

OTAY RANCH VILLAGE 8 WEST
Supplemental Public Facilities Finance Plan

January 2020

PREPARED FOR:
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By Resolution No. 2013-270

Amended _____
By Resolution No. _____

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I. OVERVIEW

The Village 8 (Village 8 West and Village 8 East) portion of Otay Ranch (“Project Area”) was originally entitled when the Otay Ranch General Development Plan (GDP)/Otay Subregional Plan (SRP) was adopted by the Chula Vista City Council and San Diego County Board of Supervisors in 1993. The Village 8 West Sectional Planning Area (2013 SPA) Plan, Public Facilities Financing Plan (2013 PFFP) and Village 8 West Tentative Map (CVT No. 09-04) were approved by the Chula Vista City Council on December 17, 2013. The Chula Vista City Council also certified the Final Environmental Impact Report for the Otay Ranch 8 West (10-03; November 2013) (FEIR), which contains a comprehensive disclosure and analysis of potential environmental effects associated with implementation of Village 8 West.

This Supplemental Public Facility Finance Plan (2019 PFFP) addresses changes to the public facility needs associated with the Village 8 West SPA Plan Amendment (2019 SPA) proposed by HomeFed Village 8, LLC (Applicant). The Applicant prepared an Addendum to FEIR 10-03 for the Proposed Project, as well as technical memos and reports that address the proposed changes to the Village 8 West.

The 2013 PFFP was prepared consistent with the requirements of the Chula Vista Growth Management Program and Chapter 9, Growth Management of the Otay Ranch General Development Plan (GDP). The preparation of the 2019 PFFP is required in conjunction with the preparation of the SPA Plan Amendment for the Proposed Project to ensure that the phased development of the Proposed Project is consistent with the overall goals and policies of the City of Chula General Plan (CVGP), Growth Management Program and the Otay Ranch GDP, which be amended from time to time to ensure that the development of the Proposed Project will not adversely impact the City’s Growth Management Ordinance Threshold Standards. This 2019 PFFP meets the Otay Ranch GDP policy objectives.

This 2019 PFFP is based on the phasing and information presented in the Otay Ranch GDP, CVGP and Village 8 West SPA Amendments, dated May 2019. The Applicant prepared technical analyses to determine whether the proposed amendments resulted in any changes to financing, constructing or maintaining public facilities within Village 8 West. The Applicant-prepared technical analyses for the Proposed Project which are relevant to the 2019 PFFP are discussed further below and include the following:

- Amended TM Drainage Study for Otay Ranch Village 8 West, Chula Vista Tract No.19-03, prepared by Hale Engineering, October 2019
- Priority Development Project (PDP)/Storm Water Quality Management Plan (SWQMP) Otay Ranch Village 8 West Chula Vista Tract No. 19-03, prepared by Hale Engineering, May 31, 2019
- Otay Ranch Village 8 West Trip Generation Review, prepared by Chen-Ryan, December 2019
- Otay Ranch 8 West TM/SPA Amendment Water Evaluation, prepared by Dexter Wilson Engineering, Inc, October 2019
- Otay Ranch Village 8 West TM/SPA Amendment Sewer Evaluation, Prepared by Dexter Wilson Engineering, Inc, October 2019

- Village 8 West – Fiscal Impact Analysis Update, Development Planning & Financing Group, December 2019

These technical analyses supplement the technical reports associated with the 2013 Project approvals and 2013 PFFP and demonstrate that proposed changes to the Proposed Project do not result in changes to Mitigation Measures, Conditions of Approval or Thresholds established in the 2013 PFFP.

II. PURPOSE

The purpose of all PFFPs in the City of Chula Vista is to implement the City's Growth Management Program and to meet the CVGP goals and objectives, specifically those within the Growth Management Element. The Growth Management Program ensures that development occurs only when the necessary public facilities and services exist or are provided concurrent with the demands of new development. The Growth Management Program requires a PFFP be prepared for every new development project which requires either a SPA Plan or tentative map approval. Similarly, amendments to a SPA Plan require an amendment or supplement to the PFFP. The purpose of this Supplemental PFFP is to update and clarify the adopted 2013 PFFP to address changes to the Project.

In the City of Chula Vista, the PFFP is intended to ensure adequate levels of service are achieved for all public services and facilities impacted by a project. It is understood that assumed growth projections and related public facilities needs are subject to several external factors, such as the local economy, the City's future land use approval decisions, etc. It is also understood that funding sources specified herein may change due to financing programs available in the future or requirements of either state or federal laws. It is intended that revisions to cost estimates and funding programs be handled as administrative revisions; whereas revisions to the facilities-driven growth phases are accomplished through an update process via an amendment or supplement to the PFFP.

III. ASSUMPTIONS

This 2019 PFFP supplements the Village 8 West PFFP adopted on December 13, 2013. The Proposed Project includes amendments to the Chula Vista General Plan, Otay Ranch GDP and Village 8 West SPA Plan and also includes Village 8 West Tentative Map CVT No. 19-03.

a. Proposed Land Use Plan

The Proposed Project's land use plan would allow for the construction of 561 single-family units, 1,773 multiple-family units (of which 1,210 are planned in a mixed use setting) 11.1 acres for a school; 5.5 acres of Community-Purpose Facilities (CPF); 23.4 acres of public parkland; 28.7 acres of open space, 15.6 acres of preserve open space land and up to 50,000 SF of office uses and up to 250,000 SF of retail uses in a mixed use setting. The proposed land use plan increases the maximum number of total residential units within Village 8

West by 284 units¹, modifies the distribution of units and office/retail square footage among Village 8 West parcels, while the maximum and minimum square feet of office and retail would remain unchanged. The Proposed Project does not propose changes to the backbone street alignments but does include minor realignment of residential streets within single family neighborhoods. Please see the Proposed Village 8 West Site Utilization Plan, Exhibit 1 and Proposed Village 8 West Site Utilization Table (Table 2).

In order to address the changes related to the proposed land use plan, several assumptions were made. These assumptions play a role in determining public facility needs and phasing of those facilities and are summarized below.

- Transfer 284 units from the adjacent Village 8 East SPA Plan and TM to Village 8 West, increasing the total authorized units within Village 8 West to 2,334 and correspondingly reducing the total authorized units within Village 8 East to 3,276 units
- Eliminate the previously planned middle school designation from Parcel D and change the land use designation from T-4:TC (Town Center) to T-3:NC (Medium High Residential)
- Show Parcel E as a water quality/hydromodification basin
- Change the land use designation for Parcel W from SD:Basin to T-4:TC (Town Center)
- Modify the limits of Parcels A and E to reflect the preservation of designated jurisdictional waters.
- Modify the limits of Parcel T and Parcel U to reflect the reduced size of neighborhood park (5.5 acres).
- Redistribute the residential units and office and retail SF allocations within Village 8 West

The 2019 SPA will create a viable mixed-use Town Center that will create a strong sense of place for the residents of Village 8 West and surrounding communities and meet the market demand for a wider variety of single-family lot sizes, multi-family products, and office and retail uses. Table 1, Comparison of Proposed Village 8 West Development, compares the 2013 Project with the revised Village 8 West land uses.

¹ The Proposed Project would transfer 284 units from the adjacent Village 8 East SPA and TM to Village 8 West, thereby reducing the total authorized units within Village 8 East from 3,560 to 3,276 units.

Table 1: Comparison of Village 8 West Development (Adopted vs. Proposed)

Land Use	Land Uses Analyzed in Village 8 West 2013 EIR		Proposed Project Land Uses		Approved vs. Proposed Land Uses	
	Acres	Units	Acres	Units	Acres	Units
Low Medium Residential	67.0	331	64.6	328	-2.4	-3
Medium Residential	26.2	290	26.7	233	+0.5	-57
Medium High Residential	29.5	530	47.6	563	+18.1	+33
Town Center Residential	40.7	899	42.7	1,210	+2.0	+311
Public Parks	27.9	0	23.4	0	-4.5	0
Open Space	39.1	0	44.3	0	+5.2	0
School Site	31.6		11.1	0	-20.5	0
Other ²	38.3	0	40.3	0	+2.0	0
TOTAL	300.3	2,050	300.7³	2,334	+0.4	+284*

*The Proposed Project includes a 284 unit reduction in the Residential High General Plan Land Use Designation within Village 8 East.

b. Discretionary Actions

Discretionary actions which require City Council and/or Planning Commission consideration and/or approval include an Addendum to EIR 10-03; SCH No. 201062093, Otay Ranch Village 8 West, amendments to the City of Chula Vista General Plan, the Otay Ranch General Development Plan, the Otay Ranch Village 8 West Sectional Planning Area Plan, Affordable Housing Plan and approval of Village 8 West Tentative Map CVT No. 19-03.

² Includes acreage for CPF and Circulation (ROW)

³ Village 8 West TM 09-04 referenced the City of San Diego Reservoir Parcel as 19.6 acres. However, a Grant Deed recorded on January 9, 2009 (Doc. No. 2009-0010329) reduced the City of San Diego Reservoir Parcel to 19.2 acres and correspondingly increased the Village 8 West TM acreage by 0.4 acres.

VILLAGE 8 WEST SECTIONAL PLANNING AREA PLAN
 SUPPLEMENTAL PUBLIC FACILITIES FINANCE PLAN



Exhibit 2.1 - Site Utilization Plan

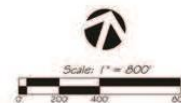


Exhibit 3 (2013 PFFP, Page 3-5)
Exhibit 1: Proposed Village 8 West Site Utilization Plan

Table 2 – Proposed Village 8 West Site Utilization Plan

Table 2.1 - Site Utilization Summary

Commercial and Residential						Public, Quasi Public, and Other				
Town Center - 18-45 du/ac						Community Purpose Facility (CPF) ⁽⁴⁾				
Planning Area	Gross Acres	Transect ⁽¹⁾	Target Res. Units ⁽²⁾	Com'l Min. ⁽²⁾⁽³⁾	Com'l Max ⁽²⁾⁽³⁾	Planning Area	GDP Land Use	Gross Acres	Transect ⁽¹⁾	Description
B	1.2	T-4:TC	-	0	4	R-A – R-C	MH	5.5	SD: CPF	CPF
C ⁽⁸⁾	7.5	T-4:TC	180	0	36	Subtotal		5.5		
F	2.8	T-4:TC	175 ⁽⁷⁾	10	10	Potential School (S) Sites ⁽⁵⁾				
W	2.3	T-4:TC	See ⁽⁷⁾	0	0	Planning Area	GDP Land Use	Gross Acres (Ac.)	Transect ⁽¹⁾	Description
H-1A –1D	7.5	T-4:TC	225	20	75	S	MH	11.1	T-3: NC	Elementary
H-2	1.2	T-4:TC	0	0	12	Subtotal		11.1		
J	5.5	T-4:TC	199	0	18	Parks (P)				
L-A – L-D	14.0	T-4:TC	431	87	145	Planning Area	GDP Land Use	Gross Acres (Ac.)	Transect ⁽¹⁾	Classification
X	0.7	T-4:TC	0	0	0	A	P	15.1	SD: P	Community
Subtotal	42.7		1,210	117	300	G-1–2 ⁽⁹⁾	TC	2.8	SD: P	Town Square
Medium-High Density Residential - 11-18 du/ac						T	P	5.5	SD: P	Neighborhood
Planning Area	Gross Acres	Transect ⁽¹⁾	Target Res. Units ⁽²⁾	Com'l Min. ⁽²⁾⁽³⁾	Com'l Max ⁽²⁾⁽³⁾	Subtotal		23.4		
D ⁽⁸⁾	19.4	T-3:NC	234			Open Space (OS)				
E	5.1	T-3:NC	0	Basin		Planning Area	GDP Land Use	Gross Acres (Ac.)	Transect ⁽¹⁾	Classification
I	6.1	T-3:NC	84			Y	OSP	15.6	T-1: OSP	Preserve (MSCP)
M	8.3	T-3:NC	125			OS-1–8	OS	28.7	T-1: OS	Open Space
O	8.7	T-3:NC	120			Subtotal		44.3		
Subtotal	47.6		563			Other				
Medium Density Residential Attached/Detached - 6-11 du/ac						Planning Area	GDP Land Use	Gross Acres (Ac.)	Transect ⁽¹⁾	Description
Planning Area	Gross Acres	Transect ⁽¹⁾	Target Res. Units ⁽²⁾	Com'l Min. ⁽²⁾⁽³⁾	Com'l Max ⁽²⁾⁽³⁾	Right-of-Way	NA	34.8	N/A	Arterials
Q	11.1	T-2:NG	106			Subtotal		34.8		
U	15.6	T-2:NG	127			TOTAL		119.1		
Subtotal	26.7		233			SPA Total Area: 300.7 Gross Acres ⁽⁶⁾				
Low-Medium Density Residential Village - 3-6 du/ac										
Planning Area	Gross Acres	Transect ⁽¹⁾	Target Res. Units ⁽²⁾	Com'l Min. ⁽²⁾⁽³⁾	Com'l Max ⁽²⁾⁽³⁾					
N	20.1	T-2:NE	117							
P	25.4	T-2:NE	115							
V	19.1	T-2:NE	96							
Subtotal	64.6		328							
TOTAL	181.6		2,334		300K⁽³⁾					

Notes:

1. Transects are defined in Chapter 3.
2. See Chapter 9 regarding Intensity Transfers and minimum commercial square footage requirements.
3. 17,000 sf of office and 100,000 sf of retail for the low range; 50,000 sf of office and 250,000 sf of retail for the high range (excludes Live/Work)
4. As Defined by CVMC 19.48.
5. The Elementary School site will revert to the underlying Medium-High Residential land use if it is not accepted by the school district.
6. Acreage does not include 19.2-acre San Diego Reservoir.
7. 185 DUs are authorized on Parcels F and W combined. Final unit allocation to be determined at Design Review.
8. The unit allocation between Parcels C and D may be adjusted and will be finalized during Design Review so long as the total number of combined units does not exceed a total of 414 units between Parcels C and D per Chapter 9, Implementation, Substantial Conformance.
9. Limited community-oriented retail may occur in the Town Square. The amount of retail to be determined during preparation of the Town Square Park Master Plan.

IV. DEVELOPMENT PHASING

Development of the 2019 SPA Plan may be completed in several, non-sequential phases to ensure construction of necessary infrastructure and amenities for each phase as development progresses. Exhibit 2, Proposed Conceptual Phasing Plan, presents the phasing plan based on the 2019 SPA Plan. Parcels may be graded as part of a larger development phase and developed over several years.

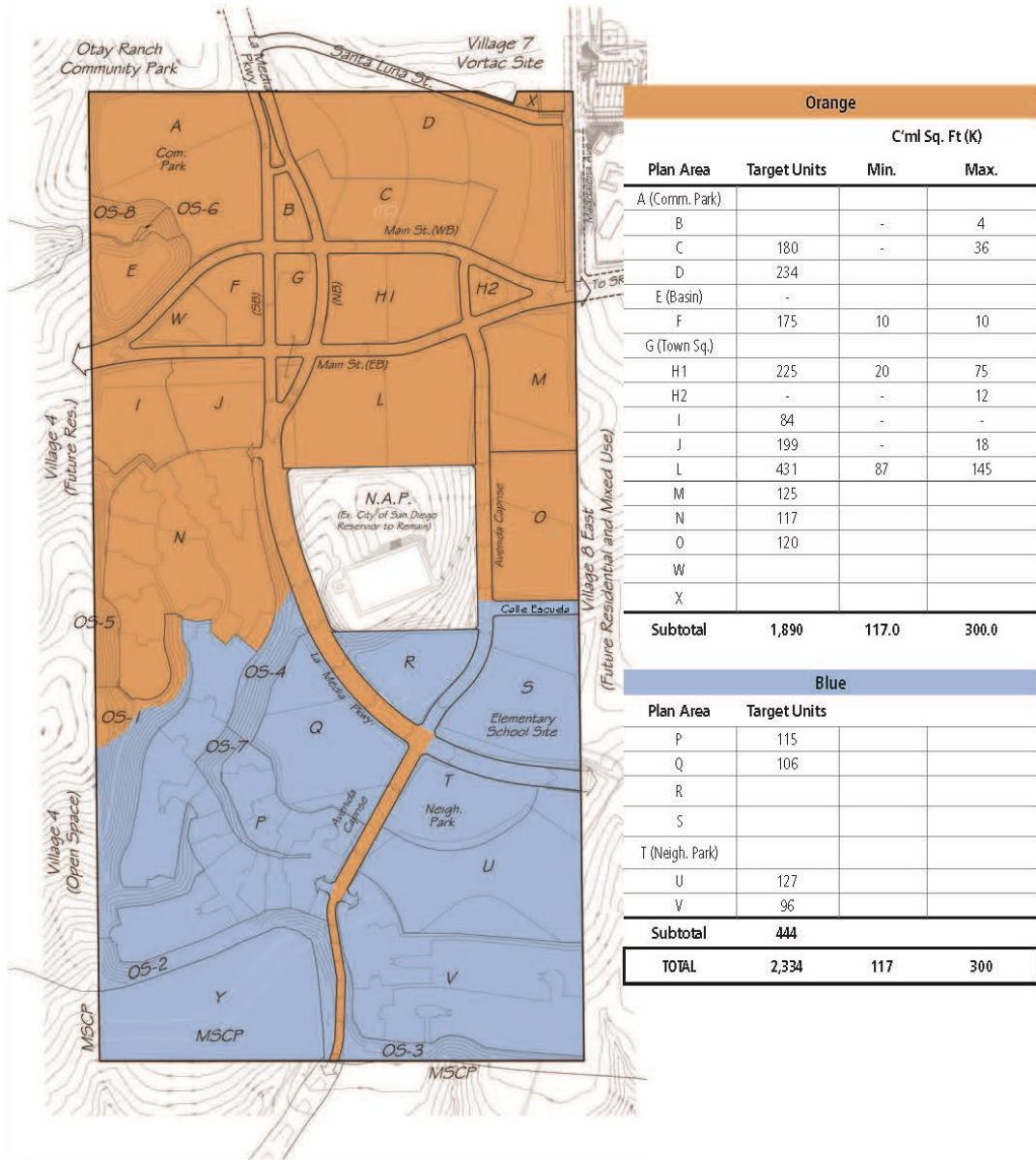


Exhibit 2 (2013 PFFP, Page 3-6)
Proposed Conceptual Phasing Plan

V. DEVELOPMENT IMPACT FEE PROGRAMS

Per Chula Vista Municipal Code Section 3.42.101, the Chula Vista City Council must adopt a fee schedule. The Proposed Project must comply with the City of Chula Development Master Fee Schedule, Chapter 16. Development & In-Lieu Fees, revised July 2019. Fees are subject to change as the ordinance is amended by the City Council from time to time, unless stated otherwise in a separate development agreement.

VI. SUBDIVISION SECURITY

The Proposed Project will be developed in phases over several years. As public improvements are complete, security provided for the Proposed Project in accordance with the Subdivision Map Act and the Municipal Code should be reduced to reflect the completed improvements. Accordingly, the process described herein will apply to bonds for Grading and Drainage, Public Improvements and Landscape and Irrigation, but will not apply to Survey Monumentation bonds. Applicant may submit to the City not more often than once every six months a detailed engineer's estimate identifying with respect to each bond the costs to complete the remaining improvements secured by such bond ("Cost to Complete"). The City will review and approve or disapprove the Costs to Complete, and if disapproved Applicant may resubmit a modified estimate of Cost to Complete for City review. Upon approval of the Costs to Complete by the City, the amount of the applicable bond may be reduced to an amount equal to 110% of the Costs to Complete. If approved by the City, the reduced amount will be communicated to the bonding company in a letter. Based on the City's communication, the bonding company may issue a bond reduction rider to reduce the principal amount of the bond to the reduced amount approved by the City. However, the bond amount may never be reduced by this process to less than 15% of the original estimate of the costs of the applicable improvements.

VII. TRAFFIC

The circulation element roadways serving the Proposed Project, including La Media Parkway and Main Street, would remain consistent with the 2013 SPA Plan. However, the 2019 SPA Plan and TM includes minor alignment changes to residential streets within single family neighborhoods N, P and V due to modified lotting patterns. The Village 8 West Vehicular Circulation Plan is provided as Exhibit 3 and the Village 8 West Street Names and Traffic Volumes are provided as Exhibit 4. As part of the Proposed Project, the Applicant will be required to secure and agree to construct all backbone roadway improvements shown on the approved Village 8 West Tentative Map (CVT No. 19-03) prior to approval of the first Final "A" Map within Village 8 West. The Applicant will be required to secure and agree to construct all in tract street improvements shown on the approved Village 8 West Tentative Map (CVT No. 19030) prior to approval of each corresponding Final "B" Map.

Chen Ryan prepared the *Village 8 West – Trip Generation Analysis and Internal ADT Estimation* memo dated December 2019 to determine if the Proposed Project would generate additional traffic impacts beyond those analyzed in the 2013 FEIR and associated Traffic Impact Analysis. Chen Ryan determined that, based on the proposed land use changes within Village 8 West, the Proposed Project would generate 2,507 fewer trips than the 2013 SPA Plan.

In order to ensure that frontage and access can accommodate the Proposed Project, traffic operational analyses were conducted at all project access points along La Media Parkway and Main Street, as well as at internal backbone streets. Internal street classification designations and traffic control and geometrics at key internal intersections and project driveways were adjusted based on these analyses. The technical memorandum documenting these analyses determined that internal streets analyzed would operate at LOS A, except for one segment of Avenida Caprise within the Town Center, and all internal intersections would operate at acceptable LOS D or better. In addition, the nine signalized intersections, which provide access to the Proposed Project, would operate at acceptable LOS C or better.

Because the Proposed Project would generate fewer trips (both daily and during the peak hours) than the 2013 SPA Plan and the trip distribution patterns would generally remain the same as those studied in the 2013 FEIR, it can be concluded that the Proposed Project would add fewer trips to the surrounding transportation network, including all study area roadways, intersections, and freeways. Fewer project-related trips to a roadway, an intersection, or a freeway indicate less or equal potential traffic impacts. The Proposed Project generates the same or lesser traffic impacts as identified in the 2013 PFFP. The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. Therefore, the Proposed Project must comply with the requirements in the 2013 PFFP, 4.1 C. Threshold Compliance (2013 PFFP, Pages 4.1-11 to 4.1-26) and FEIR Transportation Mitigation Measures 5.3-1 to 5.3-20.

VILLAGE 8 WEST SECTIONAL PLANNING AREA PLAN
 SUPPLEMENTAL PUBLIC FACILITIES FINANCE PLAN

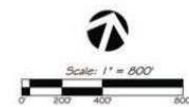
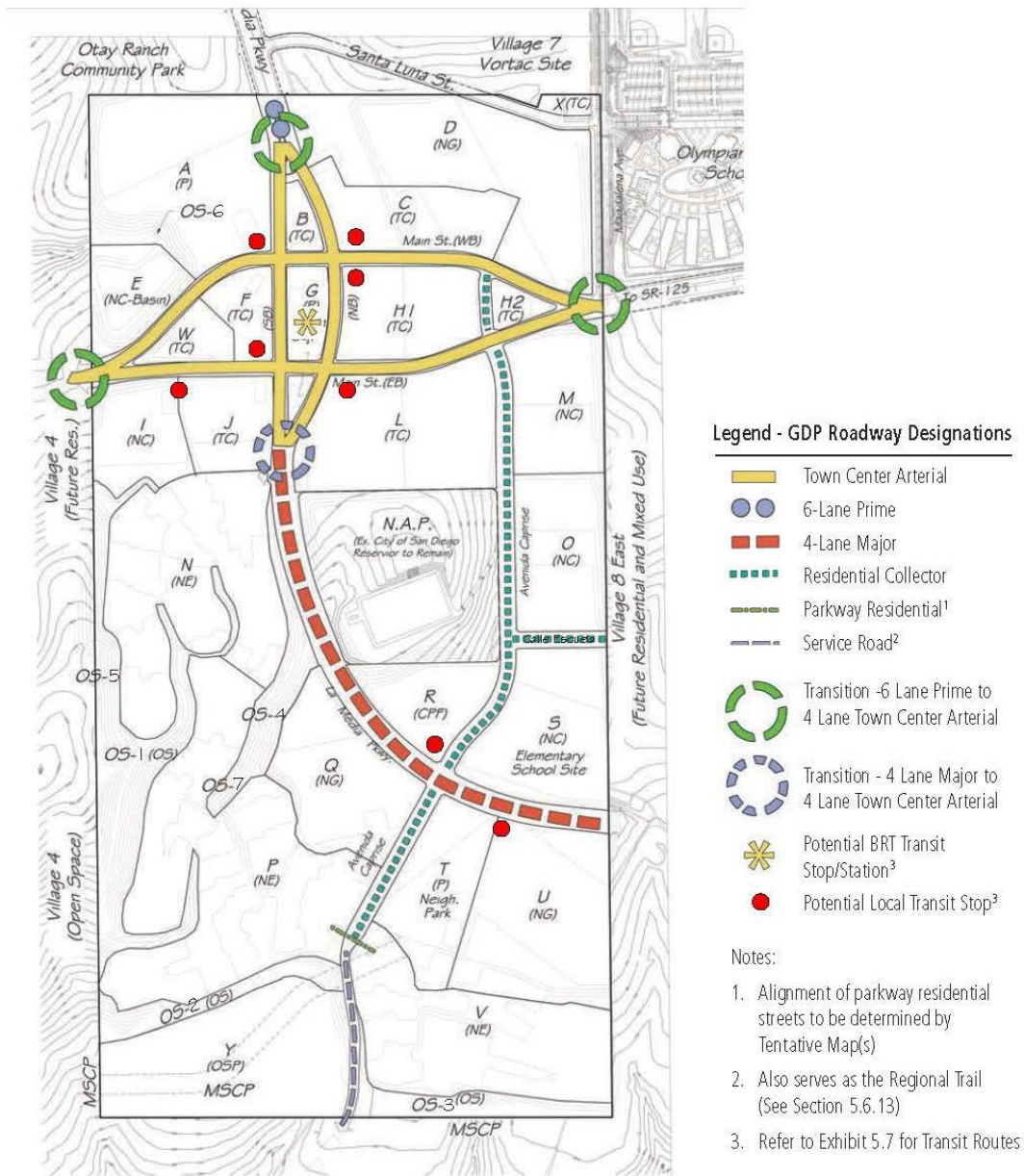
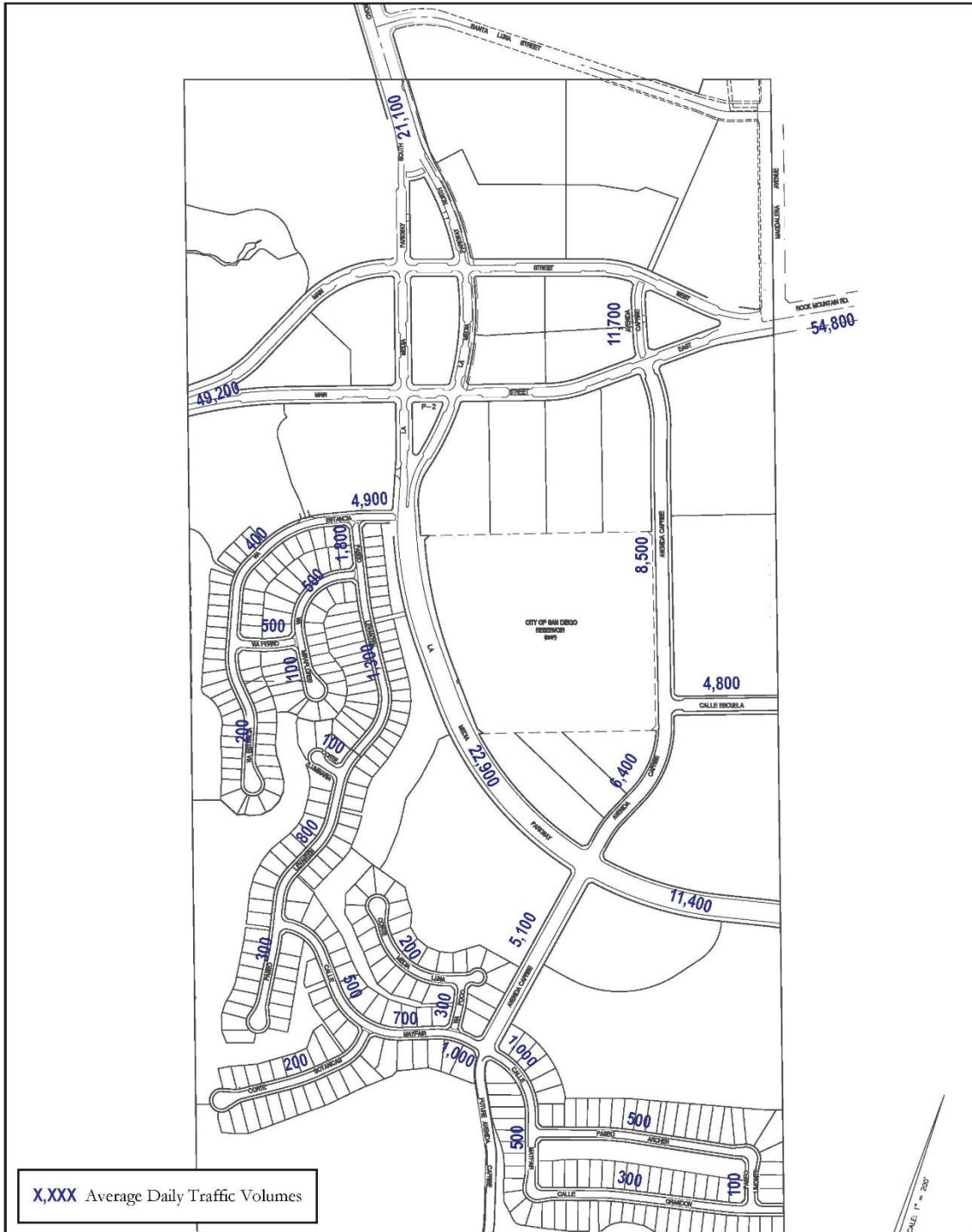


Exhibit 3
Proposed Vehicular Circulation Plan

VILLAGE 8 WEST SECTIONAL PLANNING AREA PLAN
SUPPLEMENTAL PUBLIC FACILITIES FINANCE PLAN



Source: Village 8 West – Trip Generation Analysis and Internal ADT Estimation; Chen-Ryan (December 2019)

Exhibit 4 (2013 PFFP, Page 4.1-25)
Village 8 West Street Names and Estimated Traffic Volumes

VIII. POLICE

The Proposed Project generates approximately the same demand for Police services as identified in the 2013 PFFP. The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. Therefore, the Proposed Project must comply with the FEIR Police Services Mitigation Measures 5.9.2-1 to 5.9.2-3 and the 2013 PFFP, 4.2.7. Threshold Compliance and Requirements (2013 PFFP, Page 4.2-6).

IX. FIRE AND EMERGENCY MEDICAL SERVICES

The Proposed Project generates the approximately same demand for fire and medical emergency services as identified in the 2013 PFFP. The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. Therefore, the Proposed Project must comply with FEIR Fire and Emergency Services Mitigation Measures 5.9.1-1 to 5.9.1-3 and the 2013 PFFP, 4.3.7 Threshold Compliance and Recommendations (2013 PFFP, Page 4.3-4).

X. SCHOOLS

The Proposed Project includes an 11.1-acre school site, consistent with the 2013 SPA Plan. The 2013 PFFP estimated that the 2,050 residential units would generate approximately 556 elementary school (K-6) students, approximately 175 middle school (7-8) students and approximately 291 high school (9-12) students, for a total of 1,022 students.

The Proposed Project would increase the authorized dwelling units within Village 8 West to 2,334 and modify the mix of residential units. Based on 2018 student generation information prepared by the Chula Vista Elementary School District and Sweetwater Union High School District, the 2019 SPA Plan estimates that the Proposed Project would generate approximately 676 elementary school (K-6) students, approximately 203 middle school (7-8) students and 410 high school (9-12) students, for a total of 1,289 students. The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. The Proposed Project must comply with the FEIR Schools Mitigation Measures 5.9.3-1 to 5.9.3-2 and the 2013 PFFP 4.4.7 Threshold Compliance and Recommendations (2013 PFFP, Page 4.4-7).

XI. LIBRARIES

The Proposed Project would increase the authorized dwelling units within Village 8 West to 2,334 and correspondingly decreasing the units with Village 8 East by 284 units to a maximum of 3,276 dwelling units. The overall demand for library services would remain the same within the combined Village 8 area. The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. The Proposed Project must comply with FEIR Library Mitigation Measures 5.9.4-1 to 5.9.4.2 and the 2013 PFFP, 4.5.7 Threshold Compliance and Recommendations (2013 PFFP, Page 4.5-4).

XII. PARKS, TRAILS AND OPEN SPACE

The Proposed Project would increase the authorized dwelling units within Village 8 West to 2,334 and modify the mix of single family attached and multi-family detached dwelling units authorized in the 2013 SPA Plan. The 2013 PFFP and SPA Plan estimated that Village 8 West would be obligated to dedicate approximately 17.8 acres of parkland. The 2019 SPA Plan estimates that

the Village 8 West parkland dedication would be 19.8 acres. The Proposed Project includes a total of 22.3 acres of public parkland. The revised Designated Parks, Trails and Open Space is provided as Exhibit 5.

Table 4.6.3 Village 8 West SPA Plan Preliminary Parkland Dedication Requirements City Ordinance Applied to Planning Prediction of Unit Numbers and Types (2013 PFFP, Table 4.6.3, Page 4.6-2)				
Unit Type	Units	Park SF / Unit	Total Park SF	Total Park Acres
Single Family	561	460	258,060	5.9
Multi-Family	1,773	341	604,593	13.9
TOTAL	2,334	-	862,653	19.8

Table 4.6.4, Village 8 West SPA Plan Park Acres and Eligible Credits is presented below.

Table 4.6.4 Village 8 West SPA Plan Park Acres and Eligible Credits (2013 PFFP, Table 4.6.4, Page 4.6-3)				
Park	Net Acreage	Phase	Proposed Credit	Eligible Credit (ac)
Parcel T – Neighborhood Park	5.5	Blue	100%	5.5
Parcel G1-2 – Town Square	2.0	Orange	100%	2.0
Parcel A – Community Park	14.8	Orange	100%	14.8
Total Acres Eligible for Credit Against PAD				22.3
Village 8 West PAD Requirements⁴				19.8
Subtotal PAD Credits (Village 8 West)				2.5
Total Excess PAD Credits				2.5⁵

⁴ Parkland fees and land obligations are subject to change pending any changes to the dwelling unit types and numbers, or clarification of unit type at the time the obligations are due.

⁵ Consistent with the conclusions in the 2013 PFFP and SPA Plan, any unused parkland credits generated within Village 8 West would be utilized to meet a portion of the Village 9 parkland dedication obligation. Based on updated land use and park information, revised Table 4.6.4 estimates that there would be approximately 2.5 acres of excess parkland credits within Village 8 West available.

Development of Otay Ranch within the City of Chula Vista, results in a demand for approximately 133.04⁶ acres of park land, which includes 112.76 acres associated with development of villages within HomeFed Corporation's (HomeFed) ownership (includes the 1.92 acre IOD recorded within the Otay Ranch Village 4 community park prior to HomeFed's acquisition of the property in 2016) and 20.28 acres of outstanding park land from previously developed and future Otay Ranch villages. Table 4.6.5: Otay Ranch Parkland Obligations & Planned Park Land presents a comprehensive accounting of park land obligations and planned park land.

Development of HomeFed's Villages 3 North, 8 West, 8 East, 9 and 10, and the 1.92-acre IOD which satisfied a portion of Village 2's obligation, results in the obligation to provide 112.76 acres of park land. This is satisfied through adopted SPAs and TM that include 119.67 acres of planned park land including neighborhood parks within Villages 3 North, 8 West, 8 East, 9 and 10 (51.40 acres) as well as community parks planned in Villages 4, 8 West and 8 East (68.27 acres) and results in 6.91 acres of excess park land within HomeFed's ownership.

Villages 6 and 11 have met their corresponding parkland obligations through a combination of park land dedication within the respective villages and payment of in-lieu Parkland Acquisition and Development (PAD) fees, while Village 4 will be paying in-lieu PAD fees. Assuming the park land obligations associated with full build out of HomeFed's entitled villages are met within planned neighborhood and community parks, approximately 6.91 acres within the Village 4 Community Park may be purchased from HomeFed to satisfy a portion of the remaining unmet obligation of 20.28 acres associated Villages 4, 6 and 11.

⁶ Excludes 40.4 acres currently reserved in the P-4 Community Park, as shown in the Villages 2, 3 and a Portion of Village 4 SPA Plan and the neighborhood parks constructed within developed Otay Ranch Villages 1, 2, 5, 6, 7 and 11 and the Eastern Urban Center.

VILLAGE 8 WEST SECTIONAL PLANNING AREA PLAN
SUPPLEMENTAL PUBLIC FACILITIES FINANCE PLAN

Table 4.6.5 - Otay Ranch Parkland Obligations & Planned Park Land						
		Park Land Obligation (AC)⁷	Park Land Planned (AC)			
Village	Units⁸	Total	Neighborhood Park	Community Park	Total Planned	Surplus/ Deficit
HomeFed Villages:						
2 ⁹		1.92	0.00	0.00	0.00	(1.92)
3 North/4	1,597	15.24	7.50	15.47	22.97	7.73
8 West	2,334	19.80	7.50	14.80	22.30	2.50
8 East	3,276	28.23	6.80	38.00	44.80	16.57
9	4,000	32.05	23.00	0.00	23.00	(9.05)
10	1,740	15.52	6.60	0.00	6.60	(8.92)
HomeFed Villages Subtotal	12,947	112.76	51.40	68.27	119.67	6.91¹⁰
Other Otay Ranch Villages:¹¹						
4		2.55	0.00	0.00	0.00	(2.55)
6		4.81	0.00	0.00	0.00	(4.81)
11		12.92	0.00	0.00	0.00	(12.92)
Other Otay Ranch Villages Subtotal		20.28	0.00	0.00	0.00	(20.28)
Combined Total		133.04	51.40	68.27	119.67	(13.37)

⁷ Based on current approved SPAs and/or proposed amendments as of 11/14/19.

⁸ HomeFed's park acreage obligations are calculated assuming full buildout of all entitled units. Final park land obligations may vary based on actual units constructed.

⁹ A 1.92-acre IOD was recorded within the Village 4 Community Park property when it was acquired by HomeFed in 2016 and is included in the HomeFed subtotal.

¹⁰ After the HomeFed (110.84 AC) and Village 2 (1.92 AC) obligations are met, HomeFed has an additional 6.91 acres of excess community park land that may be acquired to satisfy the unmet community park obligations of other previously developed or future Otay Ranch villages.

¹¹ Outstanding obligations associated with developed and future villages within Otay Ranch but outside of HomeFed's ownership.

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 SUPPLEMENTAL PUBLIC FACILITIES FINANCE PLAN

The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. The Proposed Project must comply with FEIR Parks, Recreation, Open Space and Trails Mitigation Measures 5.9.5-1 to 5.9.5-6 and the 2013 PFFP, 4.6.11 Threshold Compliance and Recommendations (2013 PFFP, Pages 4.6-10 to 4.6-11).



Exhibit 5 (2013 PFFP, Page 4.6-12)
Designated Parks, Trails & Open Space Plan

XIII. WATER

An Overview of Water Services was prepared by Dexter Wilson Engineering for the 2013 SPA and FEIR. A Water Supply Technical Memo was prepared by Dexter Wilson Engineering to supplement the prior evaluation based on the Proposed Project. Table 4.7.1 and Table 4.7.3 below summarize the anticipated potable and recycled water demand for Proposed Project.

**Table 4.7.1 – Projected Potable Water Demands
 (2013 PFFP, Page 4.7-5)**

Land Use	Quantity	Demand Factor	Total Demand (gpd)
SF Residential	561	435 gpd/unit	244,035
MF Residential	1,773	170 gpd/unit	301,410
Commercial ¹	37.8	1,607 gpd/ac	60,745
School – Elementary	11.1	1,428 gpd/ac	15,851
Parks	23.4	0 gpd/ac ²	12,270
CPF	5.5	714 gpd/ac	3,927
Total	—	—	643,238

gpd = gallons per day; DU = dwelling units; ac = acre.

¹ Commercial acreage is based on 90% of gross acreage.

² Parks will be irrigated with recycled water, but a nominal amount of potable use has been estimated.

The 2013 PFFP and associated Overview of Water Supply projected potable water demand at 786,575 gallons per day (gpd). The Village 8 West Subarea Master Plan (SAMP) was approved by the Otay Water District in October 2018 and projected potable water demand at 575,815 gpd. The water demand projections in the SAMP are based on OWD’s updated potable water demand factors. Based on current potable water demand factors, the Proposed Project would decrease water demand to 643,238 gpd, representing a decrease of 143,337 gpd, or approximately 18%. This decrease in demand will not impact the proposed water line sizing for the Proposed Project since the backbone water line sizing has been established based on regional needs in the area and internal water line pipe sizing will be based primarily on fire flow requirements. See On-Site Potable Water Facilities, Exhibit 6.

Table 4.7.3– Average Recycled Water Demand by Land Use (2013 PFFP, Page 4.7-7)

TABLE 4.7.3 AVERAGE RECYCLED WATER DEMAND BY LAND USE					
Land Use	Quantity	Percentage to be Irrigated	Irrigated Acreage	Recycled Water Irrigation Factor, gpd/ac	Average Recycled Water Demand, gpd
Irrigated Open Space	28.7	100	28.7	1,900	54,530
Parks	23.4	100	23.4	1,900	44,460
Mixed Use	42.7	10	4.3	1,900	8,170
MF Residential/MU	47.6	15	7.1	1,900	13,490
CPF	5.5	20	0.6	1,900	2,090
School	11.1	20	2.2	1,900	4,180
TOTAL					126,920

The 2013 PFFP and associated Overview of Water Service projected recycled water demand at 137,270 gallons per day (gpd). The Proposed Project would decrease recycled water demand to 126,920 gpd, representing a 10,350 gpd (approximately 9%) decrease. Landscape systems generally require a minimum of 80 psi at the meter to obtain adequate coverage of landscape area. The primary criteria for sizing recycled water lines is the ability to meet peak hour recycled water demands while maintaining a maximum pipeline velocity of 8 feet per second. See Exhibit 7, On-Site Recycled Water Facilities, for the recycled water system serving Village 8 West.

The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. The Proposed Project must comply with FEIR Water Mitigation Measures 5.15.1-1 to 5.15.1-4, Recycled Water Mitigation Measures 5.15.4-1 to 5.15.4-2 and 2013 PFFP, 4.7.9 Threshold Compliance and Recommendations (2013 PFFP, Pages 4.7-10 to 4.7-11).

VILLAGE 8 WEST SECTIONAL PLANNING AREA PLAN
 SUPPLEMENTAL PUBLIC FACILITIES FINANCE PLAN

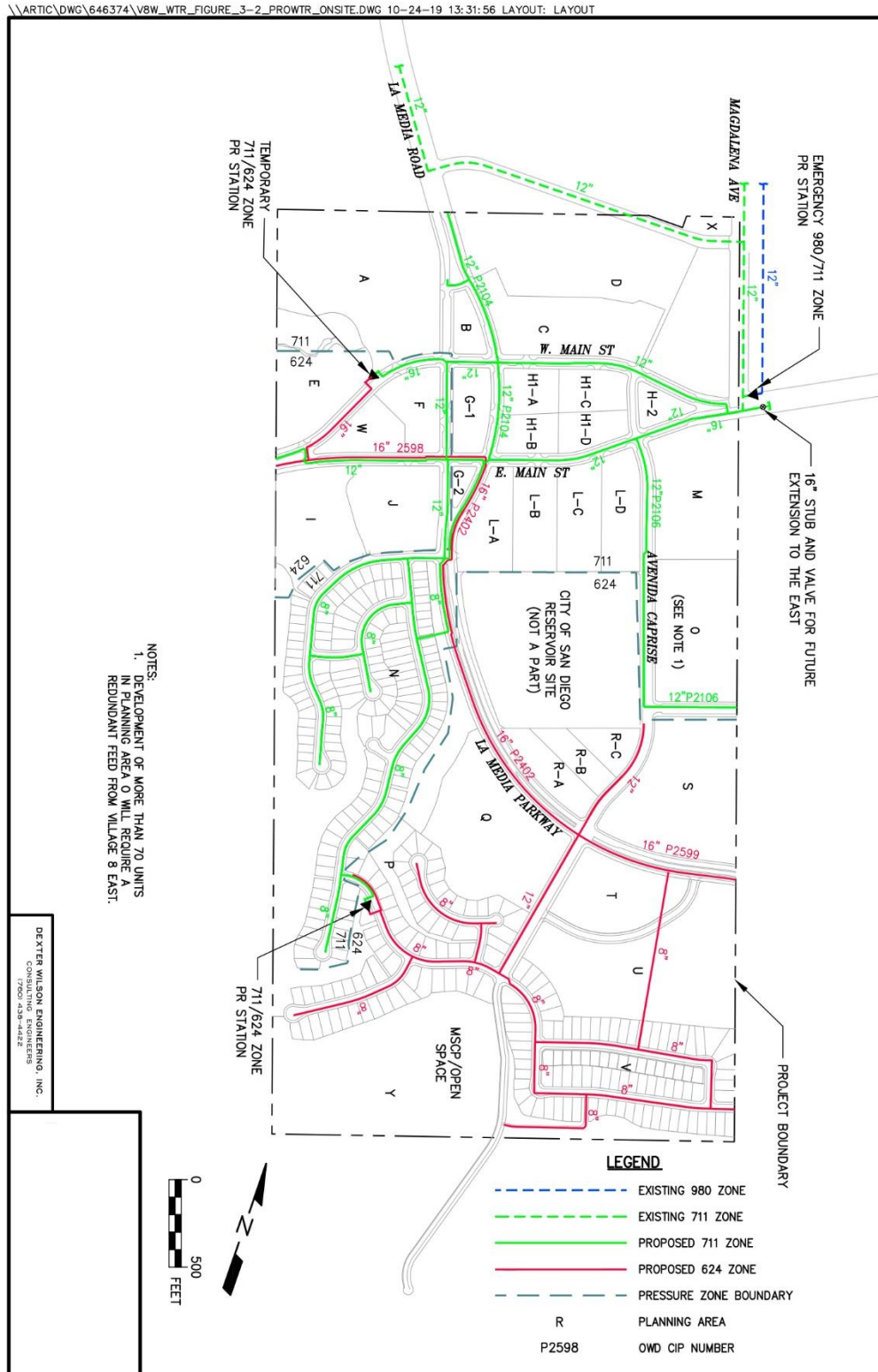


Exhibit 6 (2013 PFFP, Page 4.7-14)
On-Site Potable Water Facilities

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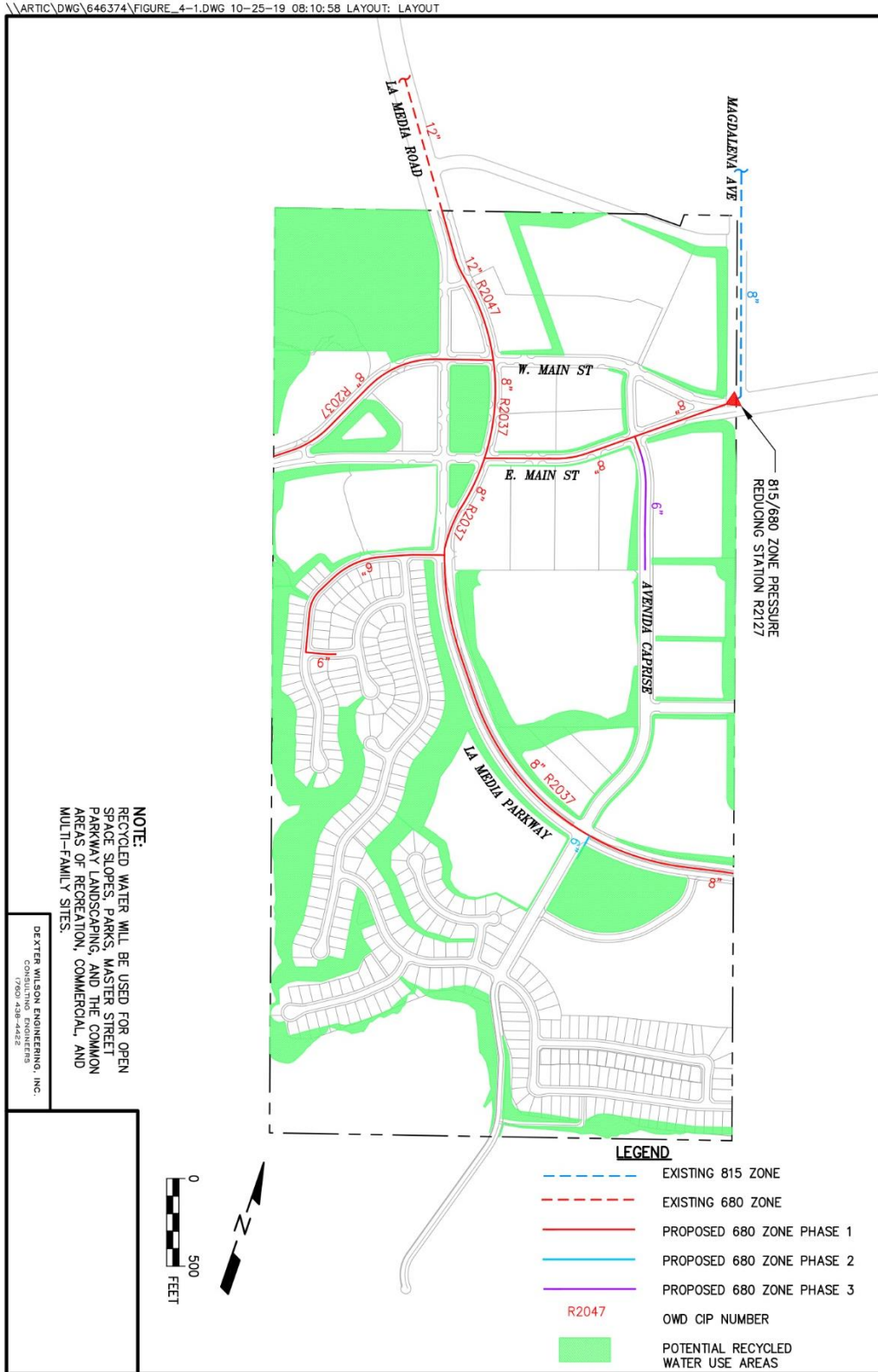


Exhibit 7 (2013 PFFP, Page 4.7-16)
On-Site Recycled Water Facilities

XIV. SEWER

Dexter Wilson Engineering prepared a sewer evaluation for the 2013 SPA Plan and FEIR. A Sewer Evaluation Technical Memo was prepared by Dexter Wilson Engineering based on the Proposed Project to supplement the prior evaluation.

**Table 4.8.1 Land Use Summary and Sewage Generation
 (2013 PFFP, Page 4.8-2)**

Land Use	Quantity	Demand Factor	Total Demand (gpd)
SF Residential	561 units	230 gpd/unit	129,030
MF Residential	1,773 units	182 gpd/unit	322,686
MU Commercial	37.8 ac	1,401 gdp/ac	52,958
School – Elementary	11.1 ac	1,181 gpd/ac	13,109
Park	23.4 ac	410 gpd/ac	9,594
Community-Purpose Facilities	5.5 ac	1,401 gpd/ac	7,706
Total	—	—	535,083

gpd = gallons per day; ac = acre.

¹Commercial acreage is based on 90 percent of gross acreage for MU sites.

The 2013 PFFP and associated Overview of Sewer Service projected wastewater generation at 549,700 gpd. The Sewer System Analysis prepared in May 2018 estimated wastewater generation at 455,712 gpd. The purpose of the 2018 Sewer System analysis was to size on-site sewer lines based on actual design slopes per final engineering improvement plans for the 2019 SPA Plan.

The projected wastewater flow for the Proposed Project is 535,083 gpd, representing a reduction of 14,617 gpd or 3% from the 2013 PFFP and a 17% increase from the May 2018 Sewer System Analysis.

This increase in sewer flow projections would necessitate that a section of on-site gravity sewer line in La Media Parkway be upsized from a 12-inch line to a 16-inch line to accommodate additional flows from the Proposed Project. See Exhibit 8, On-site Sewer Facilities.

The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. The Proposed Project must comply with FEIR Wastewater Mitigation Measures 5.15.2-1 to 5.15.1-3 and the 2013 PFFP, 4.8.8 Threshold Compliance and Recommendations (2013 PFFP, Pages 4.8-10 to 4.8-11).

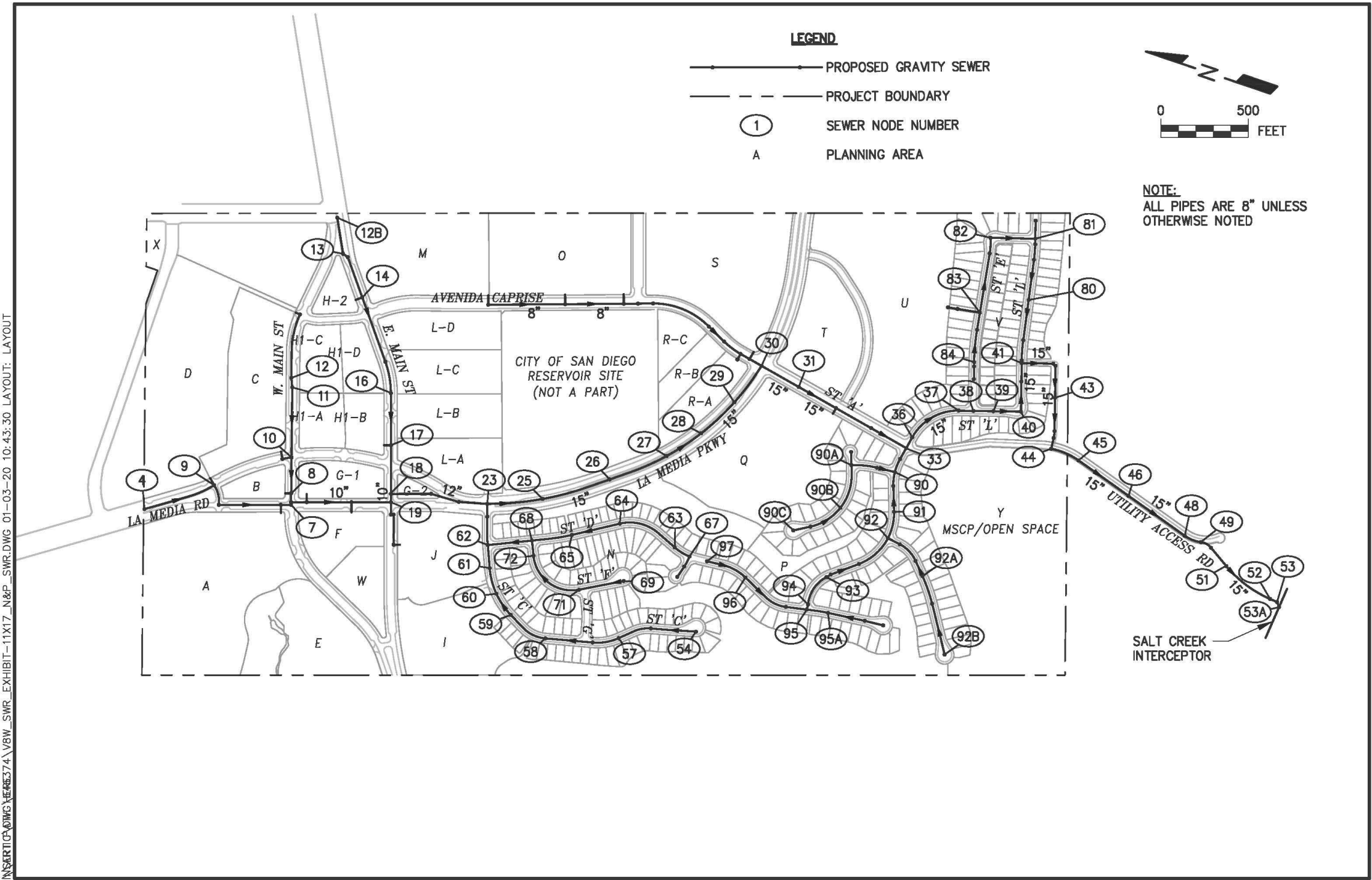


Exhibit 8 (2013 PFFP, Page 4.8-14)
On-Site Sewer Facilities

XV. DRAINAGE

A Drainage Study and a Storm Water Quality Management Plan (SWQMP) were completed for the 2013 SPA Plan and FEIR. To supplement those analyses, Hale Engineering prepared the Drainage Study for Otay Ranch Village 8 West and the PDP SWQMP to address the Proposed Project.

The 2019 PFFP, Table 4.9.1 identifies pre-Project flows of 677.7 cfs, consistent with the 2013 SPA Plan and FEIR analysis.

**Table 4.9.1 – Pre & Post Development Storm Water Flows
 (2013 PFFP, Page 4.9-4)**

	Pre-Project				Post-Project				
	Tributary Basins Area	Wolf Canyon	Otay River	Otay River	Total	Wolf Canyon flow into Detention Basin	Wolf Canyon flow out of Detention Basin*	Otay River	Total*
		C	A	B		4 & 5	4 & 5	1,2,& 3	
		183.6	83.9	127.1	394.6	217.2	225.2	181.2	398.4
Storm Event									
2-Year	Q (cfs)	155.6	47.8	70.8	274.2	279.3	21.6	157.9	179.5
10-Year	Q (cfs)	246	78.7	112.5	437.2	439.3	50.8	239.8	290.6
25-year	Q (cfs)	261.2	84	119.5	464.7	465.7	73.6	253.5	327.1
50-Year	Q (cfs)	322.3	105.7	147.7	575.7	553.5	307.8	308.6	616.4
100-Year	Q (cfs)	386.3	122.3	169.1	677.7	652.5	344.2	342.3	686.5

* Values based on the Hydromodification Study for Village 8 West Chula Vista Tract No. 09-04, dated August 11, 2017

ac = acres; cfs = cubic feet per second

As identified in Table 4.9.1 the Proposed Project would increase the flow generated by a 100-year storm by 1.9 csf compared to the 2013 SPA Plan and FEIR. See Exhibit 9, Drainage Basins and Major Storm Drains for the drainage system serving Village 8 West.

The Proposed Project includes an off-site water quality basin (South Basin) south of the Project Area, adjacent to the Otay River. This basin is not subject to hydromodification since it outlets directly to the Otay River which has been identified as an exempted river reach. The Wolf Canyon Basin is a water quality basin that also functions to address flow control hydromodification.

The Proposed Project must comply with FEIR Hydrology and Water Quality Mitigation Measures 5.11-1 to 5.11-5 and the 2013 PFFP, 4.9.6. Threshold Compliance (2013 PFFP, Pages 4.9-8 to 4.9-10). In addition, the Proposed Project would continue to comply with all applicable rules and regulations including compliance with National Pollutant Discharge Elimination System permit requirements for urban runoff and stormwater discharge. BMPs for design, treatment, and monitoring for stormwater quality would be implemented as delineated in the FEIR with respect to municipal and construction permits.

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 SUPPLEMENTAL PUBLIC FACILITIES FINANCE PLAN

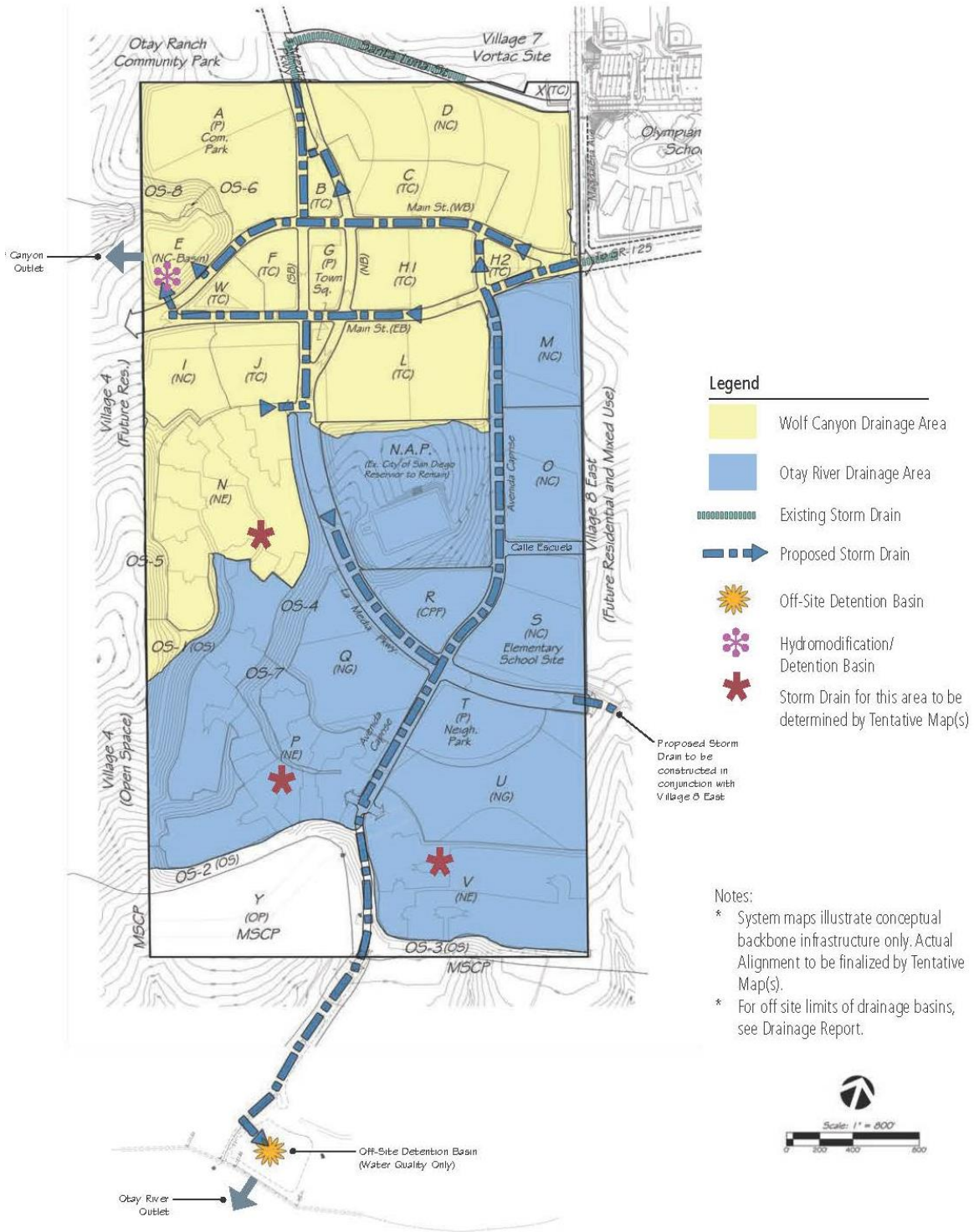


Exhibit 9 (2013 PFFP, Page 4.9-11)
 Drainage Basins and Major Storm Drains

XVI. AIR QUALITY

GHG emissions and global climate change were addressed in the FEIR, Section 5.4 Air Quality. An Air Quality and GHG Technical Memo was prepared by Dudek to analyze the Proposed Project. The proposed land uses would generate 2,507 fewer trips (9.6% less) when compared to the 2013 SPA Plan land uses. The travel behavior of the remaining land uses previously analyzed as part of the 2013 SPA Plan would be unchanged. As a result, operational emissions (specifically those resulting from mobile sources) associated with Village 8 West would be reduced as compared to the prior analysis. Construction emissions would remain unchanged, because no change in the construction schedule or required construction equipment is anticipated.

The impacts identified in the FEIR remain applicable to the Proposed Project, and no additional mitigation measures would be required. The Proposed Project must comply with FEIR Air Quality Mitigation Measures 5.4-1 to 5.4-4 and the 2013 PFFP, 4.10.3 Threshold Compliance and Recommendations (Pages 4.10-3 to 4.10-4)

XVII. CIVIC CENTER

Per the 2013 PFFP, there are no adopted Threshold Standards for the Civic Center. The Public Facilities fee must be paid prior to the issuance of building permits, at the rate in effect at the time payment is made.

XVIII. CORPORATION YARD

Per the 2013 PFFP, there are no adopted Threshold Standards for the Corporation Yard. The Public Facilities fee must be paid prior to the issuance of building permits, at the rate in effect at the time payment is made.

XVI. OTHER PUBLIC FACILITIES

Per the 2013 PFFP, there are no adopted Threshold Standards for other facilities that are part of the Public Facilities Development Impact Fee Program. The Public Facilities fee must be paid prior to the issuance of building permits, at the rate in effect at the time payment is made.

XVII. FISCAL ANALYSIS

Pursuant to the requirements in CVMC 19.09.040, Threshold Standards for City Facilities, H. Fiscal, the Applicant prepared an updated fiscal analysis for the Proposed Project (Village 8 West – Fiscal Impact Analysis, DPF, January 2020). The fiscal update model assumed full build out of all 2,334 residential units and no commercial/office square footage which represents the most conservative land use scenario. However, the Proposed Project includes development of a minimum of 117,000 SF and a maximum of 300,000 SF of commercial/office uses; therefore, the anticipated fiscal outcome is more positive than the following estimates. The results generated from the residential only fiscal model meet the requirements of CVMC 19.09.040 and demonstrate that the Proposed Project will generate a fiscal surplus in Years 1 - 6 (\$68,994 - \$109,269), a deficit in Year 7 (\$4,474) and Year 8 (\$37,170), a surplus in Years 9 - 20 (\$9,721 - \$304,018) and a cumulative fiscal surplus over the first 20 years of approximately \$2,704,177. The Year 7 and 8 revenue shortfall is addressed in the following Tentative Map condition:

“Prior to issuance of the 2,241st building permit, the Applicant shall either construct 23,400 square feet of commercial/office space or the Applicant shall off-set the revenue shortfall in Years 7 and 8 through a one-time payment to the City of Chula in the amount of \$41,644.”

XVIII. PUBLIC FACILITY FINANCE

No changes are necessary related to Public Facility Finance