

## CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To: Office of Planning and Research  
State Clearinghouse  
1400 Tenth Street, Room 212  
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, CA 90630

**Subject:** FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OF THE PUBLIC RESOURCES CODE

**Project Title:** Otay Ranch Village 3 Lots 826 & 827 Removal Action Workplan

**State Clearinghouse Number:** 2013071077

**Project Location:** APNs 644-061-10-00 and 644-061-11-11, near the intersection of Heritage Road and Paseo Cultura, Chula Vista, California 91911

**County:** San Diego

**Project Applicant:** HomeFed Corporation

**Project Description:** The Department of Toxic Substances Control (DTSC) has approved the Removal Action Workplan (RAW) prepared for Otay Ranch Village 3 Lots 826 and 827, located near the intersection of Heritage Road and Paseo Cultura in the City of Chula Vista. The Project Site encompasses 8.3 acres and is part of a larger master planned residential and commercial community commonly known as the Village of Escaya. The RAW addresses potential soil vapor intrusion of volatile organic compounds (VOCs) that have been detected in the subsurface at the Project Site – including benzene, bromodichloromethane, chloroform, ethylbenzene, tetrachloroethylene, and trichloroethene.

The RAW activities consist of installing a vapor intrusion mitigation system (VIMS) with sub-slab venting and a vapor barrier beneath residential buildings proposed for development at the Project Site. The VIMS will be integrated into the design of the residential structures to be constructed at the Site, and installation will occur concurrently during construction of the residential structures. During the life of the project the VIMS will be subject to periodic maintenance, monitoring, sampling, and data interpretation consistent with the Operation and Maintenance Plan included as part of the RAW.

The City of Chula Vista, as lead California Environmental Quality Act (CEQA) agency, prepared an Environmental Impact Report (EIR) for the Otay Ranch University Villages Project, dated November 2014. The Project Site is an 8.3-acre portion of the larger Village 3 North development project, which is a component of the Otay Ranch University Villages Project.

Pursuant to the provisions of CEQA, the Department of Toxic Substances Control (DTSC) has prepared an addendum to the Final EIR to incorporate the recommended remedy from the RAW, which was completed after the City's adoption of the EIR in December 2014 (State Clearinghouse No. 2013071077). The Addendum has been prepared to address the inclusion of the proposed RAW remedial alternative consisting of installation, operation, and maintenance of the VIMS equipment beneath residential buildings to be developed at the Site.

As Responsible Agency under the CEQA, DTSC approved the above-described project on August 30, 2023 and has made the following determinations:

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

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, CA 90630

Additional project information is available on EnviroStor: [www.envirostor.dtsc.ca.gov/public/](http://www.envirostor.dtsc.ca.gov/public/) or [https://envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=60003426](https://envirostor.dtsc.ca.gov/public/profile_report?global_id=60003426)

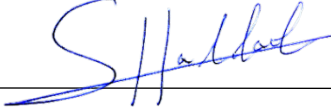
Contact Person  
Safouh Sayed

Contact Title  
Project Manager

Phone Number  
714-484-5478

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Approver's Signature:



Date:

August 30, 2023

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Approver's Name  
Shahir Haddad

Approver's Title  
Branch Chief

Approver's Phone Number  
(714) 484-5368

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TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: