

RESOLUTION NO. 2018-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA APPROVING A PROJECT DEVELOPMENT
COOPERATION AGREEMENT BETWEEN THE CITY OF
CHULA VISTA AND GDCI PROCTOR VALLEY, L.P.

WHEREAS, GDCI Proctor Valley, L.P. is planning to develop Otay Ranch Village 14 and Planning Areas 16/19 (Project) located in the unincorporated area of the County of San Diego; and

WHEREAS, the Project would implement a master-planned community consisting of 1,119 single-family homes, commercial uses, and a village core on approximately 1,369 acres located primarily southeast of Proctor Valley Road; and

WHEREAS, the Project is part of the approximately 23,000-acre Otay Ranch General Development Plan/Otay Subregional Plan jointly processed and approved by the County of San Diego and City of Chula Vista in 1993; and

WHEREAS, the City of Chula Vista and GDCI Proctor Valley, L.P. have identified areas where residents of the Project residing in the County may benefit from facilities provided by the City; and

WHEREAS, the City of Chula Vista and GDCI Proctor Valley, L.P. wish to address these concerns proactively and resolve any issues between the parties prior to the County's consideration of the Project's final approval; and

WHEREAS, GDCI Proctor Valley, L.P. has agreed to pay the City a benefit contribution as consideration to offset any issues to City facilities caused by these future benefits to the Project's residents; and

WHEREAS, The Director of Development Services has reviewed the proposed activity (i.e., the "Project Development Cooperation Agreement") for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity is not a "Project" as defined under Section 15378 of the State CEQA Guidelines because it will not result in a physical change in the environment; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines, the activity is not subject to CEQA. In addition, notwithstanding the foregoing, the Director of Development Services has also determined that the proposed activity qualifies for an Exemption pursuant to Section 15061(b)(3) of the State CEQA Guidelines because there is no possibility that the activity in question will have a significant effect on the environment. Thus, no environmental review is required.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it hereby approves the Project Development and Cooperation Agreement, in the form presented, with such minor modifications as may be required or approved by the City Attorney, a

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copy of which shall be kept on file in the Office of the City Clerk, and authorizes and directs the City Manager to execute the same.

Presented by:

Approved as to form by:

Kelly Broughton
Director of Development Services

Glen R. Googins
City Attorney