 65 dB residential-compatible noise exposure is 146 feet. A contour distance of 146 feet falls within the rear yard of Lots 4, 5 and 6 and a portion of Lot 7.

These calculations do not take into account a number of complicating features of the actual future noise field. A critical factor making the noise level less than predicted is the terrain separation between the eastern site lots and Hunte Parkway. The building pads are 20 feet or more above roadway grade. The top of the slope will cut off a portion of the line of sight such that only a refracted sound wave will reach ground level receivers where the full view is obstructed by the slope.

Because the proposed rear yard setback is fairly small, a standing person on a rear patio or deck would likely be exposed to the full traffic noise exposure regardless of terrain effects. A barrier along the top of slope, however, will be enhanced by the terrain difference between the pad and roadway such that a full (6 feet tall or more) perimeter wall may not be needed.

Second-story receivers will not experience any terrain shielding, and the propagation path will be direct and not affected by any ground attenuation from landscaping. The exterior exposure for any individual units backing up to Hunte Parkway would be 69 dB CNEL. This would preclude placement of upstairs decks or patios facing Hunte Parkway unless such uses were fully noise-protected. It will also require that structures achieve a 24 dB exterior to interior noise attenuation. This exceeds the 20 dB attenuation normally achievable by standard design practice. Enhanced attenuation on the upstairs of units facing Hunte Parkway will be necessary.

MITIGATION

The 65 dB contour is forecast to lie within the rear yards of the condominiums on Lots 4, 5, 6 and a portion of Lot 7. Upstairs exposure likely exceeds 65 dB CNEL at the units closest to the eastern property edge because the transmission from the road will be direct without the ground absorption experienced by a ground floor receiver. For upstairs receivers, any barrier would have to be unacceptably tall. A barrier height of 12-14 feet would be needed to achieve a line of sight break. For upstairs living area, any exterior use would need to be protected by a balcony wall and glass enclosure, and interiors of upstairs rooms will need to be able to achieve an interior exposure of 45 dB with an exterior exposure of 69 dB CNEL. A noise level reduction of 24 dB needed to meet interior standards is readily attained by slightly enhanced construction features such as dual-paned windows provided such windows are closed. Having the option of leaving the windows closed requires that supplemental ventilation be available. The furnace fan from central heating meets code requirements for ventilation, but ceiling fans in upstairs rooms might be aesthetically more desirable, with centralized air conditioning as perhaps the most preferred option.

At ground level, a wall along the top of slope along the eastern boundary is the best way to insure a sub-65 dB CNEL exposure for any rear yard uses (patio, yard furniture, spa, etc.). A minimum noise reduction of 5 dB was selected as an abatement target to insure that any uncertainty in actual future exposure was more than amply compensated. Three cross-sections were constructed from Hunte Parkway to selected units in Lots 4, 5 & 6 to determine the wall heights needed to achieve a sufficient line-of-sight break to achieve the minimum 5 dB noise reduction benefit. Results of these calculations showed that a wall height of 3.5 feet atop the slope is adequate to create a 5 dB noise reduction at a distance 10 feet west of the wall.

The additional "break" created by grade separation minimizes the wall height needed to attain the desired noise environment compared to the 6-7 foot walls needed in a flat terrain environment. This finding suggests that a short wall topped by wrought iron would meet noise protection objectives while preserving rear yard views in partially screening the roadway foreground while maintaining a far-field openness.

Exterior-to-interior noise attenuation was calculated for a prototype carpeted bedroom with a window facing Hunte Parkway. The structural noise attenuation model INA (Interior Noise Analysis) developed by Dr. A. Segal at the San Diego County DPLU was used for this purpose. A noise attenuation of 24 dB was achieved with the following design features:

1. Dual-paned sliding windows must be rated with a minimum sound transmission class (STC) of 25.
2. Attic vents facing Hunte Parkway should have a baffle plate with sound deadening material covering the part of the plate facing the street to reduce attic space noise infiltration.

With incorporation of the specified noise attenuation design standards, noise exposure to meet City of Chula Vista guidelines can be maintained with an adequate margin of safety at the R-22 parcel.

Construction Noise Impact Mitigation Measures

Although construction noise impacts will be limited in duration to a period of months, these impacts can be annoying for persons at nearby sensitive receptors. The following measures are recommended to reduce concerns associated with construction noise:

- All construction and general maintenance activities, except in an emergency, shall be limited to the hours of 7:00 a.m. to 7:00 p.m. and prohibited on Sundays and all legally proclaimed holidays.
- All construction equipment shall use properly operating mufflers, and no combustion-engine driven equipment such as pumps or generators for emergency dewatering or for traffic control signs should be allowed to operate within 300 feet of any occupied residence from 7:00 p.m. to 7:00 a.m. unless the equipment is surrounded by a noise protection barrier.
- All construction staging shall be performed as far as possible from occupied dwellings.

Summary

The following features are recommended for Units 59-62, 66-69, 74-78 and 83-84:

1. A continuous rear yard masonry wall at least 3.5 feet in height extending from the Unit 58/59 lot line to the Unit 84/85 lot line.
2. Use of STC = 25 or higher dual-paned windows on openable upstairs windows with a direct line of sight of Hunte Parkway at the above units.

3. Use of baffling plates on attic vents facing Hunte Parkway at these units.
4. Provision of supplemental ventilation to meet U.B.C. minimum requirements of two (2) air changes per hour in noise-protected rooms.

Interior units will be protected by perimeter units and by greater distance separation. The 65 dB CNEL contour does not extend outside the roadway right-of-way along Greensview Drive. No other noise impact mitigation is therefore necessary.

ORDINANCE NO. 2600

SEP 22 1994

PLANNING

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE PREZONING OF 22.7 ACRES OF UNINCORPORATED LAND TO P-C PLANNED COMMUNITY (PCZ-94-D) AND ADOPTING MITIGATED NEGATIVE DECLARATION ON ~~IS-94-19~~ AND MITIGATION MONITORING AND REPORTING PROGRAM THERETO

I. RECITALS

A. Project Site

WHEREAS, the properties which are the subject matter of this ordinance are diagrammatically represented on Exhibit 1 attached hereto, and incorporated by this reference and located northeast of the SDG&E transmission easement, north of East Orange Avenue and west of Hunte Parkway adjacent to the community of Eastlake of the City of Chula Vista ("Project Site"); and,

B. Project; Application for Discretionary Approval

WHEREAS, on March 21, 1994, the Eastlake Development Company ("Developer") filed an application requesting prezoning of approximately 22.7 acres of unincorporated land to P-C Planned Community ("Project"); and,

C. Prior Discretionary Approval

WHEREAS, the Project Site has been the subject of a General Plan Amendment (Eastlake Greens GPA 93-2) previously approved by the City Council on December 14, 1993 by Resolution No. 17039 ("GPA"); and,

D. Planning Commission Record on Application

WHEREAS, the Planning Commission held an advertised public hearing on said project on July 27, 1994, voted to recommend that the City Council approve the prezone in accordance with the findings and subject to the conditions listed below.

E. City Council Record on Application

WHEREAS, a duly called and noticed public hearing was held before the City Council of the City of Chula Vista on August 16, 1994, on the Discretionary Approval Application, and to receive the recommendations of the Planning Commission, and to hear public testimony with regard to same; and,

F. Discretionary Approvals Resolution and Ordinance

WHEREAS, at the same City Council meeting at which this ordinance was introduced for first reading (August 16, 1994), the City Council of the City of

Chula Vista approved Resolution No. 17168 by which it imposed amendments and conditions on the EastLake II (EastLake I Expansion) General Development Plan, EastLake Greens Sectional Planning Area SPA Plan, EastLake Greens Air Quality Improvement Plan, EastLake Greens Water Conservation Plan, and EastLake Greens Master Tentative Subdivision Map (PCS-88-3), and introduced for first reading Ordinance No. 2601 by which it amended the EastLake II (EastLake I Expansion) Planned Community District Regulations Land Use District Map.

NOW, THEREFORE, the City of Chula Vista does hereby find, determine and ordain as follows:

II. PLANNING COMMISSION RECORD

The proceedings and all evidence introduced before the Planning Commission at their public hearing on this Project held on July 27, 1994, and the minutes and resolutions resulting therefrom, are hereby incorporated into the record of this proceeding.

III. MITIGATED NEGATIVE DECLARATION REVIEWED AND CONSIDERED; MITIGATION MONITORING AND REPORTING PROGRAM; FINDINGS; APPROVALS

A. Mitigated Negative Declaration

The City Council of the City of Chula Vista has reviewed, analyzed and considered the Mitigated Negative Declaration on IS-94-19 (known as document number CO94-179, a copy of which is on file in the office of the City Clerk) and comments thereon, the environmental impacts therein identified for this project and the Mitigation Monitoring and Reporting Program ("Program") (known as document number CO94-180, a copy of which is on file in the office of the City Clerk) thereon prior to approving the Project. Based on the Initial Study and comments thereon, the Council finds that there is no substantial evidence that the Project will have a significant effect on the environment and thereby approves the Mitigated Negative Declaration.

B. Mitigation Monitoring and Reporting Program

The City Council of the City of Chula Vista finds that the significant environmental effect(s) identified in the Mitigated Negative Declaration will be reduced to below a level of significance if the mitigation measures in the Mitigation Monitoring and Reporting Program are implemented. The Mitigation Monitoring and Reporting Program is hereby approved to ensure that its provisions are complied with.

IV. CERTIFICATION OF COMPLIANCE WITH CEQA

The City Council does hereby find that the Mitigated Negative Declaration on IS-94-19 and Mitigation Monitoring and Reporting Program have been prepared in accordance with requirements of the California Environmental Quality Act, the State EIR Guidelines, and the Environmental Review Procedures of the City of Chula Vista.

V. INDEPENDENT JUDGEMENT OF CITY COUNCIL

The City Council finds that SEIR-86-04 and Addendum and Mitigated Negative Declaration IS-94-19 reflect the independent judgement of the City of Chula Vista City Council.

VI. P-C PLANNED COMMUNITY PRE-ZONE FINDINGS

The City Council hereby finds that the proposed rezoning to P-C Planned Community is consistent with the City of Chula Vista General Plan, and that public necessity convenience, the general welfare, and good zoning practice support the rezoning of the Project Site to P-C Planned Community.

VII. CONDITIONAL PROJECT APPROVAL

The Zoning Maps established by Section 19.18.010 of the Chula Vista Municipal Code are hereby amended by adding thereto the following rezoning of property pursuant to Section 19.12.020 of said Code which zoning shall be subject to the General Conditions set forth herein below and become effective at and upon the date the subject property is annexed to the City of Chula Vista:

That certain property consisting of approximately 22.7 acres located northeast of the SDG&E easement, north of East Orange Avenue and west of Hunte Parkway to PC (Planned Community) as shown on Exhibit #1 hereto.

VIII. GENERAL CONDITIONS OF APPROVAL

The approval of the foregoing rezoning is hereby further conditioned as follows:

A. Project Site is Improved with Project

Developer, or their successors in interest, shall improve the Project Site with the Project as described in the Mitigated Negative Declaration, except as modified by this Ordinance.

B. Implement Mitigation Measures

Developer shall diligently implement, or cause the implementation of, all mitigation measures pertaining to the Project identified in the Mitigated Negative Declaration.

C. Implement the Mitigation Monitoring and Reporting Program

Developer shall implement, or cause the implementation of, all portions of the Mitigated Negative Declaration IS-94-19 Mitigation Monitoring and Reporting Program.

IX. CONSEQUENCE OF FAILURE OF CONDITIONS

If any of the foregoing conditions fail to occur, or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City shall have the right to revoke or modify all approvals herein granted, deny or further condition issuance of all future building permits, deny, revoke or further condition all certificates of occupancy issued under the authority of approvals herein granted, institute and prosecute litigation to compel their compliance with said conditions or seek damages for their violation. No vested rights are gained by Developer or a successor in interest by the City's approval of this Ordinance.

X. NOTICE OF DETERMINATION

The City Council directs the Environmental Review Coordinator to post a Notice of Determination and file the same with the County Clerk.

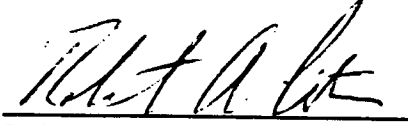
XI. INVALIDITY; AUTOMATIC REVOCATION

It is the intention of the City Council that its adoption of this Resolution is dependent upon the enforceability of each and every term, provision and condition herein stated; and that in the event that any one or more terms, provisions or conditions are determined by a Court of competent jurisdiction to be invalid, illegal or unenforceable, this resolution shall be deemed to be automatically revoked and of no further force and effect ab initio.

XII. EFFECTIVE DATE

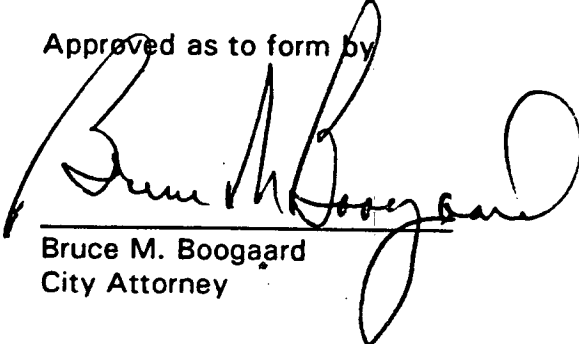
This ordinance shall take effect and be in full force on the thirtieth day from and after its adoption.

Presented by



Robert A. Leiter
Director of Planning

Approved as to form by



Bruce M. Boogaard
City Attorney



EASTLAKE

A PLANNED COMMUNITY IN THE CITY OF CHULA VISTA

CHULA VISTA PLANNING DEPARTMENT



NORTE

EXHIBIT #1

SCALE: N/A

FILE NUMBER:
PCZ-94-D

PROJECT DESCRIPTION:
Prezone of 22.7 acres to
Planned Community (P-C)

PASSED, APPROVED and ADOPTED by the City Council of the City of Chula Vista, California, this 23rd day August, 1994, by the following vote:

AYES: Councilmembers: Horton, Moore, Rindone, Nader
NOES: Councilmembers: None
ABSENT: Councilmembers: Fox
ABSTAIN: Councilmembers: None



Tim Nader, Mayor

ATTEST:


Beverly A. Authelet, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, Beverly A. Authelet, City Clerk of the City of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 2600 had its first reading on August 16, 1994, and its second reading and adoption at a regular meeting of said City Council on the 23rd day of August, 1994.

Executed this 23rd day of August, 1994.


Beverly A. Authelet, City Clerk

PUBLIC HEARINGS AND RELATED RESOLUTIONS AND ORDINANCES

18. PUBLIC HEARING PROPOSAL TO DEFINE "COMMUNITY PURPOSE FACILITY" IN THE EASTERN AREA DEVELOPMENT IMPACT FEE FOR STREETS AND MODIFY THE FEE RATE SCHEDULE ACCORDINGLY - Currently, the "Eastern Area Development Impact Fee for Streets" (TransDIF) program does not discuss the land use category: "Community Purpose Facility" (CPF). Other fee programs, such as the Public Facilities DIF and the SR-125 DIF exclude CPF from the fee programs. Staff proposes to correct the inconsistency by defining the CPF land use and excluding that class from the TransDIF. Staff recommends this item be continued and Council direct staff to renote at the appropriate time. (Director of Public Works)
Continued from the meeting of 9/19/95.

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

MS (Rindone/Alevy) to continue the public hearing with renoting at a later date.

There being no public testimony, the public hearing was declared closed.

VOTE ON MOTION: approved unanimously.

19. PUBLIC HEARING SPA AMENDMENT, PCM-95-11 AMENDMENT TO THE EASTLAKE GREENS SECTIONAL PLANNING AREA (SPA) PLAN PUBLIC FACILITIES FINANCING PLAN - The EastLake Greens SPA project consists of approximately 830 acres, located south of Telegraph Canyon Road, westerly of Hunte Parkway. The initial plan was approved in 1989 for 2774 dwelling units and assorted other uses, including commercial, schools and parks. A subsequent SPA amendment in 1994 changed the configuration of the southerly portion of the property and increase the unit count to 2861 dwelling units. When the 1994 amendment was approved, the Public Facilities Financing Plan was not modified to reflect the changes. Staff recommends approval of the resolution. (Director of Planning and Director of Public Works)

RESOLUTION 18077 APPROVING AN AMENDMENT TO THE EASTLAKE GREENS SECTIONAL PLANNING AREA--PUBLIC FACILITIES FINANCING PLAN AND ADOPTING THE NEGATIVE DECLARATION IS-94-19

Robert Leiter, Director of Planning, informed Council that a letter from Sweetwater Union High School District had been placed on the dais. While they supported the PFFP they raised the issue of the future installation of a traffic signal at EastLake Parkway and Club House Drive. Staff had analyzed that and did not feel it directly relevant to the PFFP or SPA Plan Amendment for EastLake. Engineering staff would be responding to their request.

This being the time and place as advertised, the public hearing was declared open. There being no public testimony, the public hearing was declared closed.

Councilmember Rindone stated he had served two terms on the Parks & Recreation Commission and during that time there were two issues that came forward in projects proposed by EastLake in which additional parklands were owed to the City. He questioned if there were any plans for the credits owed to the City or when it would be coming due.

Mr. Leiter stated a portion of that would be developed with the EastLake Greens project and at a later time in the EastLake III project to the east. That was consistent with the development agreements that had been approved. Staff would have to report back with specific dates for installation of facilities.

Councilmember Rindone stated an informational memo would be sufficient.

RESOLUTION 18077 OFFERED BY MAYOR HORTON, reading of the text was waived, passed and approved unanimously.

C.C. 10/11/95