



# CITY COUNCIL AGENDA STATEMENT



February 25, 2020

File ID: **20-0005**  
**20-0081**

## **TITLE**

ORDINANCE OF THE CITY OF CHULA VISTA APPROVING THE SECTIONAL PLANNING AREA (SPA) PLANNED COMMUNITY DISTRICT (FORM BASED CODE) REGULATIONS FOR OTAY RANCH VILLAGE EIGHT WEST (SECOND READING AND ADOPTION)

## **RECOMMENDED ACTION**

Council adopt the ordinance.

## **SUMMARY**

HomeFed Village 8, LLC (the “Applicant” or “HomeFed”) proposes an amendment to the Village 8 West Sectional Planning Area (SPA) Plan to rezone a planned middle school site from “Town Center” to “Medium-High Residential,” transfer 284 residential units from Village 8 East to Village 8 West, redistribute residential units and commercial square footage among Village 8 West parcels, reduce the size of the neighborhood park, extend an internal street to the southern boundary of Village 8 West to connect to a planned off-site street providing access to the future Chula Vista Greenbelt Trail and Otay Ranch South Community Park, relocate and increase the size of the on-site water quality/hydromodification basin and add an off-site water quality basin within the development footprint of the Otay Ranch South Community Park (Project). The amended SPA and related planning documents are implemented by a new Tentative Map and require amendments to the Chula Vista General Plan (GP) and the Otay Ranch General Development Plan (GDP). An Addendum to Final Environmental Impact Report (FEIR) 10-03 was prepared to determine if implementation of the Project would result in any additional or more substantial significant environmental effects beyond those previously analyzed under EIR 10-03. In May 2019, the Applicant filed applications to process the subject items.

## **ENVIRONMENTAL REVIEW**

The City’s Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and determined that the Project was adequately covered in the previously certified FEIR for the Otay Ranch SPA Plan - Village 8 West (FEIR 10-03) (SCH #2010062093), that only minor technical changes or additions to this document were necessary, and that none of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent document have occurred; therefore, the Director of Development Services has caused the preparation of an Addendum to FEIR 10-03 (IS19-0002).

## BOARD/COMMISSION/COMMITTEE RECOMMENDATION

The Planning Commission met on January 22, 2020 and voted 7-0-0 to recommend that Council consider and approve the resolutions and ordinance.

## DISCUSSION

### Background

The Otay Ranch Village 8 West SPA Plan, for the property located at La Media Parkway and Main Street (Attachment 1, Locator Map), was adopted in December 2013 (Resolution 2013-270). It consists of a 300.7-acre site with Residential and Commercial land uses, Community Purpose Facilities, Open Space and Preserve, Community Park, a Town Square, a Neighborhood Park and two schools.

HomeFed proposes revisions to the SPA Plan in order to address the Sweetwater Union High School District's determination that a planned middle school will not be constructed within the community. The school district's decision creates a new development opportunity on the site previously reserved for the planned middle school. In addition, HomeFed proposes expanding and relocating the on-site water quality/hydromodification basin to meet current San Diego Regional Water Quality Control Board storm water requirements and to develop affordable housing on the former water quality basin site. The previous middle school site will be reconfigured, and residential units and commercial/office square footage will be reallocated, in order to meet the market demand for a variety of single-family lot sizes, multiple-family products, and commercial and office uses. The Project will maintain a viable mixed-use Town Center with a strong sense of place for future Village 8 West residents and surrounding communities.

Amendments to the Chula Vista GP, the Otay Ranch GDP, and the Village 8 West SPA Plan, as well as a new Village 8 West Tentative Map are necessary to implement the Project. The Project also includes a Master Precise Plan for Village 8 West's Town Center and minor amendments to the Village 8 East SPA Plan and Tentative Map (CVT 13-03). A summary of the actions is provided below:

<b>Item</b>	<b>Permit</b>
General Plan Amendment	MPA19-0009
General Development Plan Amendment	MPA19-0010
SPA Amendment – Village 8 West	MPA19-0011
Tentative Map – Village 8 West	PCS19-0003
Master Precise Plan	MPA19-0012
Addendum to FEIR 13-01	IS19-0002
SPA Amendment – Village 8 East	MPA19-0013
Tentative Map Amendment – Village 8 East	PCS19-0004

### Location, Existing Site Characteristics and Ownership

Village 8 West is comprised of approximately 300 acres and is generally located south of Village 7, east of the Otay Valley Quarry and Village 4, north of the Otay River Valley and west of Village 8 East (see Attachment 1, Locator Map). The project site is within the Otay Valley Parcel of the Otay Ranch planning area. The property is vacant, and grading is underway. The Project Area landform consists of large mesas, sloping south to the Otay River Valley. A 19.2-acre City of San Diego reservoir located in the center of the Project is not a part of this application. The project site is owned by HomeFed.

Future access to the project area is provided via the extension of La Media Road from its existing terminus south of Santa Luna Road and via the extension of Main Street through the project site. Regional access is provided via I-805 to the west and SR-125 to the east.

### **Project Description**

In 2013, the Village 8 West SPA Plan was adopted with 2,050 single- and multi-family residential units and up to 300,000 square feet of non-residential uses (commercial and office). Of the 2,050 residential units, 621 were single-family units and 1,429 were multi-family units. The non-residential uses included up to 250,000 square feet of commercial and up to 50,000 square feet of office uses. Land uses within the village also included parkland, Community Purpose Facility land, and sites for a Middle and an Elementary School along with Open Space, a portion of the Otay Ranch North Community Park, a town square and a neighborhood park.

The proposed Project will authorize 2,334 single- and multi-family residential units, an increase of 284 residential units. The additional units are proposed to be transferred from the adjacent Otay Ranch Village 8 East planning area. The non-residential square footage (commercial and office) is consistent with the original approvals which permit a minimum (117,000 square feet) and maximum (300,000 square feet) of commercial/office uses. Of the 2,334 residential units, 1,040 are single-family units and 1,249 are multi-family units designed within a mixed-use or traditional multi-family setting. Land uses within the village include parkland, Community Purpose Facility land, Open Space, and a site for an Elementary School. However, the Middle School designation has been removed at the direction of Sweetwater Union High School District.

The Project remains geographically oriented around the La Media Parkway and Main Street couplet, using a Town Center concept that intentionally brings traffic into the heart of the village to promote a vibrant and successful mixed-use core. The signature “urban couplet” from the 2013 plan is maintained, splitting traffic into two smaller one-way streets through the town center. The roadways are designed to handle a similar volume of traffic as traditional arterials while allowing pedestrians, bicycles and transit to circulate safely, as well.

As with the original Village 8 West SPA Plan, the highest densities in the village are within the Town Center and generally decrease away from the core, with the lowest density traditional single-family neighborhoods planned adjacent to the Otay River Valley and the Otay Ranch Preserve to the south.

The amended Village 8 West Land Use Plan maintains a pedestrian and bicycle network that features the Chula Vista Regional Trail and connections to the Chula Vista Greenbelt Trail, as well as an internal network, including the Village Pathway, that links single-family neighborhoods to the trail network. This extensive network provides pleasant and convenient walking and biking routes to and through the Town Center and provides connections to the City’s regional trail system.

A summary of proposed modifications includes:

1. Rezone the planned Middle School site from “Town Center” to “Medium-High Residential”
2. Transfer 284 residential units from Village 8 East to Village 8 West
3. Redistribute residential units and commercial square footage among Village 8 West parcels
4. Reduce the size of the neighborhood park located within Village 8 West (total park obligation does not change)
5. Extend an internal street to the southern boundary of Village 8 West to connect to a planned off-site street providing access to the future Chula Vista Greenbelt Trail and Otay Ranch South Community Park

6. Relocate and expand the on-site water quality/hydromodification basin and add an off-site water quality basin within the development footprint of the Otay Ranch South Community Park

The amended SPA and related planning documents are implemented by a new Village 8 West Tentative Map. The Project requires amendments to the Chula Vista GP and the Otay Ranch GDP. An Addendum to FEIR 10-03 was prepared to determine whether implementation of the Project would result in any additional or more substantial significant environmental effects beyond those previously analyzed under FEIR 10-03.

### **Addendum to FEIR 10-03**

The Final Environmental Impact Report (FEIR 10-03) for the Otay Ranch Village 8 West SPA Plan and Tentative Map was certified by the Chula Vista City Council in December 2013. The FEIR contains a comprehensive disclosure and analysis of potential environmental effects associated with the implementation of Village 8 West.

The 2019 Addendum identifies all changed circumstances within the Project and analyzes the proposed modifications that were not analyzed in the FEIR (Attachment 4). The proposed Project does not require an expansion of the project site from that studied in the FEIR except for a new off-site water quality basin located south of the project site, which is within the development footprint of the approved Village 8 East Tentative Map and covered by FEIR 13-01.

A Trip Generation Analysis (Chen Ryan) showed the proposed Project would result in a decrease in daily external trip generation, and the travel behavior of the Project would be similar to that previously analyzed as part of the FEIR 10-03. Based on this data, it was concluded that the proposed Project would add fewer trips to the surrounding transportation network, including all study area roadways, intersections, and freeways. As a result, the approved (2013) project represents a worst-case scenario and no new or more substantial significant traffic impacts would occur beyond those identified in the FEIR. Therefore, no additional traffic analysis or new mitigation measures were required.

After analyzing all other applicable sections of FEIR 13-01, the City has determined that the proposed Project changes will result in only minor technical changes or additions, with no new impacts or no more severe impacts than any that were disclosed in FEIR 10-03, so the City has prepared an Addendum, pursuant to CEQA Guidelines Section 15164.

### **Chula Vista General Plan (GP) and Otay Ranch General Development Plan (GDP) Amendments**

The Chula Vista GP currently identifies Village 8 West as being within the Central District of the Otay Ranch Subarea. The GP designates Village 8 West for mixed-use within the Town Center (18-45 units per acre), surrounded by Residential Medium-High (11-18 dwelling units per acre), Residential Medium (6-11 dwelling units per acre) and Residential Low Medium (3-6 dwelling units per acre). In addition, Village 8 West also includes Community Park (CP), Neighborhood and Town Square Parks (NP), an Elementary School site (ES) and a Middle School site (MS).

The Otay Ranch GDP currently authorizes 2,050 dwelling units, 27.9 gross acres of parkland (exceeding the parkland obligation of 17.8 net acres), 5.8 acres of Community Purpose Facility (CPF), 32.4 acres for schools (an Elementary and a Middle School) as well as up to 300,000 square feet of commercial space.

The Applicant proposes to amend limited portions of the GP and GDP to facilitate implementation of the development plan for the Project, including transferring 284 dwelling units from Village 8 East to Village 8 West and reducing the size of the Neighborhood Park (although the Village 8 West parkland obligation of

19.8 is still being provided within the village). Table 2 summarizes the existing GP Land Use Designations, Otay Ranch GDP Land Use Designation, and proposed changes.

<b>Table 2 – Proposed Changes to GP and GDP</b>					
<b>GP Land Use Designations for Village 8 West</b>	<b>DUs/AC</b>	<b>Otay Ranch GDP Land Use Designations</b>	<b>DUs/AC</b>	<b>Proposed Changes</b>	<b>DUs/AC</b>
Town Center (TC)	899 DUs	Town Center (TC)	899	Add 284 Residential Units	1210 DUs
Medium High (MH)	530 DUs	Medium High (MH)	530		563 DUs
Medium (M)	290 DUs	Medium (M)	290		233 DUs
Low-Med (LMV)	331 DUs	Low-Med (LMV)	331		328 DUs
Parks (P)	27.9 AC	Community Park (CP)	27.9	Reduce Park Size	23.4 AC
Open Space (OS)	39.1 AC	Open Space (OS)	41.5	Increase Basin	44.3 AC
Schools (S)	31.6 AC	Schools (S)	31.6	Remove Middle School	11.1 AC
Other (CPF, Arterials)	38.3 AC	Other	35.9	Extend Avenida Caprise	40.3 AC

*Note: Acres = Gross Acres*

The Village 8 West Project will remain consistent with the Chula Vista General Plan’s Land Use & Transportation, Economic Development, Housing, Public Facilities & Services, Environmental and Growth Management objectives and policies, such as a pedestrian-oriented Town Center with couplet roadway design.

The Project remains consistent with the Otay Ranch GDP land use goals and objectives of integration and compatibility within the village and with adjacent communities and natural resources.

**Village 8 West SPA Plan Amendment**

The adopted SPA Plan, approved in December 2013, established the vision for Village 8 West and defined the land use character and mix of uses, design criteria, circulation system, and public infrastructure requirements for the Project.

The Applicant proposes to amend the Village 8 West SPA Plan in order to rezone a planned Middle School site from “Town Center” to “Medium-High Residential,” transfer 284 residential units from Village 8 East to Village 8 West, redistribute residential units and commercial square footage among Village 8 West parcels, reduce the size of the Neighborhood Park, extend an internal street to the southern boundary of Village 8 West to connect to a planned off-site street providing access to the future Chula Vista Greenbelt Trail and Otay Ranch South Community Park, relocate and expand the on-site water quality/hydromodification basin and add an off-site water quality basin within the development footprint of the Otay Ranch South Community Park.

Planned Community District Regulations/Design Plan (Form Based Code)

In form-based planning, the built environment is organized as a range of geographic and development “transects” or cross-sections. Each transect is composed of elements that support its local character, such as building configuration, lot configuration, land use, frontage type and other physical elements of the human environment. The transects in Village 8 West provide organization for development that focuses activity on

the Town Center, transitioning into the residential areas and rural open space along the southern edges of the village. These transects are further divided into zones, allowing for greater diversity and smoother transition between transects. Village 8 West is organized into 5 transects (that include 9 zones) as listed below:

- T-1 Natural (encompassing the Open Space Preserve (OP) and Open Space (OS) Zones)
- T-2 Suburban (encompassing the Neighborhood Edge (NE) and Neighborhood General (NG) Zones)
- T-3 General Urban (encompassing the Neighborhood Center (NC) Zone)
- T-4 Town Center (encompassing the Town Center (TC) Zone)
- SD Special District (encompassing the Parks (P) and Community Purpose Facility (CPF) Zones)

Modifications to the Form Based Code (FBC) were proposed in 2019 in response to the School District's decision to release the Middle School site (Parcel D), a parcel which had no allocated units in the 2013 entitlement. Subsequently, the Applicant proposes to add residential units to Parcel D and reconfigure Parcels D and C to meet market demand for a wider variety of single-family lot sizes, multi-family products and commercial and office uses. The underlying designation for Parcel D is being rezoned from Town Center to Medium-High Residential with the intention of creating a more viable mixed-use village center that will create a strong sense of place for residents of Village 8 West and surrounding communities. As discussed above, a Trip Generation Analysis (Chen Ryan 2019) showed a decrease in daily trips between the adopted SPA and the Project.

The proposed SPA plan increases the maximum number of residential units (284) for Village 8 West and correspondingly reduces the maximum number of residential units in Village 8 East. (No other changes are proposed for Village 8 East.)

The Applicant has agreed to construct the Village 8 West Neighborhood Park and maintain it in perpetuity through a funding mechanism to be mutually agreed to by the City and the Applicant. This maintenance strategy is a departure from the City's past maintenance practice, which relied upon the City's General Fund for public park maintenance. As part of the negotiation with the Applicant to provide perpetual maintenance funding of the Neighborhood Park, the Applicant has requested to reduce the size of the Neighborhood Park by 2 acres and allow a corresponding expansion of the adjacent medium-density residential parcel (Parcel U). The total park obligation of 19.8 acres for the Project will still be provided within the village. (See Supp. PFFP, Tables 4.6.3 & 4.6.4)

The Project improves connectivity within the site by extending internal street, Avenida Caprise, from the Town Center to the southern boundary and by connecting to the future Chula Vista Greenbelt Trail in the Otay River Valley as well as to future recreational opportunities within the Otay Valley Regional Park and the Otay Ranch South Community Park.

Changes in Water Quality regulations prompted the redesign and relocation of the on-site water quality drainage basin from Parcel W to Parcel E, and a second off-site basin was added south of the Project in the Village 8 East Community Park. The SD: Special District designation would be modified to eliminate the Basin (B) Zone, as it is no longer needed for Project implementation.

#### Public Facilities Financing Plan and Fiscal Impact Analysis

Due to the changes proposed, a Supplemental Public Facilities Financing Plan (PFFP) and Updated Fiscal Impact Analysis were prepared (Attachment 5).

The Supplemental PFFP addresses changes to the public facility needs associated with the Village 8 West SPA Plan Amendment. The original PFFP was prepared consistent with the requirements of the Chula Vista Growth Management Program and Chapter 9 of the Otay Ranch GDP. The original PFFP remains intact.

The preparation of the Supplemental PFFP is required in conjunction with the preparation of the SPA Plan Amendment for the Project to ensure that the phased development of the Project is still consistent with the overall goals and policies of the GP, the City's Growth Management Program, and the Otay Ranch GDP to ensure that the development of the Project will not adversely impact the City's Quality of Life Threshold Standards.

The Supplemental PFFP is based on the updated phasing and Project information presented in the proposed 2019 GP, GDP, and Village 8 West SPA Amendments. The Applicant prepared technical analyses to supplement the technical reports associated with the original Project approvals and 2013 PFFP, to determine whether the Project's proposed amendments resulted in any changes to financing, constructing or maintaining public facilities within Village 8 West. The 2019 technical analyses demonstrate that the proposed changes to the Project do not result in changes to Mitigation Measures, Conditions of Approval or Thresholds established in the 2013 PFFP.

The Village 8 West Fiscal Impact Analysis was also updated in January 2020. The fiscal model assumed full build out of 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 Chula Vista Municipal Code(CVMC) 19.09.040 and demonstrate that the proposed Project will generate a fiscal surplus in Years 1 - 6, a deficit in Year 7 and Year 8, a surplus in Years 8-20 and a cumulative fiscal surplus over the first 20 years of approximately \$2,700,000. In order to address the projected deficits in Years 7 and 8, the Project is being conditioned to either construct 23,400 square feet of commercial/office uses or make a one-time payment to the City in the amount of \$41,644, prior to the issuance of the 2,241st residential building permit.

The Supplemental PFFP and updated Fiscal Impact Analysis (FIA) show that the Project meets the regulatory documents' growth management policy objectives.

#### Air Quality Improvement Plan

Changes have been made to the Air Quality Improvement Plan (AQIP) consistent with the City's Growth Management Program. The revised AQIP reflects changes in the Village 8 West SPA plan and changes in Building and Energy Codes. Code references and greenhouse gas reduction measures have been updated, although changes proposed with the Project do not result in changes to Mitigation Measures, Conditions of Approval or Thresholds established in the 2013 PFFP.

#### Non-Renewable Energy Conservation Plan

Changes have been made to the Non-Renewable Energy Conservation Plan to reflect the changes in the Village 8 West SPA plan and to Building and Energy Codes. None of the proposed changes to the Non-Renewable Energy Conservation Plan result in changes to Mitigation Measures, Conditions of Approval or Thresholds established in the 2013 PFFP.

#### Preserve Edge Plan

Changes are proposed to the Preserve Edge Plan, including the minor reconfiguration of lots and land uses along the Preserve Edge. The revised Tentative Map maintains the required 100-foot Preserve Edge within the Village 8 West development footprint outside of the Preserve. None of the proposed changes to the Preserve Edge Plan result in changes to Mitigation Measures, Conditions of Approval or Thresholds established in the 2013 PFFP.

#### Agricultural Plan

No changes are proposed to the Agricultural Plan.

### Water Conservation Plan

Minor changes have been made to the Water Conservation Plan to reflect the changes in the Village 8 West SPA plan. Although an increase in residential units is proposed, due to a lower irrigation demand factor (Otay Water District), the net effect is a reduction in projected water use. None of the proposed changes to the Water Conservation Plan result in changes to Mitigation Measures, Conditions of Approval or Thresholds established in the 2013 PFFP.

### Fire Protection Plan

An update has been provided to the Fire Protection Plan (FPP). The Fire Protection Plan Addendum reflects the changes in the Village 8 West SPA plan and a reduced fuel modification zone (2018). None of the proposed changes to the FPP result in changes to Mitigation Measures, Conditions of Approval or Thresholds established in the 2013 PFFP.

### Affordable Housing Plan

Minor amendments are proposed to the Affordable Housing Plan, to reflect changes to the Village 8 West SPA plan, the increase in residential units, and changes to Housing Policies in the City of Chula Vista and the State of California. None of the proposed changes to the Affordable Housing Plan result in changes to Mitigation Measures, Conditions of Approval or Thresholds established in the 2013 PFFP.

### Village 8 West Tentative Map

The Tentative Map (PCS19-0003) (the “TM”) identifies lot numbers, gross acreage, land use, and allocates residential units for each parcel. The TM also provides notes for condominiums, fuel modification zones, waivers, etc. The TM also identifies street sections and street layouts to ensure construction of the pedestrian, bicycle and transit-friendly complete streets envisioned in the SPA Plan.

### Village 8 West Master Precise Plan (MPA19-0012)

The Master Precise Plan (MPP) provides design guidelines that establish a framework for creating a vibrant Town Center that provides for healthy and active lifestyles, diverse housing choices, and opportunities for a high-quality of living while providing the tools to enable flexibility for future growth. It links approved policies and land use designation of the SPA Plan with subsequent project-level approvals within the Village 8 West Town Center Planning Area. The MPP coordinates the interaction and spatial relationships between buildings, structures, landscaping, and public spaces and activities while providing a unified design theme for signage, lighting and street furniture to implement the SPA’s vision of a pedestrian friendly destination.

### Village 8 East SPA Amendment (MPA19-0013)

The Site Utilization Table in the Village 8 East SPA Plan has been updated to reduce the total number of authorized residential units from 3,560 to 3,276 DUs.

### Village 8 East Tentative Map Amendment (PCS13-03)

The Land Use Table in the Village 8 East TM has been updated to reduce the total number of authorized residential units from 3,560 to 3,276 DUs.

### **Public Outreach**

On January 9, 2020, the Applicant held a community meeting at the John Lippitt Public Works Center close to the project site. The meeting was attended by the Applicant, the Applicant’s consultant and the City Project Manager. Property owners and residents within 500’ of the Project were notified of the meeting, but no one from the public attended.

### **Conclusion**

Within Village 8 West, the proposed integrated land uses, development intensities and grading program directly implement the provisions of the City’s GP and the Otay Ranch GDP that foster Smart Growth. The proposed Project provides all of the public facilities required by the Otay Ranch GDP. The high-density mixed



use residential located close to the park and commercial land uses in the Town Center further implements pedestrian-oriented policies and is in conformance with the goals, objectives and policies of the GP and the Otay Ranch GDP.

**DECISION-MAKER CONFLICT**

**No Property within 1,000 feet:**

Staff has reviewed the property holdings of the City Council members and has found no property holdings within 1,000 feet of the boundaries of the property which is the subject of this action. Consequently, this item does not present a disqualifying real property-related financial conflict of interest under California Code of Regulations Title 2, section 18702.2(a)(7) or (8), for purposes of the Political Reform Act (Cal. Gov’t Code §87100, *et seq.*).

Staff is not independently aware and has not been informed by any City Council member, of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

**CURRENT-YEAR FISCAL IMPACT**

All application fees and processing costs are borne by the Applicant, resulting in no net impact to the General Fund or the Development Services Fund.

**ONGOING FISCAL IMPACT**

The proposed Project results in a net increase of 284 residential units within Village 8 West.

The Updated Village 8 West FIA conservatively assumed full build out of all residential units and no development of commercial/office square footage. The results generated from the model indicate that the Project will generate a fiscal surplus in Years 1-6 and 9-20, a deficit in Year 7 (\$4,474) and Year 8 (\$37,170), and a cumulative fiscal surplus over the first 20 years of approximately \$2,700,000, as summarized in the table below.

Year	Projected Annual Net Impact	Annual Park Maintenance Contribution	Updated Annual Net Impact	Cumulative Net Impact
Year 1	\$68,994	\$0	\$68,994	\$68,994
Year 2	\$106,023	\$0	\$106,023	\$175,017
Year 3	\$125,588	\$28,000	\$153,588	\$328,605
Year 4	\$135,519	\$28,000	\$163,519	\$492,124
Year 5	\$149,560	\$105,000	\$254,560	\$746,684
Year 6	\$4,269	\$105,000	\$109,269	\$855,953
Year 7	(\$109,474)	\$105,000	(\$4,474)	\$851,479
Year 8	(\$142,170)	\$105,000	(\$37,170)	\$814,309
Year 9	(\$95,279)	\$105,000	\$9,721	\$824,030
Year 10	(\$44,729)	\$105,000	\$60,271	\$884,301
Years 11 – 20	\$769,876	\$1,050,000	\$1,819,876	\$2,704,177
<b>Total</b>	<b>\$968,177</b>	<b>\$1,736,000</b>	<b>\$2,704,177</b>	

The Village 8 West Project includes a minimum of 117,000 square feet of commercial/office uses which will have a positive impact on anticipated City revenues, beyond those resulting from the residential-only scenario analyzed in the Village 8 West FIA.

**Fiscal Impact Deficit Payment**

A fiscal impact deficit was calculated based on the Village 8 West fiscal model, summing any years with a negative fiscal impact to determine the fiscal impact deficit to be addressed (CVMC 19.09.090). A \$41,644 fiscal impact deficit is indicated in the current analysis. The Project includes the following Tentative Map condition that addresses the fiscal deficit: Prior to issuance of the 2,241<sup>st</sup> 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 with a one-time payment to the City of Chula in the amount of \$41,644.

**ATTACHMENTS**

None.

Prepared by: Janice Kluth, AICP, Project Manager