



*Development Services  
Department*

# City Council

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INTRODUCTION

## Otay Ranch Village 2 GP/GDP/SPA Amendments, Tentative Subdivision Maps, and a Development Agreement

**GPA 12-04**  
**PCM 12-17/18**  
**PCS 12-02/03/04/05**  
**FSEIR 12-01**

November 4, 2014



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## Contemporary Planning Context

- **AB-32** Global Warming Solutions Act 2006
- **SB-375** Sustainable Communities and Climate Protection Act 2008
- **SB-743** Alternative to LOS for Evaluating Traffic Impacts
- **SANDAG SCS** Sustainable Communities Strategy

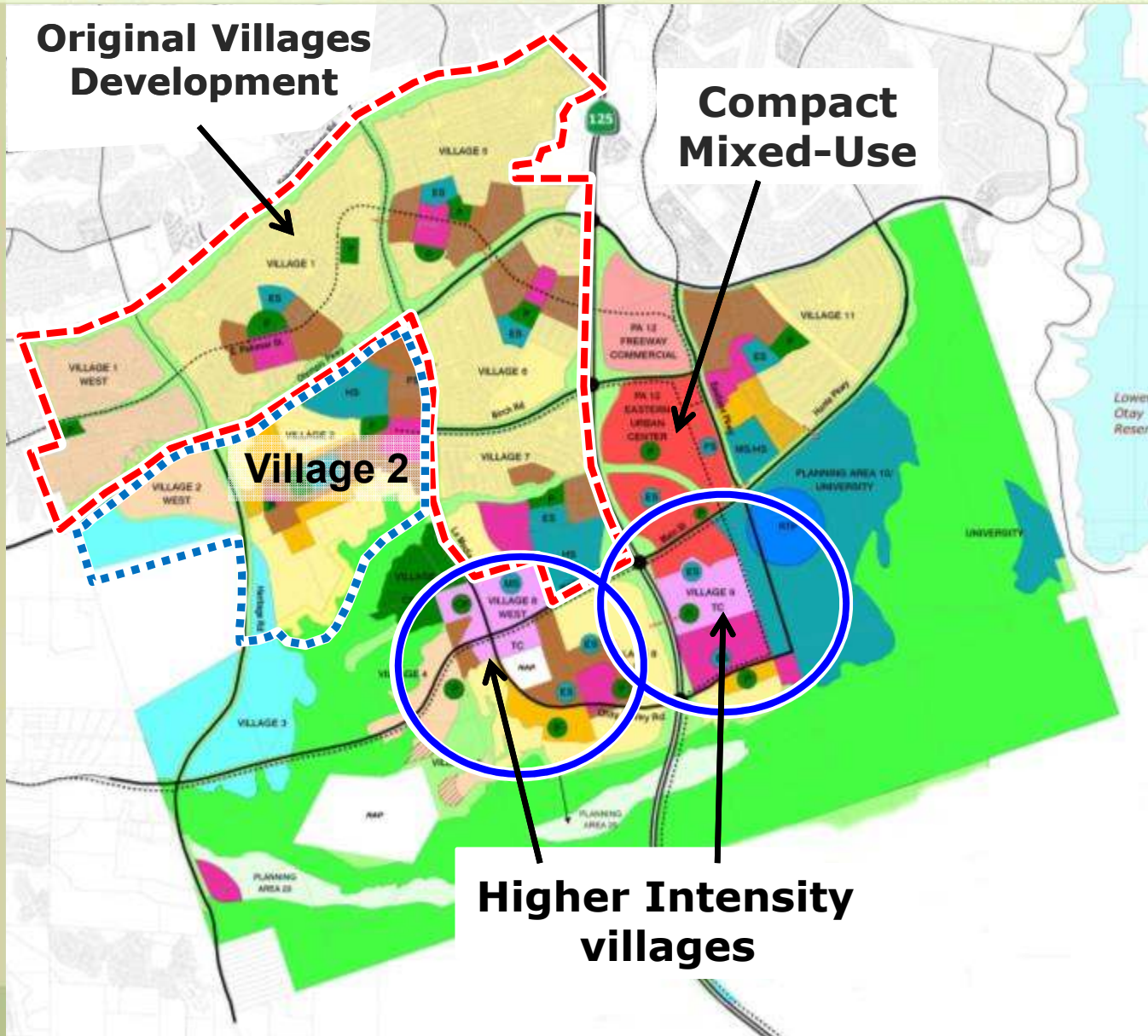


**Original Villages  
Development**

**Compact  
Mixed-Use**

**Village 2**

**Higher Intensity  
villages**



Otay Ranch  
GDP / SRP  
Land Use Plan

As Amended  
April 4, 2006  
November 15, 2006  
October 14, 2008  
and May 05, 2009

**Legend**

- Residential**
  - Very Low Density Residential (VL)
  - Low Density Residential (L)
  - Low Medium Density Residential (LPM)
  - Low Medium Village Density Residential (LMV)
  - Medium Density Residential (M)
  - Medium High Density Residential (MH)
- Special Planning Areas/ Commercial**
  - Primary Commercial (PC)
  - Mixed Use (MUS)
  - Town Center (TC)
  - Eastern Urban Center (EUC)
  - University
  - Regional Technology Park (RTP)
- Industrial**
  - Research & Limited Industrial
- Public/ Open Space/ Other**
  - Public & Quasi Public (PQ)
  - Neighborhood (NE)
  - Sensitive Resource Study Area (SRA)
  - Open Space
  - Parks & Recreation
  - Special Conference Center (SCC)
  - Active Recreation
  - Chula Vista Open Space Preserve
  - Limited Development Area
- Infrastructure**
  - SR - US/ SR Road
  - Elementary School
  - Middle School
  - High School
  - Fire Station
  - Park
  - Transit Corridor
  - Pedestrian Bridge
  - Access to PMS





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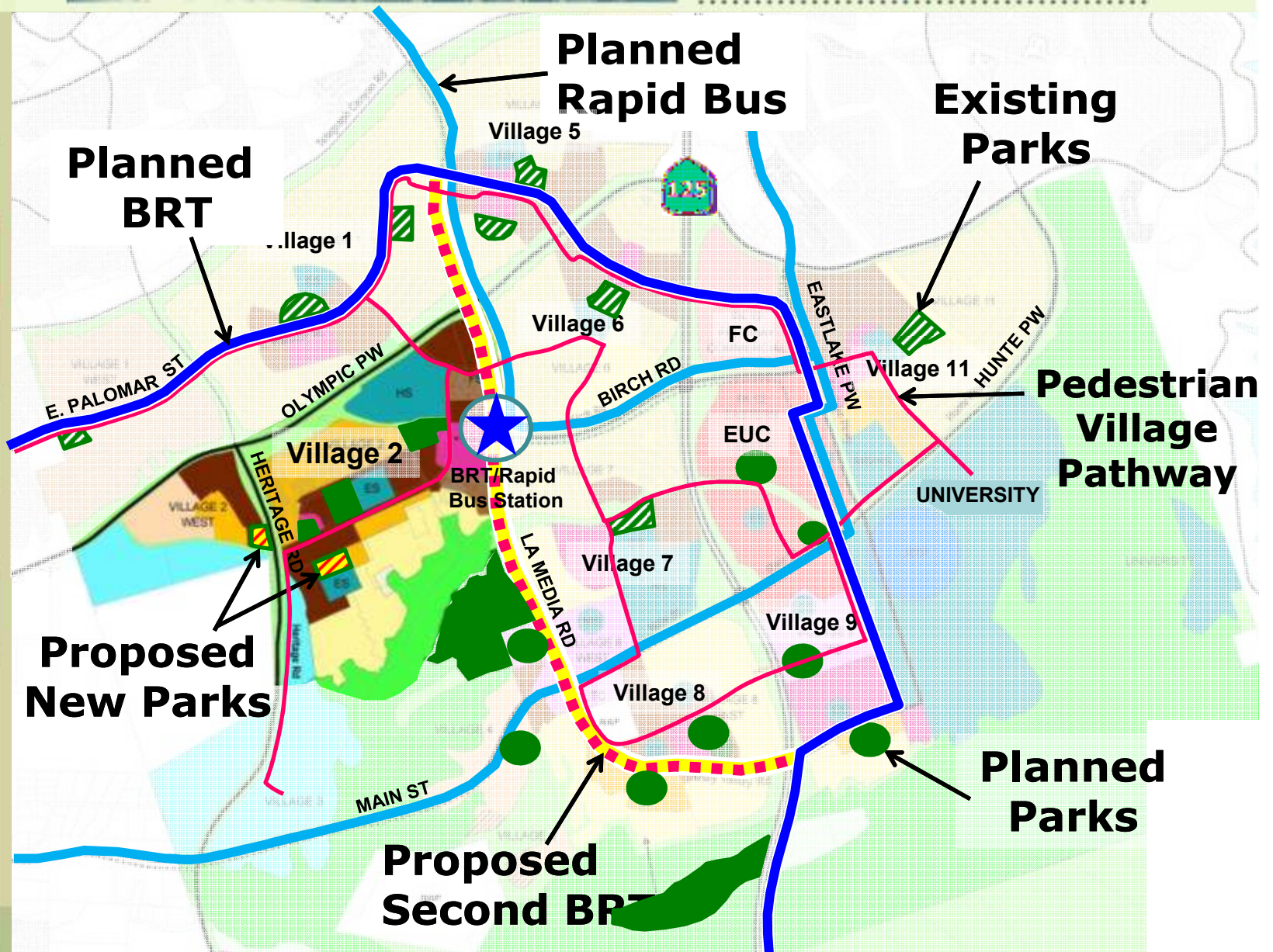
## Project Objectives

- **Jobs/Housing Opportunity**
- **Public Benefit**
- **Waterline Relocation**
- **Multi-Modal Transportation Network**
- **Heritage Road Construction**





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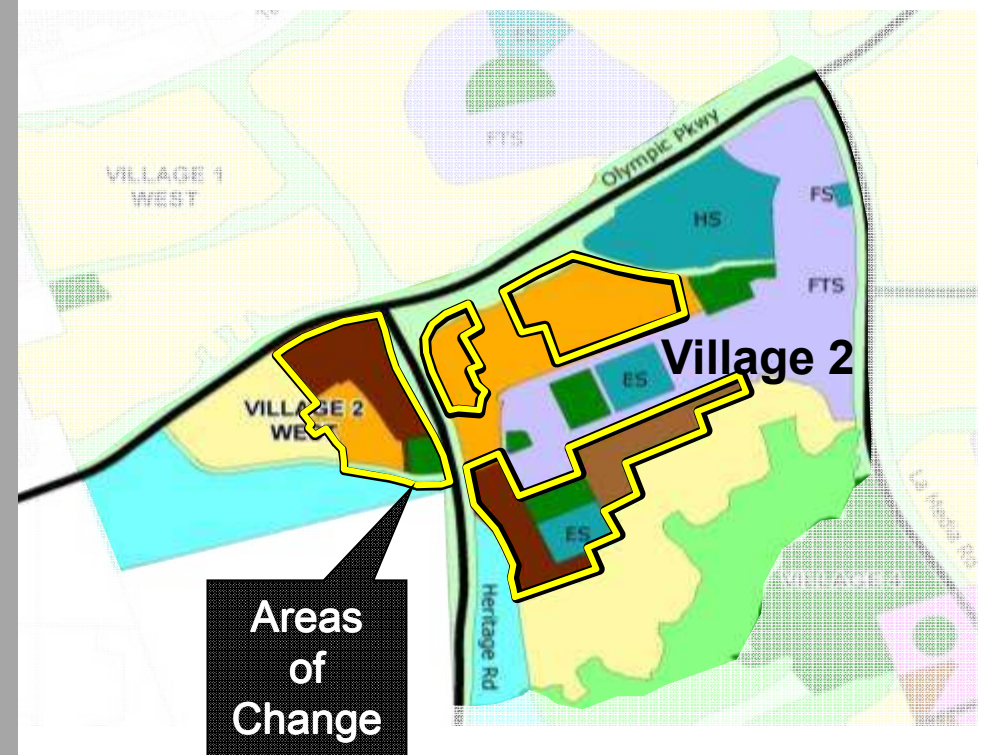






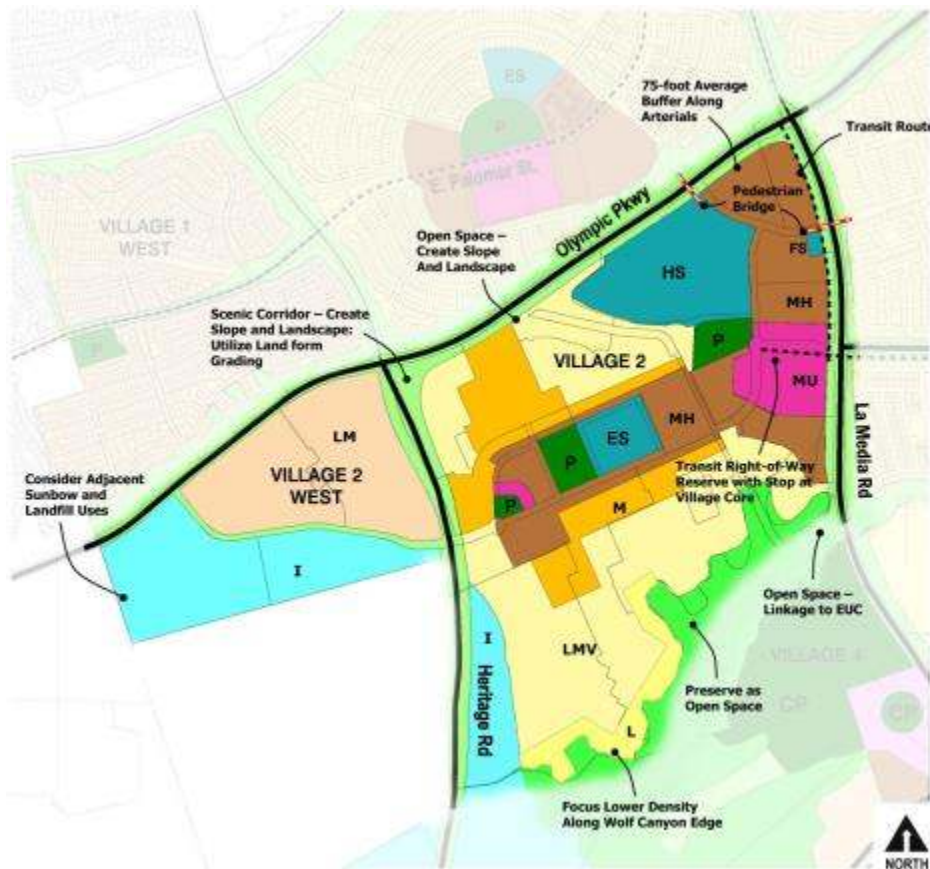
## Existing General Plan Land Use

## Proposed General Plan Land Use

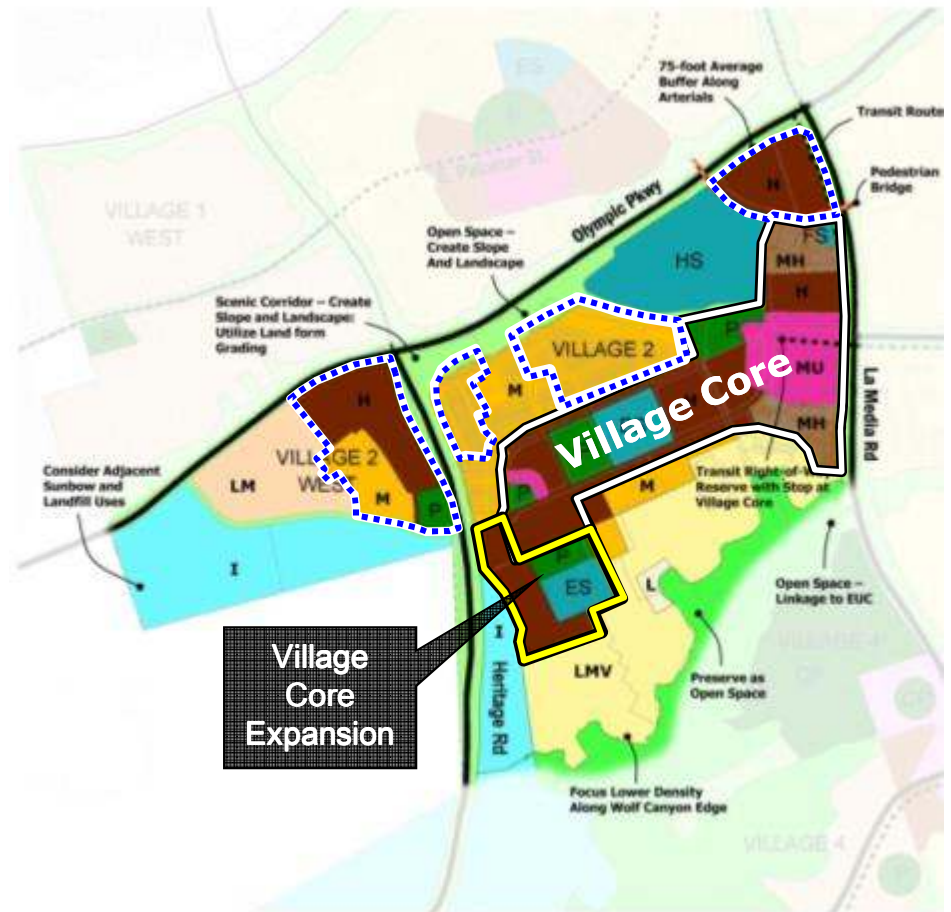




## Existing General Development Plan



## Proposed General Development Plan







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## Existing Village 2 SPA



## Proposed Village 2 SPA



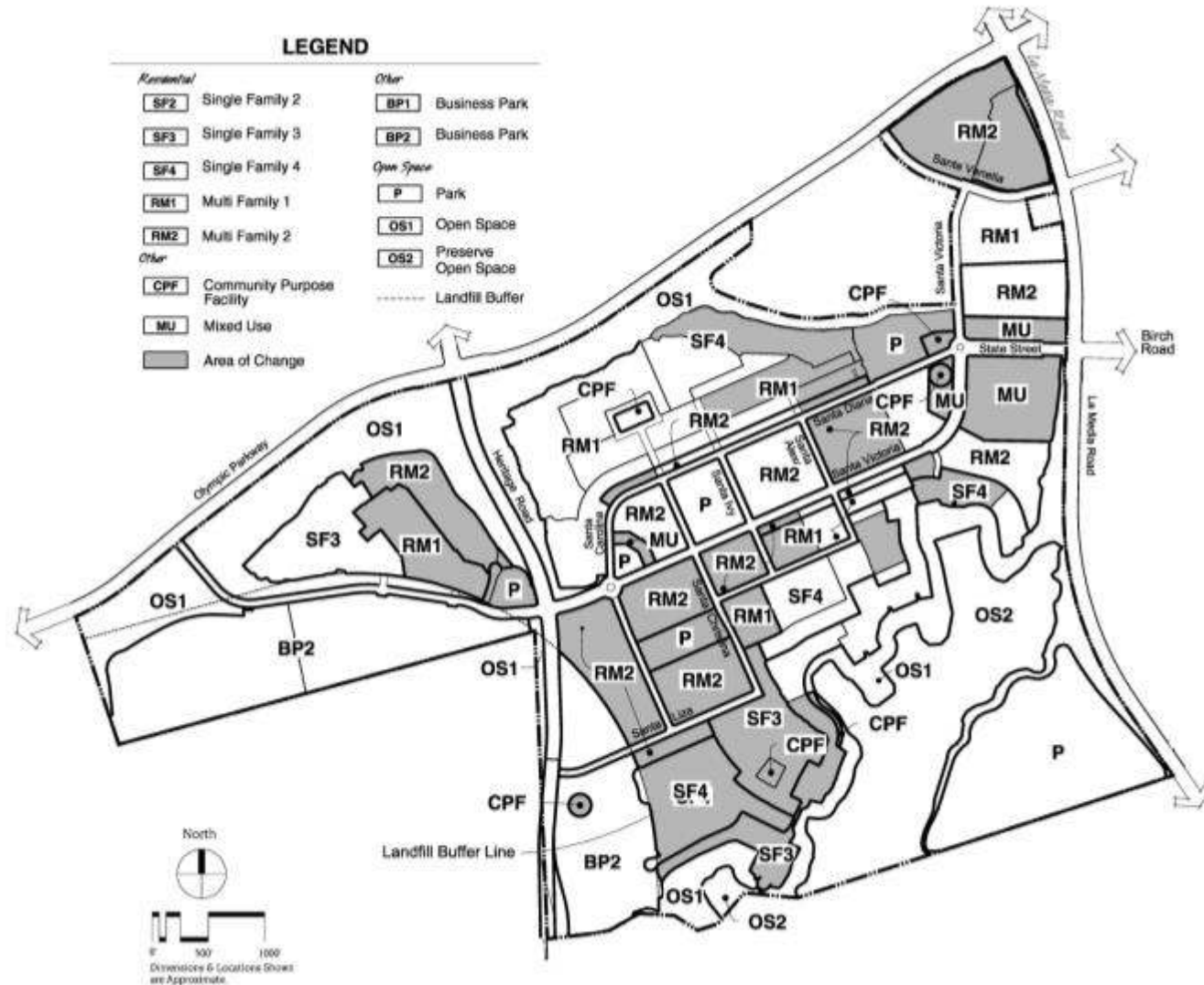
### LEGEND

R	Single Family 2	CP	Community Purpose Facility
R	Single Family 3	C	Commercial
R	Single Family 4	P	Park
R	Residential Multi Family 1	OS1	Open Space One
R	Residential Multi Family 2	OS2	Open Space Two
MU	Mixed Use	BP	Business Park
		S	School



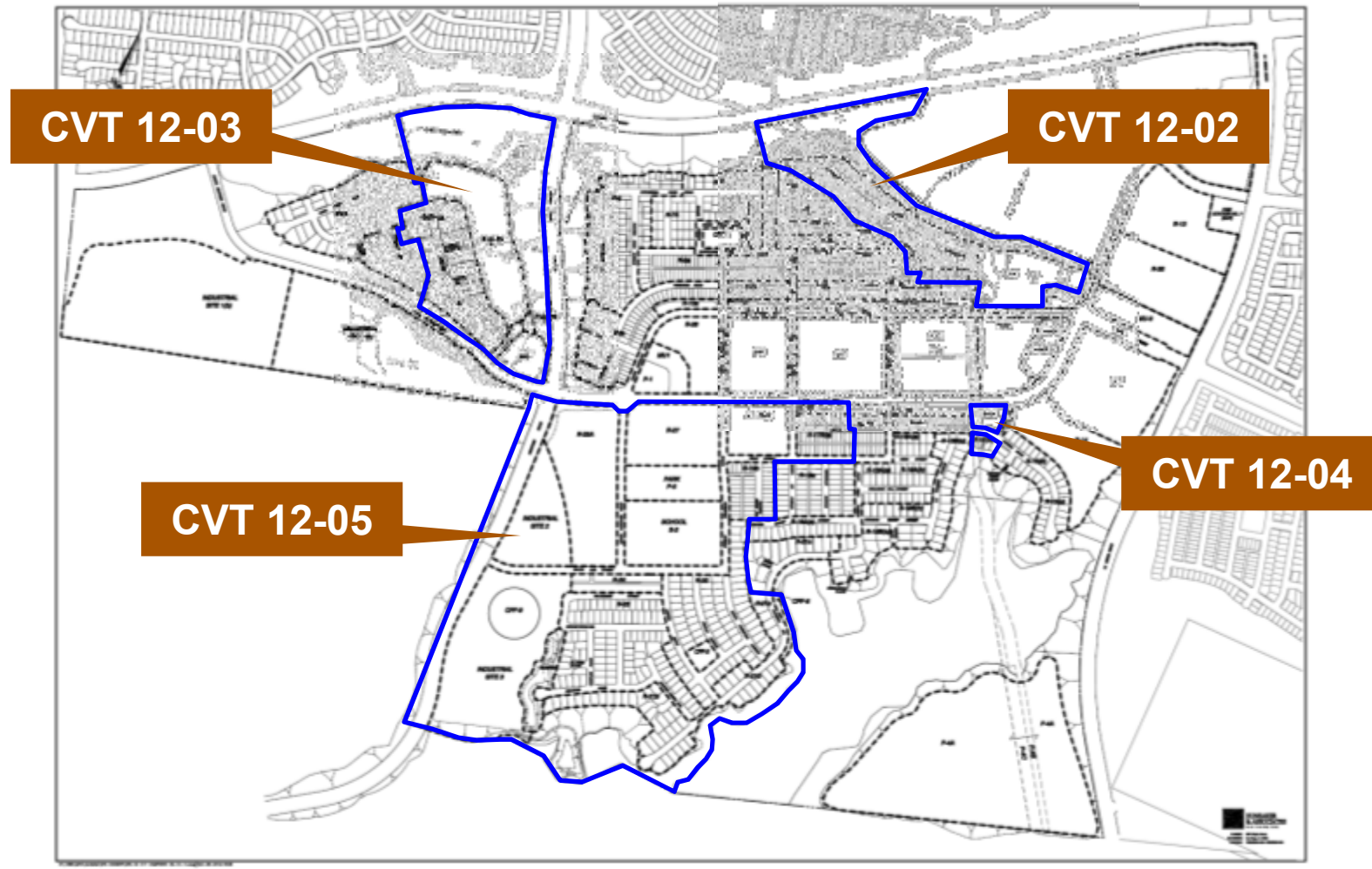


## Village 2 PC Zoning/District Map





## Otay Ranch Village 2 Tentative Maps







## Village 2 Level Of Service

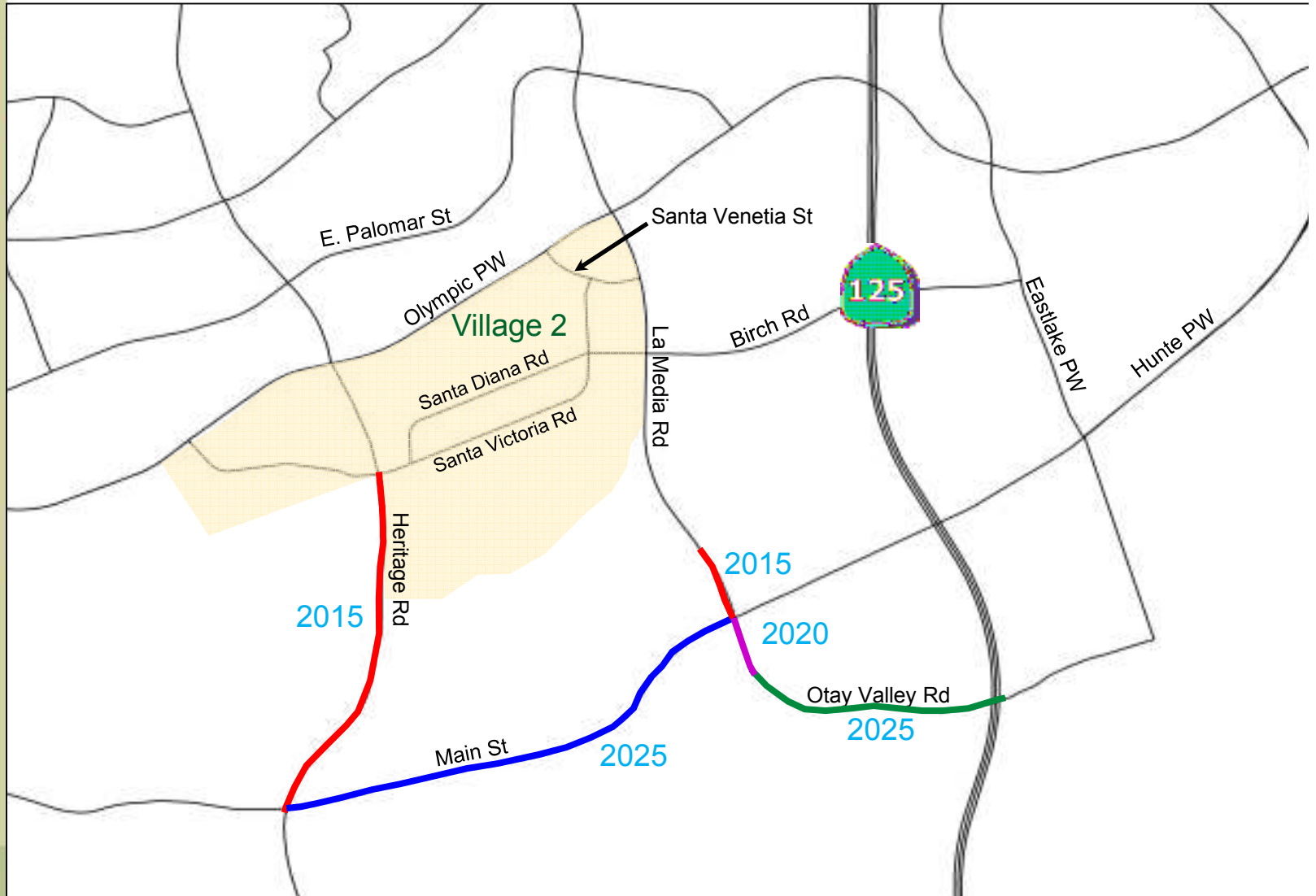
Olympic Parkway Road Segments	Level of Service (LOS) in Study Years			
	2015*	2020	2025	2030†
Oleander to Brandywine	A	A	B	C
Brandywine to Santa Victoria	A	A	A	B
Santa Victoria to Heritage	A	A	A	B
Heritage to Santa Venetia	B	C	D	B
Santa Venetia to La Media	A	B	B	A
La Media to East Palomar	A	A	A	A
East Palomar to SR-125	C	C	D	C
* Includes Heritage Road open to Main Street				
† Includes Main Street bridge between La Media Road and Heritage Road				





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## Circulation Network







## FSEIR 12-01

- Significant and unmitigated impacts
  - Transportation, Circulation and Access (Freeways)
  - Air Quality
  - Utilities: Energy
  
- Significant and mitigated to less than significant
  - Transportation, Circulation and Access
  - Noise
  - Biological Resources
  - Geology and Soils
  - Public Services: Parks, Recreation and Open Space
  - Utilities: Sewer
  
- Findings of Fact



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## Fiscal Impact Analysis

- Net Positive 12 years
- Net Negative 6 years
- Net Positive Buildout \$429,149

FISCAL





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## **Development Agreement Key Provision & Benefits**

- **Public Benefit Contribution of \$7.8 million for future public facilities**
- **Advance timing of Heritage Road Opening**
- **Pipeline relocation out of open space & residential area**



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## Planning Commission Recommendation

Planning Commission voted 5-1-0-1 recommending City Council deny consideration of the previous FEIR as revised by the Supplemental Environmental Impact Report (FSEIR 12-01);

RECOMMENDATION



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## Staff Recommendation

1. Certify the Previous FEIR as revised by the Supplemental Environmental Impact Report (FSEIR 12-01);
2. Adopt the Resolution Recommending the City Council Approve:
  - a) Amendments to Chula Vista GP, Otay Ranch GDP (Village 2) and Village 2 SPA Plan.
  - b) An Amendment to Village 2 PC District Regulations
  - c) New Chula Vista Tract Maps 12-02/03/04/05
  - d) Associated Development Agreement

RECOMMENDATION







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**BALDWIN & SONS**  
Building Quality Communities for Three Generations

November 4, 2014

Mr. Gary Halbert  
City Manager  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910

Re: Otay Ranch Village Two Comprehensive SPA Amendment  
Development Agreement – Community Purpose Facilities

Dear Gary:

The Village Two Comprehensive SPA Amendment proposes some CPF uses within the industrial land use area and we have been targeting a vocational school or other adult education facility. We believe a vocational school offers great potential for synergy with the surrounding land uses (potentially training workers to fill the jobs created on the site) and creating employment at a wage level desirable in an industrial zone. While there are a number of profit and non-profit choices providing such educational services, we understand the City's position to ensure such a facility has the greatest benefit to residents. To address this objective, we propose the following modification to the Development Agreement:

**4.9 Community Purpose Facilities:**

- 4.9.1 Owner shall have the right to satisfy 9.0 acres of its community purpose facilities (CPF) requirements (Chula Vista Municipal Code Section 19.48.025) for the Project through the provision of a CPF facility on a 9 acre site located within the industrial area in Village 2 South (i.e., either IND-2 or IND-3 as depicted on Chula Vista Tentative Map 12-05). The City agrees that, subject to the approval of the City Manager, a non-profit (or for-profit, if approved by the City Manager) a vocational or adult education school will *may* qualify as a permitted CPF use. The CPF site would require a Conditional Use Permit in accordance with the SPA Plan.

This modification provides the City Manager the authority to make a determination once a specific user/operator is identified to ensure the City's objectives are realized. We believe our proposal is consistent with the City's Economic Development policy to retain and grow small and mid-sized industries and business by providing a use which trains the future workforce.

Sincerely,  
BALDWIN & SONS

Nicholas Lee  
Senior Project Manager