



*Development Services
Department*

INTRODUCTION

City Council Meeting

Otay Ranch Village 4 Final EIR, GDP Amendment, SPA Plan, and Tentative Subdivision Map

FEIR 17-0001

MPA 17-0006

PCM 15-07

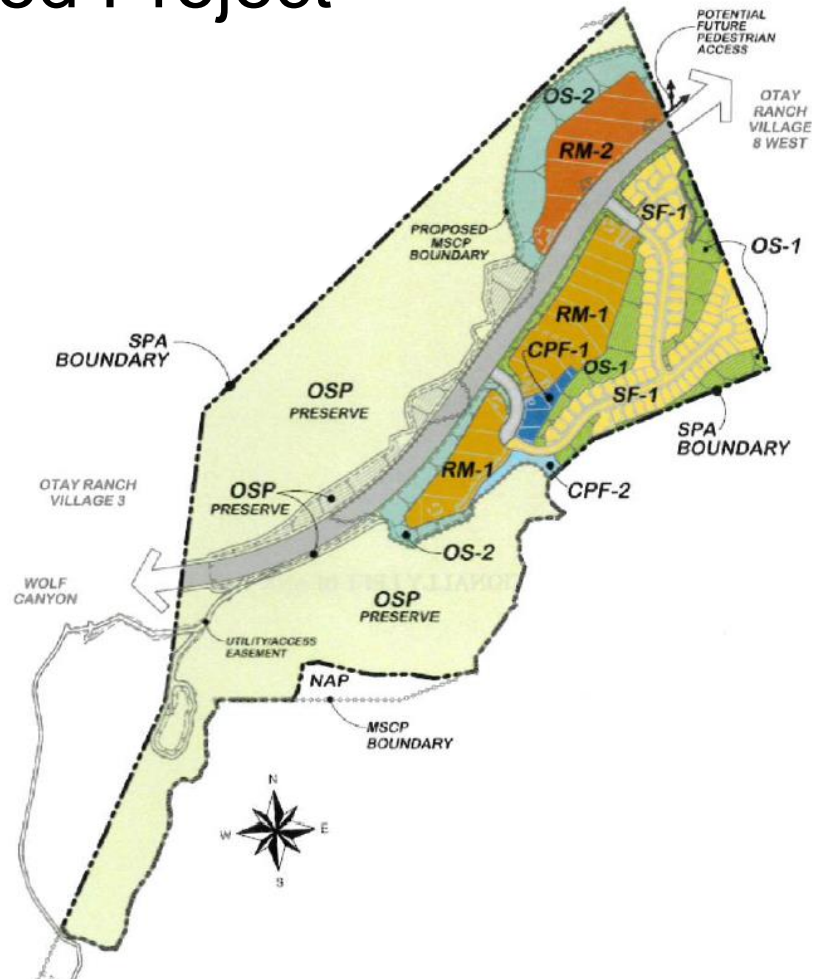
PCS 15-03

May 15, 2018





Proposed Project





FEIR 17-0001

Significant and unmitigated impacts

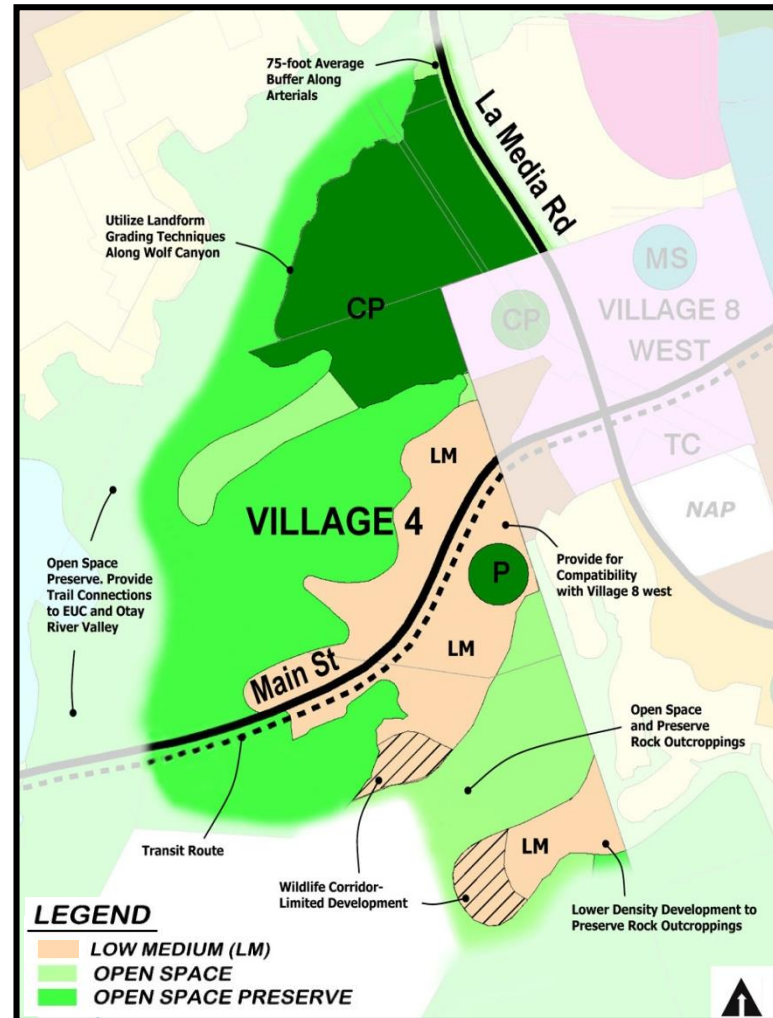
- Land Form Alteration – Aesthetics
- Transportation, Circulation and Access
- Cultural Resources
- Air Quality
- Public Services and Utilities – Energy
- Climate Change

▪ Significant and mitigated to less than significant

- Transportation, Circulation and Access
- Noise
- Biological Resources
- Cultural
- Hazards and Risk of Upset
- Geology and Soils
- Public Services and Utilities
- Paleontological Resources

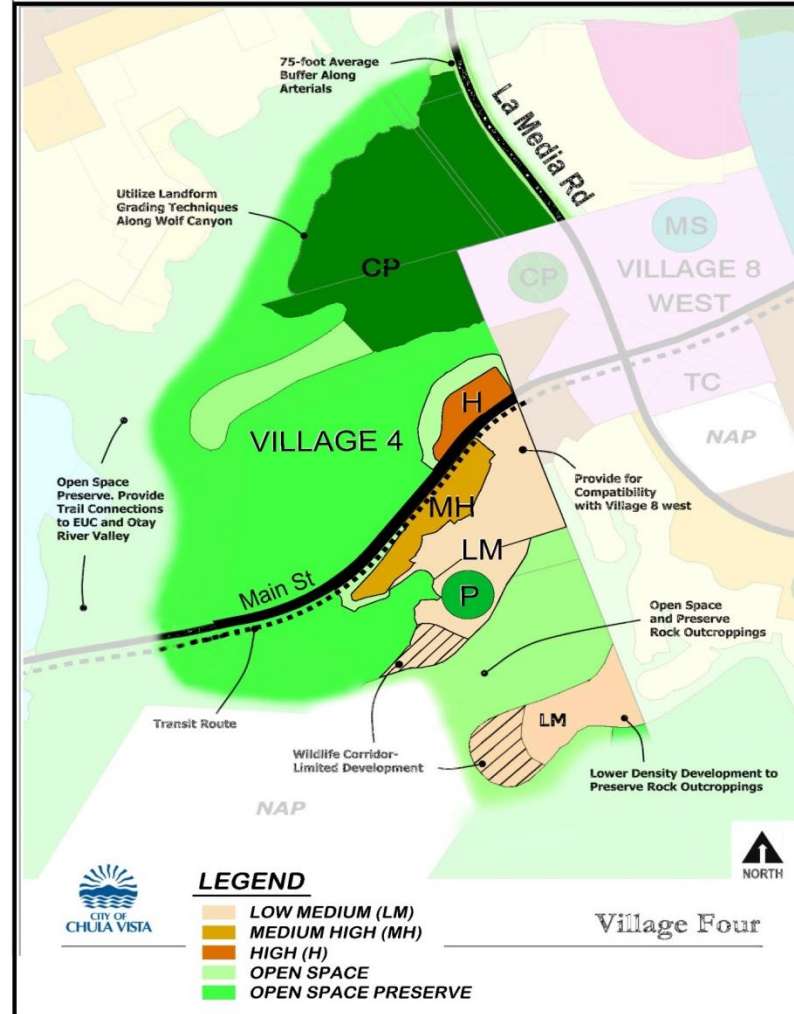


Existing Village 4 GDP Land Use Plan



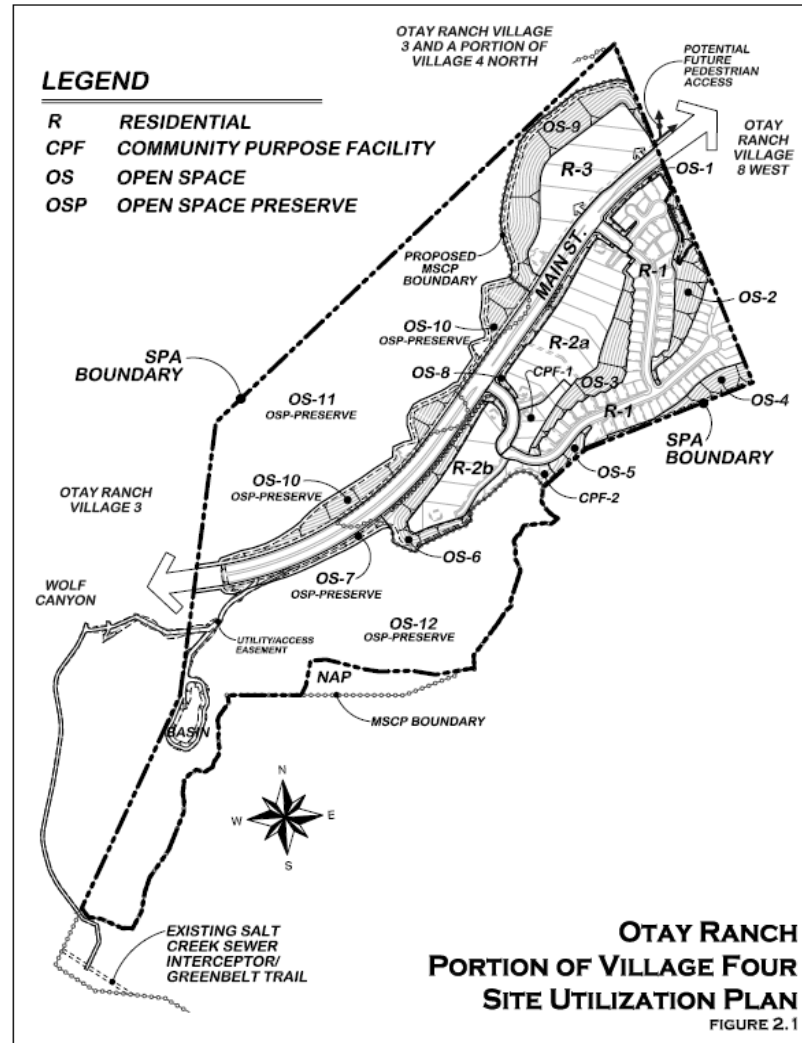


Proposed Village 4 GDP Land Use Plan



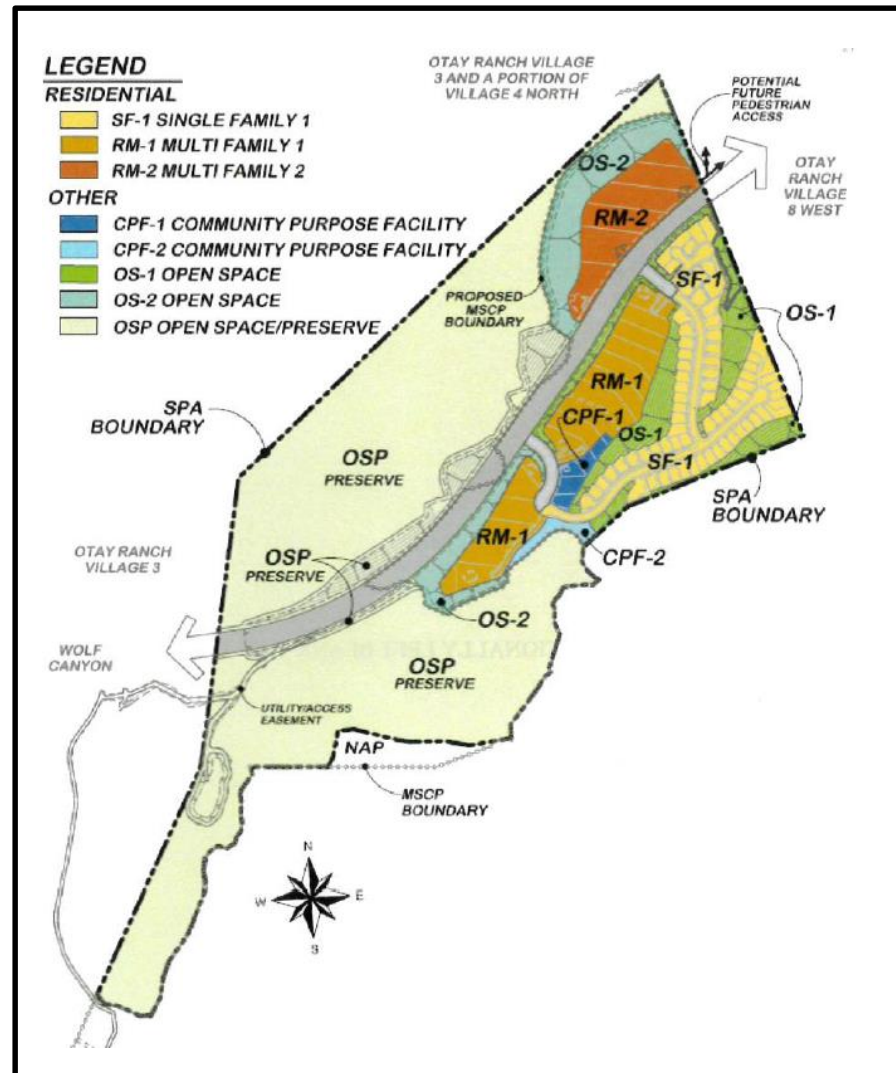


Portion of Village 4 Site Utilization Map



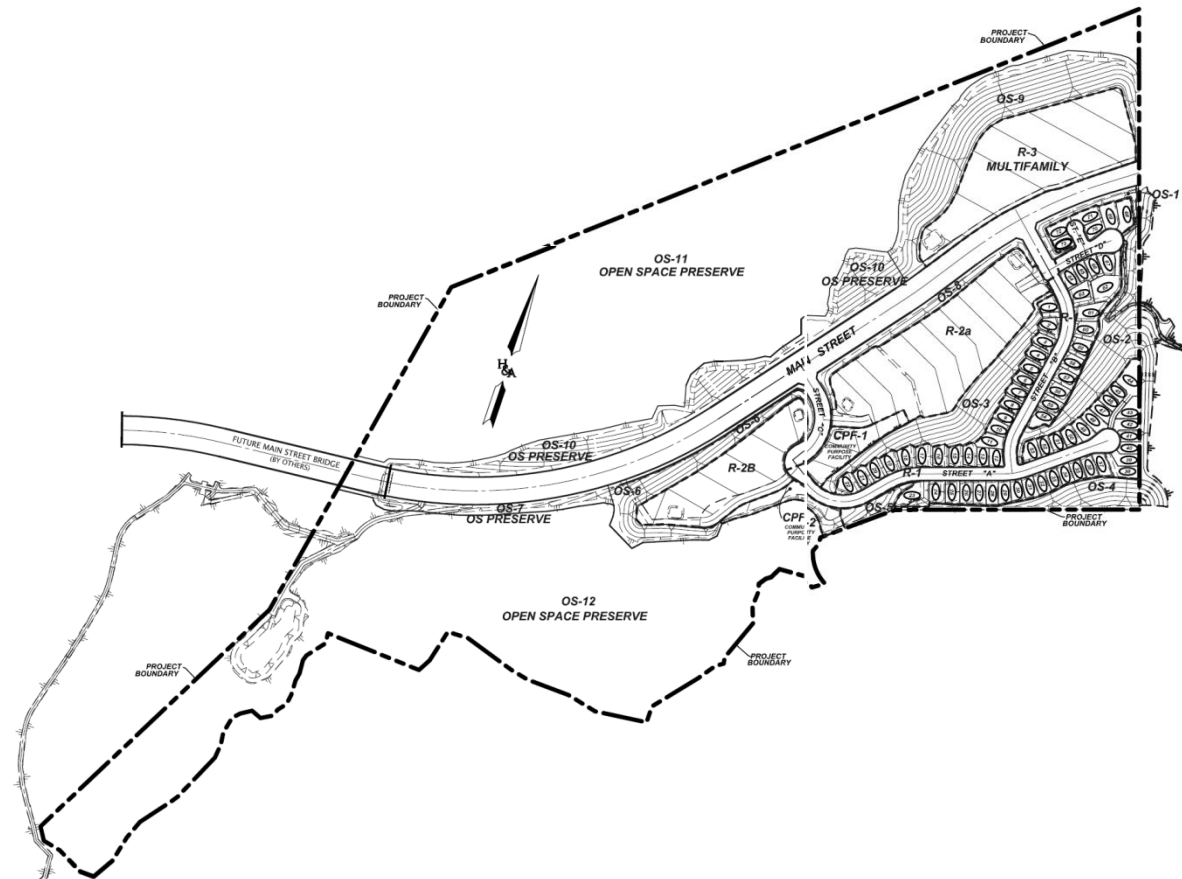


Portion of Village 4 Zoning Districts Map





Portion of Village 4 Tentative Map (C.V.T. 15-03)





Development Services Department

Public Facilities Financing Plan (PFFP)

| | |
|---|--|
| FACILITY ANALYSIS..... | |
| TRAFFIC..... | |
| POLICE | |
| FIRE AND EMERGENCY MEDICAL SERVICES | |
| SCHOOLS..... | |
| LIBRARIES..... | |
| PARKS AND RECREATION AREAS | |
| WATER..... | |
| SEWER | |
| DRAINAGE | |
| AIR QUALITY AND CLIMATE PROTECTION | |
| CIVIC CENTER..... | |
| CORPORATION YARD..... | |
| ADMINISTRATION..... | |
| FISCAL | |
| PUBLIC FACILITY FINANCE | |



Development Services Department

Annual Net Fiscal Impact of the Project on the City of Chula Vista General Fund (Current Year Dollars)

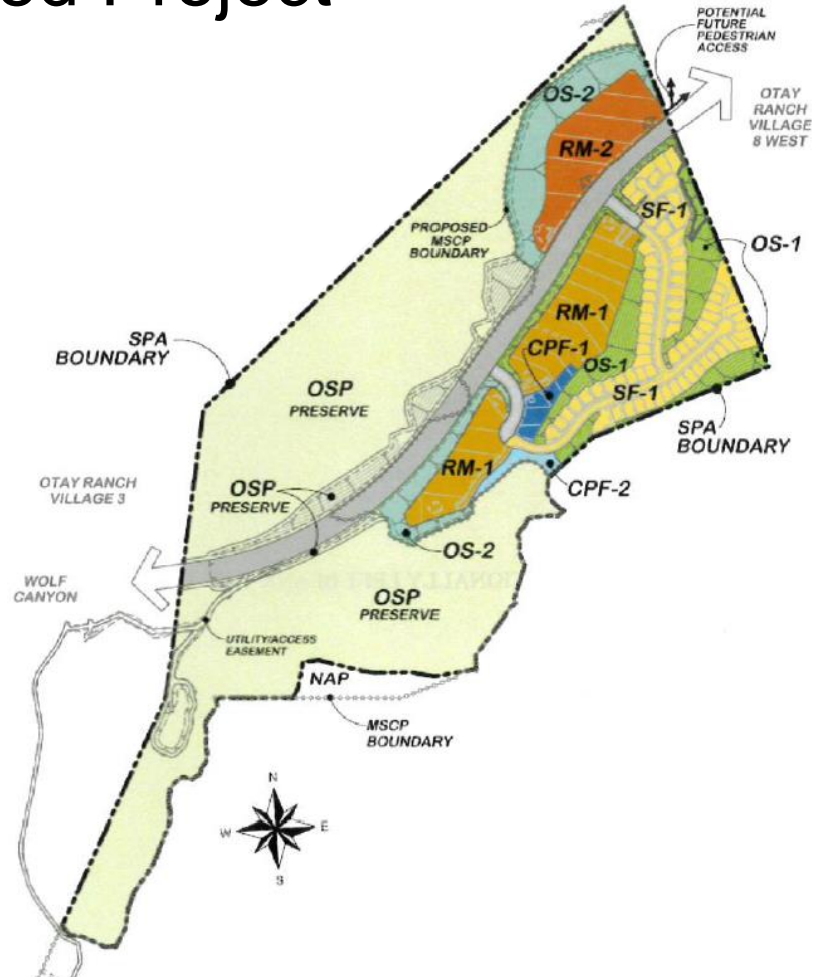
FISCAL

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|----------------------------|------------|-----------|-----------|-----------|-----------|
| Revenues | \$139,276 | \$329,366 | \$399,291 | \$438,002 | \$480,573 |
| Expenditures | \$172,450 | \$300,630 | \$337,298 | \$337,298 | \$337,298 |
| Net Fiscal Impact Estimate | \$(33,174) | \$28,736 | \$61,993 | \$100,704 | \$143,275 |

Source: City of Chula Vista, HR&A



Proposed Project





Recommendation

1. Certify the Final Environmental Impact Report (FEIR 17-0001);
2. Adopt Resolutions to Approve:
 - Amendments to Otay Ranch GDP
 - Portion of Village 4 SPA Plan
 - New Chula Vista Tract Map 15-03
3. Adopt an Ordinance to establish Portion of Village 4 PC District Regulations and Land Use District Map

RECOMMENDATION

