

**NOTICE OF PROJECT SCOPING MEETING  
BY THE CITY OF CHULA VISTA**

Governor's Office of Planning & Research  
NOV 10 2020  
STATE CLEARINGHOUSE

NOTICE IS HEREBY GIVEN THAT THE CITY OF CHULA VISTA has called and will convene a public project scoping meeting as summarized below:

**PROJECT:** Environmental Impact Report (EIR20-0002) for the Sunbow Sectional Planning Area (SPA) Plan Amendment for the Sunbow II, Phase 3 Project.

**PURPOSE:** Solicit public comment on the type and extent of the environmental analyses to be performed under the California Environmental Quality Act (CEQA), such as: Land Use, Aesthetics, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards, Hydrology and Water Quality, Noise, Public Services and Utilities, Transportation/Circulation, and Cultural Resources.

**DATES:** November 9<sup>th</sup> to December 9, 2020 online (see review and commenting instructions below)

The purpose of a public scoping meeting is to inform the public that the lead agency, the City of Chula Vista Development Services Department (DSD), is evaluating a project under CEQA and set forth in Public Resources Code Section 21065 to solicit public comment regarding the type and extent of environmental analyses to be undertaken. At the scoping stage, DSD describes the preliminary concept of the project, and asks for public feedback regarding the scope of the EIR.

Under normal circumstances, public scoping meetings are held in a public location in the community near the location of the proposed project. Pursuant to the Governor of the State of California's executive order N-29-20, and in the interest of the public health and safety, the public may participate virtually in this project scoping meeting.

**HOW TO REVIEW THE PRESENTATION:** Members of the public will be able to access a link to watch a pre-recorded presentation via livestream at <https://www.chulavistaca.gov/departments/development-services/planning/public-notices/virtual-meetings>. The link will remain live from November 9<sup>th</sup> to December 9, 2020.

**HOW TO SUBMIT COMMENTS:** Visit the City's webpage for a link to the online eComment portal at: <https://www.chulavistaca.gov/departments/development-services/planning/public-notices/virtual-meetings>.

The interactive scoping meeting will be available for viewing between November 9, 2020 at 8:30 AM through December 9, 2020 at 5:30 PM. All comments regarding the scope of the EIR must be submitted by December 9, 2020. All comments submitted online will be available to the public and City staff and the applicant using the eComment portal.

eComments received after December 9, 2020 will not be considered by the City in determining the scope of the environmental review. If you have difficulty or are unable to submit a comment, please contact Oscar Romero at [oromero@chulavistaca.gov](mailto:oromero@chulavistaca.gov) for assistance.

Upon completion of the scoping process, all public comments will be organized and will be considered in the preparation of the draft environmental document.

**ACCESSIBILITY:** Individuals with disabilities are invited to request modifications or accommodations in order to access and/or participate in the scoping process by contacting the City Clerk's Office at [cityclerk@chulavistaca.gov](mailto:cityclerk@chulavistaca.gov) or (619) 691-5041 (California Relay Service is available for the hearing impaired by dialing 711) at least forty-eight hours in advance of the opening date of the forum.

**NOTICE OF PREPARATION OF A DRAFT  
ENVIRONMENTAL IMPACT REPORT FOR THE  
SUNBOW SECTIONAL PLANNING AREA PLAN  
AMENDMENT FOR THE SUNBOW II, PHASE 3 PROJECT**

**PROJECT LOCATION**

The proposed project is located within the Sunbow neighborhood in the City of Chula Vista, California (*Figure 1*). Specifically, the project site is located south of Olympic Parkway and east of Brandywine Avenue. The Otay Landfill is located to the south and southeast of the site and undeveloped land is located to the east.

**PROJECT BACKGROUND**

The General Development Plan (GDP) for the Sunbow Planned Community, which originally included 604.8 acres in eastern Chula Vista, was prepared in July 1989, and included guidelines for land use mix and density, primary circulation pattern, open space and recreation concept, and infrastructure requirements. The Sunbow GDP identified development of approximately 2,000 residential units, 10 acres of commercial space, and 46 acres of industrial use. The Environmental Impact Report (EIR) for the Sunbow Planned Community was adopted on July 24, 1989. The Sunbow SPA Plan, which serves as the implementation tool for the GDP, was approved by the Planning Commission of the City of Chula Vista on January 24, 1990. Its goal was to define, in more detailed terms, the development parameters for the Sunbow Planned Community.

**PROJECT DESCRIPTION**

The project encompasses approximately 135.7 acres (project site) that includes a 67.5-acre development area comprised of 44.2 acres of residential uses, a 0.9-acre Community Purpose Facility (CPF) site, 5.9 acres of public streets and 16.5 manufactured slopes/basins. Approximately 4.3 acres of conserved Poggi Creek Easement area, 0.3 acre of conserved wetland resource area, and 63.6 acres of adjacent MSCP Preserve area are also within the project site.

The proposed project's residential land use includes four unique multi-family attached residential product types with 15 unique floor plans, ranging in square footage from approximately 1,100 to 2,050 square feet and from two- and three-stories. Each home includes a two-car garage and two to four bedrooms.

Approximately 5.9 acres of the project site would be utilized for roadway and circulation. This includes development of two proposed streets, Street A and Street B, which would both extend east from Olympic Parkway.

The proposed land uses are shown in *Figure 2*. *Table 1* provides a summary of land uses for the project.

**Table 1**

**Sunbow II, Phase 3 Land Use Summary**

Sunbow II, Phase 3	Land Use District	Acres <sup>1</sup>	Units	Density
<i>Multi-Family Residential</i>				
R-1	RM	8.5	131	15.4
R-2	RM	4.6	73	15.8
R-3	RM	8.1	108	13.3
R-4	RM	8.2	118	14.4
R-5	RM	7.1	104	14.7
R-6	RC	7.6	184	24.1
<b>Subtotal Residential</b>		<b>44.2</b>	<b>718</b>	<b>16.3</b>
<b>Other</b>				
Community Purpose Facility	CPF	0.9		
MSCP Preserve Conserved Open Space (OS-1 to 3 and OS-9b)	OSP	63.6		
Poggi Creek Easement (OS-4, 5, 6a and 6b)	OS	4.3		
Manufactured Slopes/Basins (OS-7, 8, 9a, 10 to 13)	OS	16.5		
Conserved Wetland Resource Area (OS-14)	OS	0.3		
Public Streets	Circulation	5.9		
<b>Subtotal Other</b>		<b>91.5</b>		
<b>TOTAL</b>		<b>135.7</b>	<b>718</b>	<b>16.3</b>

**Notes:** RM = Residential Multi-Family CPF = Community Purpose Facility; OSP = Open Space Preserve; OS = Open Space

The proposed project includes a Chula Vista General Plan Amendment, Sunbow GDP Amendment, Sunbow II SPA Plan Amendment, a rezone, and a Tentative Map. The proposed project also includes a Chula Vista MSCP Boundary Adjustment to implement minor adjustments to the development limits and the adjacent MSCP Preserve areas that would result in a 0.09-acre increase to MSCP Preserve Area and an MSCP Minor Amendment to address off-site grading adjacent to the southwestern boundary of the development area.

Construction of the proposed project is anticipated to begin in 2021 and is anticipated to be completed in 2028.

## **EIR CONTENTS**

### **Potential Environmental Effects of the Project**

The City has determined that the project may cause significant adverse environmental effects and potentially significant indirect, direct, and cumulative environmental effects. An EIR is, therefore, required to comply with CEQA Guidelines Sections 15060 and 15081. Specifically, it has been determined that an EIR will be prepared.

In accordance with the CEQA Guidelines and the City's Environmental Procedures, the environmental impact analysis will describe the environmental setting of the project, identify potential environmental impacts, address the significance of potential impacts, identify mitigation measures to address potentially significant environmental impacts, and determine the significance of impacts after mitigation.

The scope of the EIR for the project will be based in part on comments received in response to this NOP and public input received during the public scoping meeting. The EIR will address each of the environmental issues summarized herein. A Mitigation, Monitoring, and Reporting Program (MMRP) will be prepared to document implementation of the required mitigation measures. For each mitigation measure, the timing of implementation will be identified and tied to a specific project action. Responsible parties will be identified to implement and monitor the satisfaction of each mitigation measure. The following environmental issues will be analyzed in the EIR:

#### *Aesthetics*

This section will describe all regulations, policies and guidelines governing views and aesthetic considerations. This section will evaluate grading associated with the project and the potential change in the visual environment based on the proposed development, including substantial effects on scenic vistas and potential impact to scenic resources, if any are present in the vicinity of the site. Further, this section will evaluate any potential conflicts with applicable zoning and other regulations governing scenic quality.

#### *Air Quality*

An Air Quality and Greenhouse Gas Emissions (GHG) Analysis will be prepared for the proposed project and incorporated into the EIR. The air quality section of the EIR will describe the existing air quality in the San Diego Air Basin (SDAB) in the vicinity of the project site, list relevant policies that relate to air quality in the SDAB, and identify potential air quality impacts.

#### *Biological Resources*

This section of the EIR will address the potential direct and indirect impacts of the project on sensitive biological resources. The evaluation will be based on project-specific biological resources investigations as well as regional documentation of biological resources. Recent biological resource surveys have been conducted for the site. In addition, project vicinity and regional biological resources information (i.e., MSCP) will be reviewed for the study area. The analysis will also include an analysis of the project's compliance with the City's MSCP and



Resource Management Plan (RMP). A Biological Resources Technical Report shall be prepared for all areas of potential effect of the proposed project and will be included as an appendix to the EIR.

#### *Cultural and Tribal Cultural Resources*

This section of the EIR will address the project's potential impacts to cultural resources and Tribal Cultural Resources. Proposed site grading and other construction activities have the potential to impact unknown resources. Consultation under Assembly Bill 52 will also be described. This will be discussed in detail in the EIR. A Cultural Resources Technical Report shall be prepared for all areas of potential effect of the proposed project and will be included as an appendix to the EIR.

#### *Energy*

This section of the EIR will calculate the energy usage (fuel, natural gas, and electricity) associated with the project and analyze whether or not the project would potentially result in a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

#### *Geology and Soils*

A geology and soils technical report will be prepared and incorporated into the EIR. This section will evaluate geology and soils issues pursuant to significance criteria based on Appendix G of the CEQA guidelines, including issues related to soils suitability, and the potential for adverse geotechnical conditions such as slope stability and seismic risks. This section of the EIR will also address the project's potential impacts to paleontological resources. Proposed site grading and other construction activities have the potential to impact unknown resources. A Paleontological Resources Study will be prepared and will be appended to the EIR.

#### *Greenhouse Gas Emissions*

This section of the EIR will summarize the results of the Air Quality and GHG Analysis for the proposed project. The GHG analysis calculate the greenhouse gas emissions associated with the project, as well as any greenhouse gas reduction measures to identify any project impacts. The GHG section would also analyze the project's consistency with the City's Climate Action Plan and any other applicable GHG plans, policies, or regulations.

#### *Hazards and Hazardous Materials*

This section of the EIR will address risk of upset, hazardous emissions, proximity to airports and the potential interference with emergency response plans. An environmental site assessment will be prepared that identifies known and/or potential hazardous materials within the project site. The radius study consists of a computerized database search of regulatory agency records to determine whether there are currently, or were previously, any reports of hazardous materials contamination or usage at the site or contamination at other sites within the search radius. The environmental site

assessment shall be included as an appendix to the EIR. This section will also be supported by a project specific Fire Protection Plan.

### *Hydrology and Water Quality*

A water quality and hydrology/drainage technical report will be prepared and incorporated into the EIR. This section will evaluate effects of the project related to increases in impervious surfaces and effects on groundwater recharge, water quality issues related to urban runoff, and storm drain capacity issues resulting from changes in runoff patterns. This analysis will be supported by drainage and stormwater technical studies.

### *Land Use and Planning*

This section will identify all of the relevant goals, objectives and recommendations within applicable plans/ordinances that pertain to the project related to minimizing environmental effects. This section will analyze whether project implementation will be consistent with these plans and policies.

### *Noise*

An Acoustical Assessment will be prepared for the proposed project and the results of the technical report will be incorporated into the EIR. This section of the EIR will evaluate the project's potential to increase noise levels above the baseline ambient noise condition, and will address compliance with the noise policies and standards identified in the City's General Plan. Both short-term, construction-related noise, and long-term operational noise issues will be evaluated.

### *Population and Housing*

This section will analyze the project's effects on population and housing, both within Chula Vista and the region. Population projections will be based on housing unit type and anticipated occupancy. The discussion of housing and population issues will focus on (1) population growth, which is primarily a "growth inducing impact", (2) displacement of existing housing and (3) displacement of people.

### *Public Services*

This section of the EIR will evaluate potential impacts on public services. The existing services and infrastructure will be identified and the potential for impacts to fire protection (including emergency medical services), police services, schools, parks, and other services. The analysis in this section will focus on the potential increased demand on services based on City-approved standards and measures.

### *Recreation*

This section of the EIR will evaluate the project's potential to increase use of existing parks and recreational facilities as well as the environmental impact of any recreational facilities included in the project.

### *Transportation*

This section of the EIR will be based on the transportation impact study and will address potential conflicts with a program, plan, ordinance, or policy addressing the circulation system or CEQA Guidelines Section 15064.3, subdivision (b). This section will address project Vehicle Miles Travelled. Further, this section will analyze whether or not the project would substantially increase hazards due to a geometric design feature or result in inadequate emergency access.

### *Utilities and Service Systems*

This section of the EIR will evaluate potential impacts on utilities and service systems. The existing services and infrastructure will be identified and the potential for impacts to water, sewer, drainage, electrical, solid waste disposal, and telecommunication services. The analysis in this section will focus on the potential increased demand on services based on City-approved standards and measures. This analysis will be supported by water and sewer demand technical studies.

### *Wildfire*

This section will analyze the project's potential wildfire hazard impacts. Analysis would include discussion regarding whether or not the project would be located in or near state responsibility areas or lands classified as very high fire hazard severity zone and, if so, if the project would substantially impair an adopted emergency response plan or emergency evacuation plan, exacerbate wildfire risks through winds or installation or maintenance of associated infrastructure, or expose people or structures to significant risks, including downslope or downstream flooding or landslides.

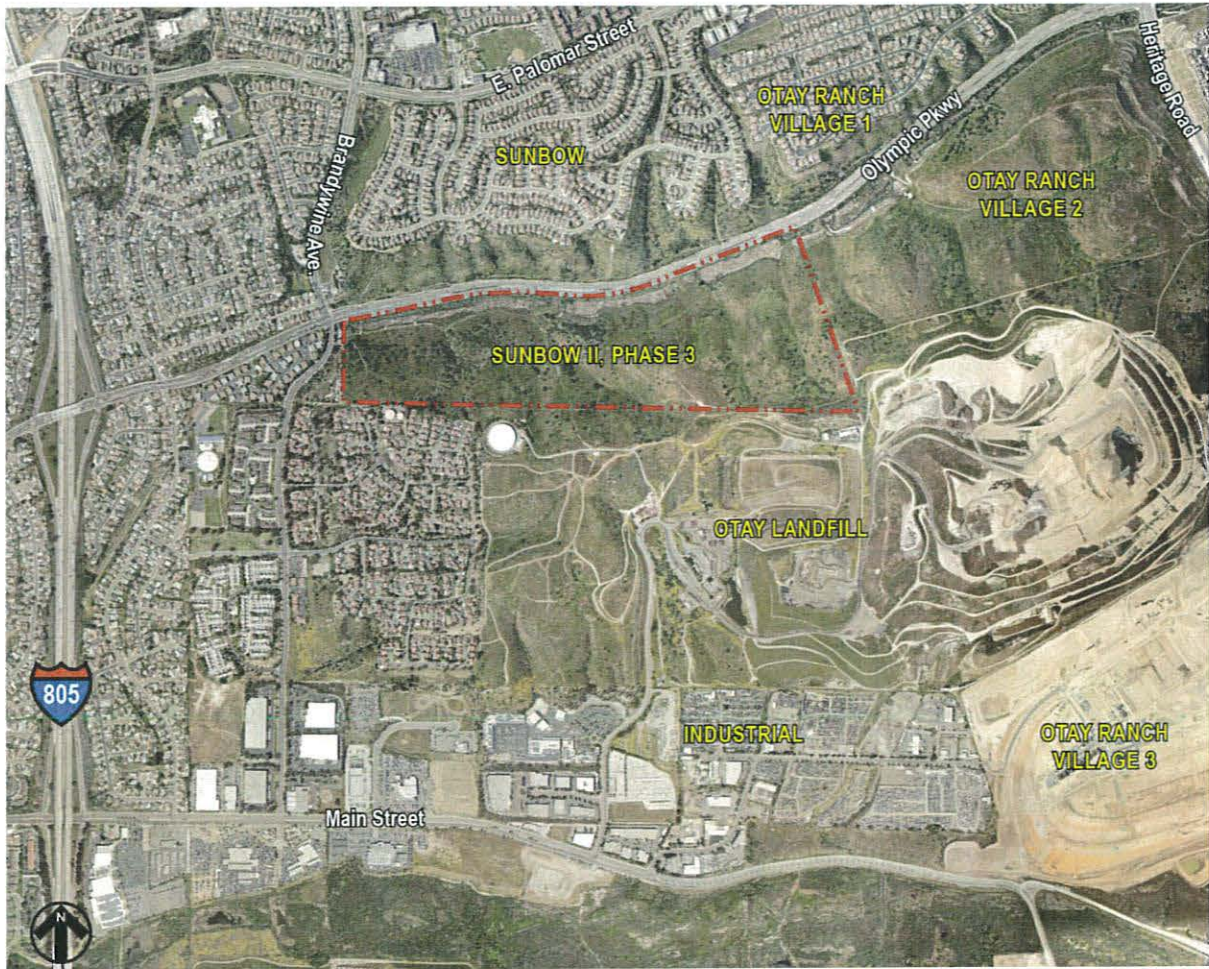
### *Alternatives*

This section will consider a reasonable range of alternatives which avoid or mitigate the project's significant impacts. Alternatives may include a reduced density/intensity alternative, alternative land use alternatives, and other alternatives developed in coordination with the City. The Alternatives section will include a comparative analysis of the various project alternatives in relation to the proposed project. The analysis will include a quantitative analysis of effects, where appropriate.

### *Other Mandatory Sections*

Other mandatory sections that will be addressed in the EIR include: Cumulative Impacts, Growth Inducement, Effects Found Not to Be Significant, and Significant Irreversible Environmental Changes.

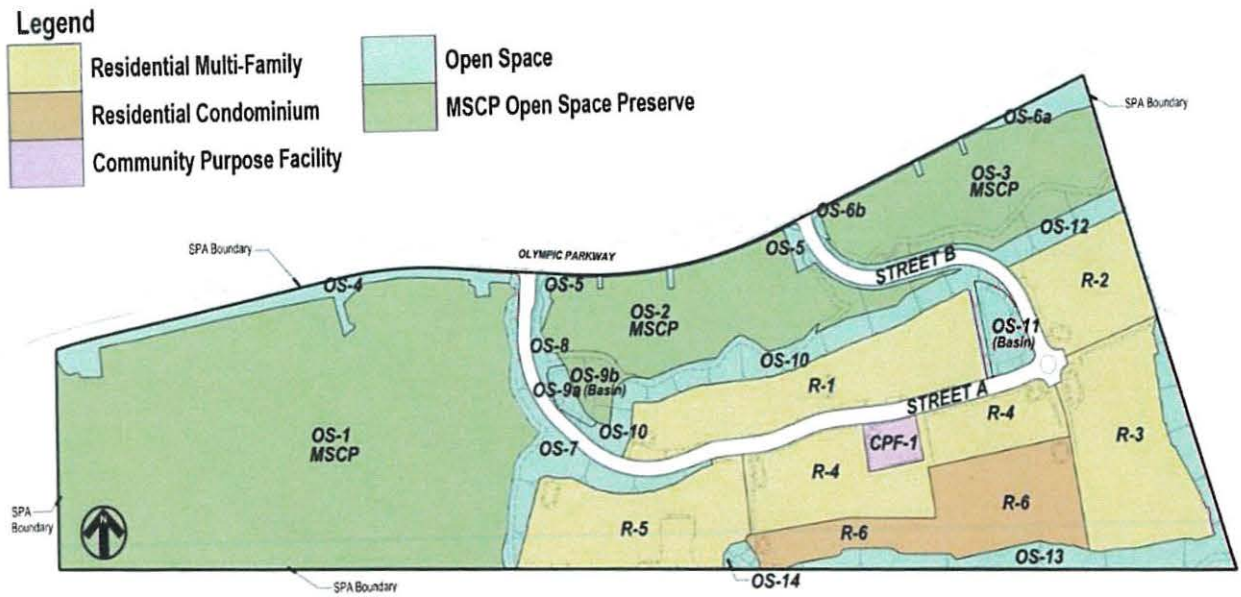
Figure 1 Project Location





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Figure 2 Proposed Land Uses



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