

Chula Vista General Plan Amendment Justification Report

Otay Ranch Village 3

Submitted:
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I. Introduction

HomeFed Village III Master, LLC (HomeFed) proposes revisions to the Village 3 North land plan in order to create an economically viable mixed use village core that will create a strong sense of place for residents of Village 3 North and surrounding communities. Additional changes are proposed to residential lotting patterns to meet the market demand for a wider variety of single family lot sizes and multi-family products and to create sustainable commercial and office uses. The viability of the mixed use village core is enhanced by allocating multi-family units to the mixed use area, bringing additional potential commercial/retail customers to the commercial heart of the village. The proposed changes also create a more viable Office area by combining two parcels to create the opportunity for a more efficient office complex. The location of the Office land use provides an additional buffer between the adjacent Light Industrial areas to the north and the residential neighborhoods within the eastern portion of Village 3. The revised Village 3 Plan remains consistent with the 2014 residential authorization and the development area remains within the boundaries of the previously analyzed development footprint.

Amendments to the Chula Vista General Plan (CVGP) are necessary to implement the proposed land use changes described in more detail below and reflected in the revised Village 3 North and a Portion of Village 4 Sectional Planning Area (SPA) Plan and the Village 3 North and a Portion of Village 4 TM (CVT # 16-02).

The Village 3 property was historically utilized for dry farming activities, although the site has been in a vacant, undeveloped condition for many years.

The Village 3 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 GDP designated the Village 3 area as “Industrial,” while the SRP designated Village 3 as a residential village. Village 3 was subsequently included within the boundaries of the Villages 2, 3 and a Portion of Village 4 SPA Plan, approved by the Chula Vista City Council in 2006. Village 3 was approved with an “Industrial” land use designation in 2006. On December 2, 2014, as part of the University Village entitlements, the CVGP land use designations in Village 3 were modified. While the area adjacent to the Otay Landfill remained “Industrial,” the land use designations for the Village 3 area east and south of Heritage Road were modified to include a mixed-use village, comprised of single family residential, multi-family residential, mixed use residential, mixed use commercial, office and other village-serving uses. Entitlements approved in 2014 included a CVGP amendment, GDP amendment, Village 3 North and a Portion of Village 4 SPA Plan and Tentative Map (CVT #13-02). When HomeFed purchased the property in 2015, it reevaluated the approved land uses and identified areas within Village 3 that should be modified to increase the function, pedestrian circulation, marketability and aesthetics of the Village 3 community.

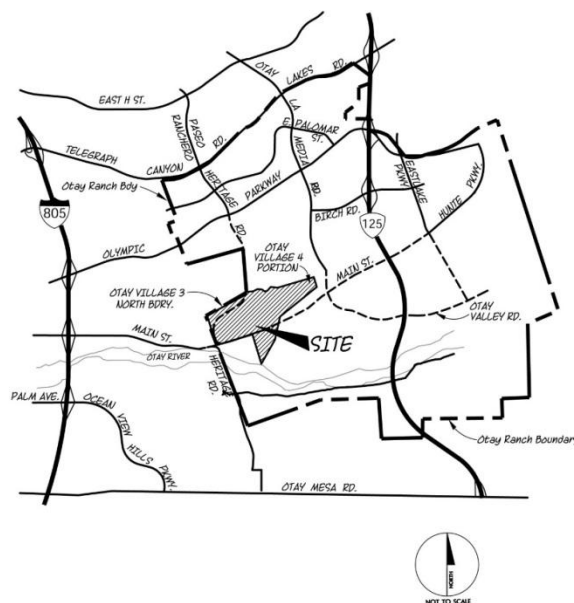
II. Existing Site Conditions

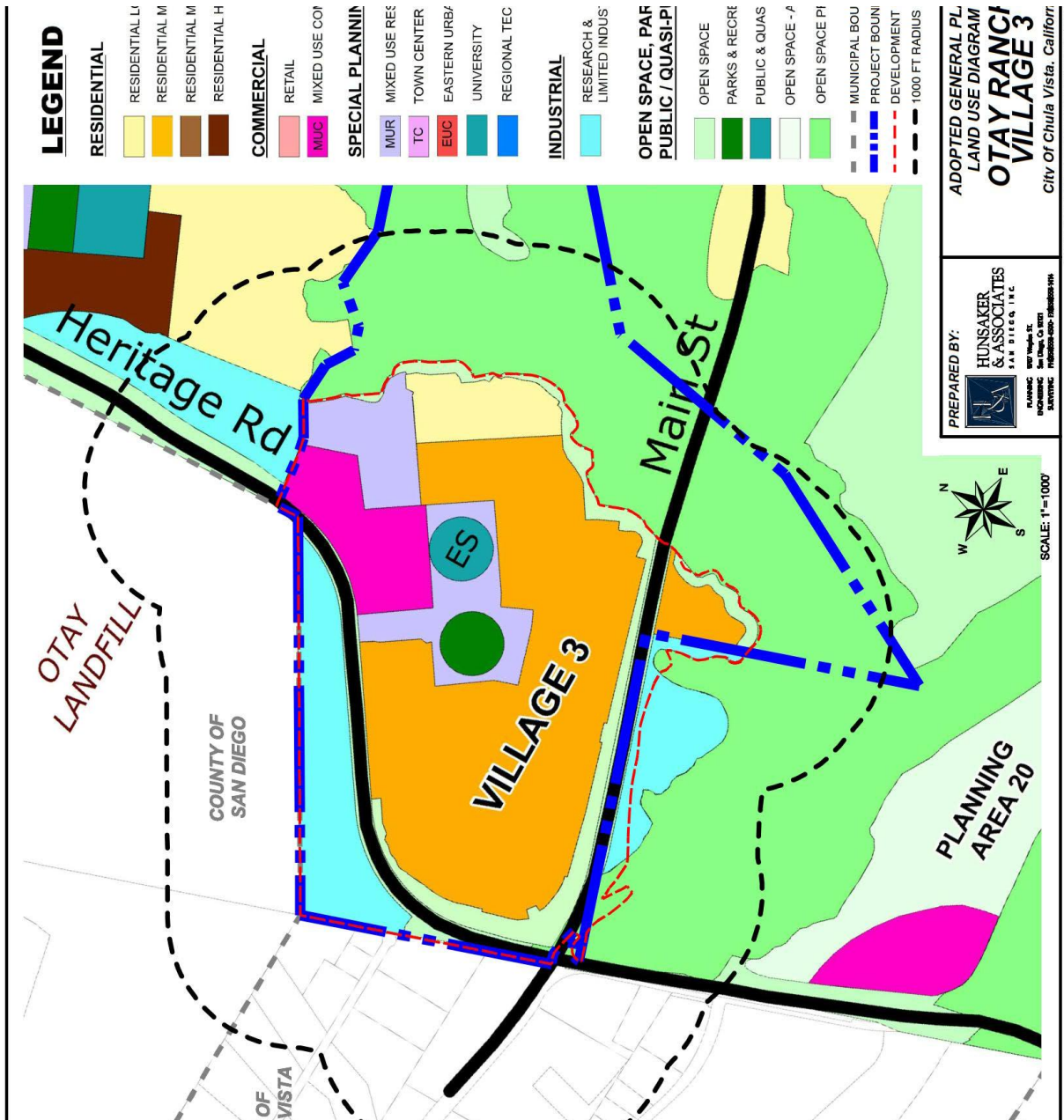
The Project Area is located in the southwestern portion of the Otay Valley Parcel of Otay Ranch – within the CVGP, Otay Ranch Subarea – Western District. The Project Area is within the municipal boundaries of the City of Chula Vista and is comprised of approximately 368.4 acres. The current CVGP designates Village 3 a mixed use village containing Medium and Medium-High Residential, Light Industrial, Professional & Office and a village core comprised of Mixed Use Residential, a neighborhood park and elementary school site. The Project Area is zoned Planned Community (PC) with the zoning districts established in the Village 3 North and a Portion of Village 4 Planned Community District Regulations.

The Project Area is currently vacant. Surrounding land uses include Village 2 and the Otay Landfill to the north, Light Industrial land uses to the west, the Otay River Valley to the south and the Wolf Canyon open space preserve to the east. The Project Area landform consists of large mesas north of the Otay River Valley and Wolf Canyon. The southern and eastern edges of Village 3 consist of undulating slopes of Wolf Canyon and the Otay River Valley.

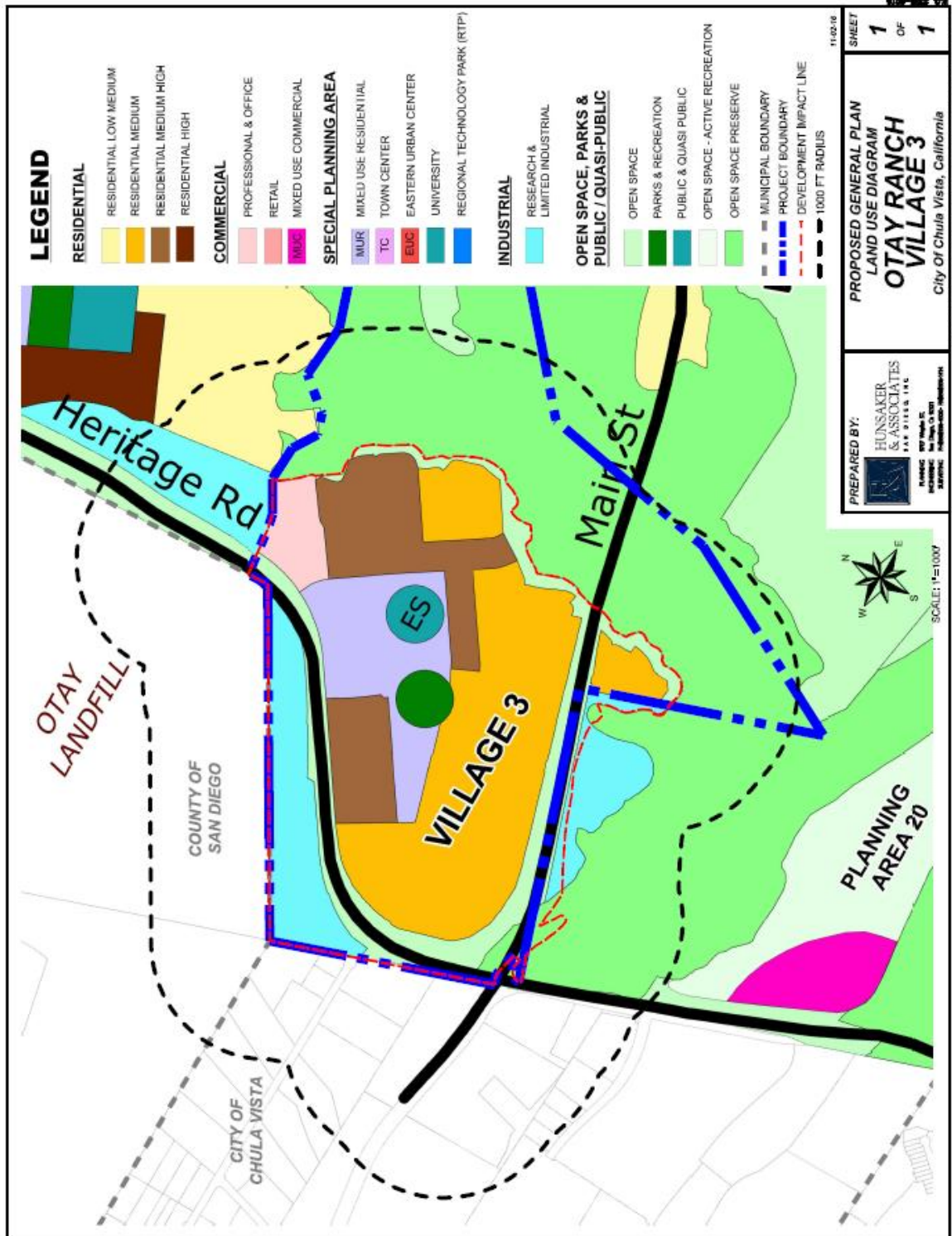
Access to the Project Area is provided via the extension of Heritage Road south from Olympic Parkway through Village 3 and the extension of Main Street east from its current terminus at Heritage Road. Regional access is provided via I-805 to the west and SR-125 to the east. (See Vicinity Map below) Access, surrounding land use designations and adopted and proposed Village 3 land use designations are depicted on the “Adopted General Plan Land Use Diagram” and “Proposed General Plan Land Use Diagram” provided below.

Vicinity Map





ADOPTED - OTAY RANCH VILLAGE 3 – GENERAL PLAN LAND USE DIAGRAM



PROPOSED - OTAY RANCH VILLAGE 3 – GENERAL PLAN LAND USE DIAGRAM

III. Proposed Amendments and Project Proposal

HomeFed proposes to amend very limited portions of the CVGP to facilitate implementation of an improved and enhanced development plan for Otay Ranch Village 3. The proposed amendments to CVGP land use designations are outlined below.

A. Proposed Amendments

This proposal includes amendments to the General Plan Land Use Diagram (Figure 5-12, Page LUT-47) to reflect the proposed Village 3 land use changes, including the following:

- Convert a multi-family site designated Mixed Use Residential within the village core to a Professional & Office commercial land use designation;
- Convert a portion of the Mixed Use Commercial area within the village core to Mixed-Use to permit a mix of commercial and residential uses;
- Convert a portion of the area designated Mixed Use Commercial within the village core to Professional & Office Commercial;
- Convert the area designated Residential Low Medium to Residential Medium High and Residential Medium; and
- Modify the boundaries of the area designated Residential Medium and designate a portion of the residential area Residential Medium High.

B. Project/Proposal

The Village 3 Site Utilization Plan includes 1,002 single-family detached dwelling units and 595 multi-family dwelling units, for a total of 1,597 dwelling units. The Village 3 dwelling unit allocation is consistent with the Village 3 North and a Portion of Village 4 SPA Plan adopted in 2014 (“2014 Plan”). At the General Plan level, the proposed allocation of dwelling units between Residential Medium High, Medium and Mixed Use is slightly different than the 2014 authorization. Other land uses within Village 3 include Light Industrial, Professional & Office, elementary school, neighborhood park, Open Space and Preserve Open Space, are generally consistent with the 2014 Plan.

A wide variety of residential product types is proposed within Village 3 including traditional single family detached homes on lots ranging in size from 5,000 square feet to 2,600 square feet. In addition, single family detached homes are planned on lots served by alleys and courtyard driveways. Multi-family product types include row townhomes, triplex homes and apartment homes in a mixed use setting.

Non-residential land uses include a Professional & Office site located in the northern portion of Village 3. Professional & Office uses are described in the Village 3 North and a Portion of Village 4 PC District Regulations and may include high technology, bio-technical, bio-medical and public and semi-public uses. Light Industrial uses are consistent with the 2014 Plan and may include manufacturing, storage and wholesale trades, services, commercial/retail, high-technology, bio-technical, bio-medical and public and semi-public uses. Uses described above are consistent with the proposed CVGP land uses designations.

A comparison between the Village 3 land uses approved in the 2014 Plan and the Proposed Plan are depicted below:

Land Use	Land Uses Analyzed in 2014 EIR		Proposed Project Land Uses		Approved vs. Proposed Land Uses	
	Acres	Units	Acres	Units	Acres	Units
LMV	10.5	51	0	0	-10.5	-51
M	122.4	951	116.8	880	-5.6	-71
MH	0	0	25.3	439	+25.3	+439
MU	14.6	595	7.4	278	-7.2	-317
MUC	11.3	0	0	0	-11.3	0
P&OC	0	0	8.3	0	+8.3	0
I	39.9	0	40.6	0	+0.7	0
Park	7.9	0	8.1	0	+0.2	0
OS	129.5	0	129.5	0	0	0
Other	32.3	0	32.4	0	+0.1	0
TOTAL	368.4	1,597	368.4	1,597	0.0	0

C. Development Schedule

The Village 3 Development Schedule assumes entitlements are approved by the end of 2016. Initial grading activities are currently underway based on the 2014 entitlements, with build out anticipated over a 3-5 year period.

D. Fiscal Impact Analysis Update

HomeFed prepared an update to the Fiscal Impact Analysis that was prepared in conjunction with the 2014 entitlements to address the land use changes described above. The Updated Village 3 Fiscal Analysis is attached as Exhibit A.

E. Other Village 3 North Entitlements

Along with this proposed CVGP Amendment, Home Fed is also concurrently processing the following entitlements and agreements:

- Otay Ranch GDP Amendment;
- Village 3 North and a Portion of Village 4 SPA Plan Amendment (PC District Regulations, Village Design Plan, Public Facilities Finance Plan, Affordable Housing Program, Business Park Guidelines);
- Tentative Map (CVT #16-02);
- Village 3 Final Map,
- Agreement Regarding Construction of Neighborhood Park P-1 in Otay Ranch Village 3 and a Portion of Community Park in Otay Ranch Village 4 or Village 8 East;

- Community Purpose Facilities Agreement [Otay Ranch Village Three];
- Balanced Communities Affordable Housing Agreement [Otay Ranch Village Three];
- Affordable Housing Transfer Agreement; and
- Village 3 Core Master Precise Plan

IV. Land Use Considerations

HomeFed is proposing minor land use changes to Village 3 that will result in a community providing sites for both village serving and regional serving businesses. In addition, the revised land use plan provides a variety of home sites, creating an opportunity for first time home buyers, move-up home buyers and renters. The Village 3 land use plan establishes a pedestrian network that features the Chula Vista Regional Trail, segments of the Chula Vista Greenbelt Trail and internal network including Village Pathway connections, enhanced Promenade Trails, a centrally located paseo and the Village Trail. This extensive pedestrian network provides pleasant and convenient walking routes to and through the village core and provides connections to the City's regional trail network.

The proposed Village 3 plan remains compatible with adjacent land uses, while creating a unique theme and experience for Village 3 residents and visitors. The architectural theme for Village 3 is inspired by the historical agrarian use of the Otay Ranch property and focuses on Transitional Spanish, Farmhouse and Ranch styles. The landscape concept further implements this theme.

Because the proposed project intensity is consistent with the current CVGP, no impacts on adjacent development are anticipated.

V. Economic Considerations

The updated Village 3 North fiscal impact analysis based on the proposed Village 3 land use plan generates a slight negative fiscal impact over the first three years when only residential land uses are projected to be developed. Beginning in year four, and every year thereafter, the fiscal impact to the City is projected to be positive. Compared to the Village 3 North land use plan approved by the City Council in 2014, the proposed plan generates a smaller deficit in the first three years and larger positive fiscal impact per unit at Project buildout. Overall, both the 2014 and proposed Village 3 North plans generate similar fiscal impacts, but the development phasing of the proposed plan results in a higher positive fiscal impact per unit throughout the lifetime of the Village 3 North project.

VI. Environmental Considerations

Technical analyses were prepared to evaluate the potential impacts of Village 3 on air quality, green house gas, noise, cultural resource, biological resources, traffic and geology. The analyses support a determination that approval and implementation of the proposed modifications to Village Three North and a Portion of Village Four would not result in any additional significant environmental effects beyond those previously analyzed under the Final Environmental Impact Report for the 2014 project.

VII. Housing Development Considerations

The Village 3 project is subject to the City of Chula Vista inclusions affordable housing requirements. This obligation is addressed in the Balanced Communities Affordable Housing Agreement [Otay Ranch Village Three] and the Affordable Housing Transfer Agreement.

VIII. Infrastructure Considerations

The 2014 Village 3 North and a Portion of Village 4 SPA includes a Public Facility Finance Plan (PFFP) that outlines the infrastructure, services and facilities needed to serve Village 3, consistent with the City's Growth Management Program. The Supplemental PFFP (2016) addresses traffic, police, fire and emergency medical services, schools, libraries, parks, trails and open space, water, sewer, drainage, air quality, civic center corporation and other public facilities to ensure the proposed Village 3 Plan provides the infrastructure necessary to serve the Project Area.

IX. Public Benefit Consideration

The community focus on wellness and outdoor activities will enhance the quality of life of future residents. The creation of a vibrant village core containing village-serving commercial/retail uses, along with the provision of sites for businesses within Village 3 creates a synergy of land uses and a dynamic environment where residents may live, recreate and work. The proposed Village 3 changes will positively impact community character by creating a unique architectural and aesthetic theme that will establish a sense of place unique to Village 3.

X. Annexation

No annexations actions are planned for Village 3.

XI. List of Proposed General Plan Amendments

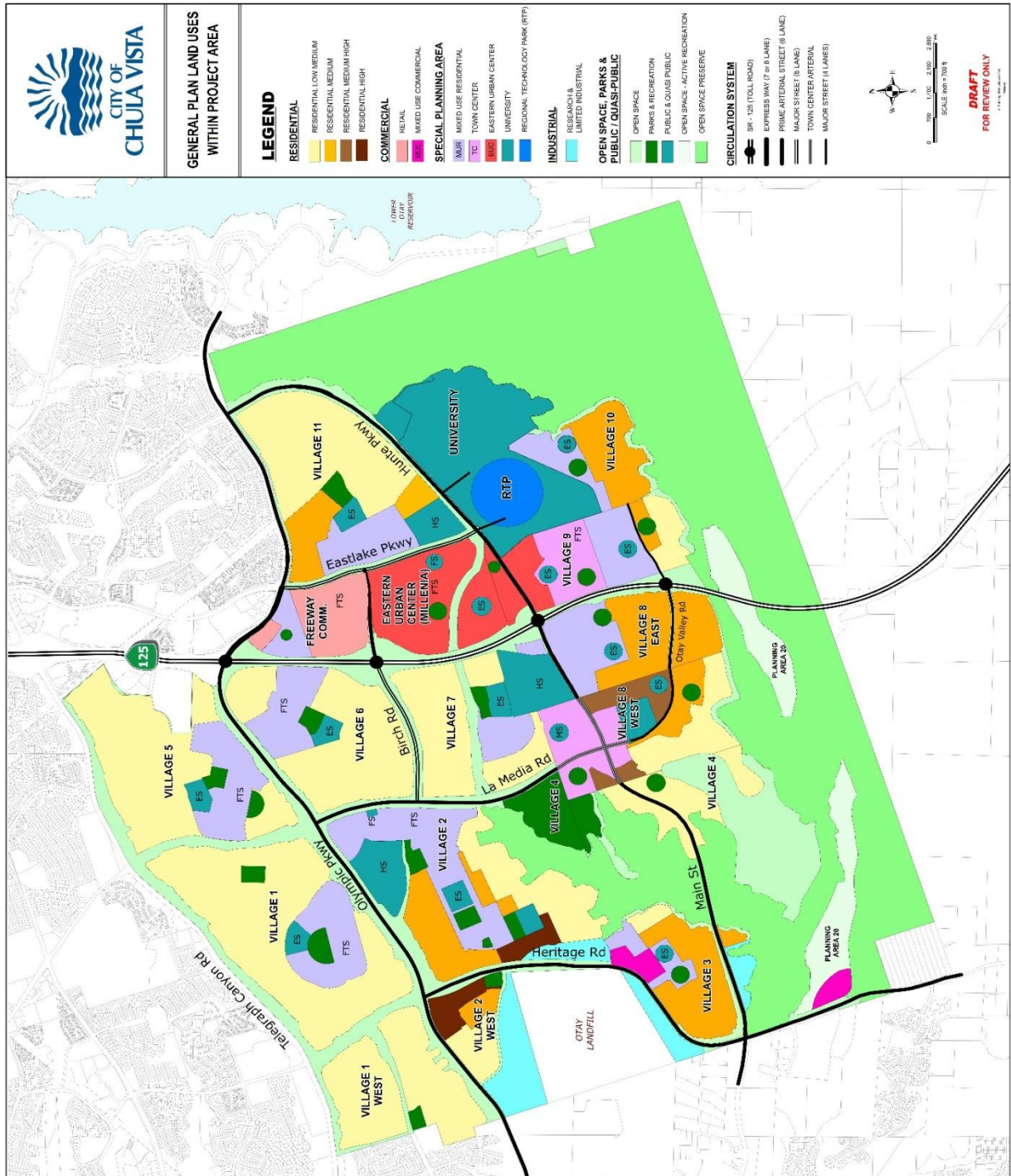
With the proposed amendments, the Village 3 project will remain consistent with the Chula Vista General Plan land use, transportation, economic development, housing, public facilities and services, environmental and growth management objectives and policies. This section provides a list of proposed amendments by CVGP page number. Adopted and Proposed diagrams, exhibits and tables are provided below.

Chapter 4 – Land Use Plan

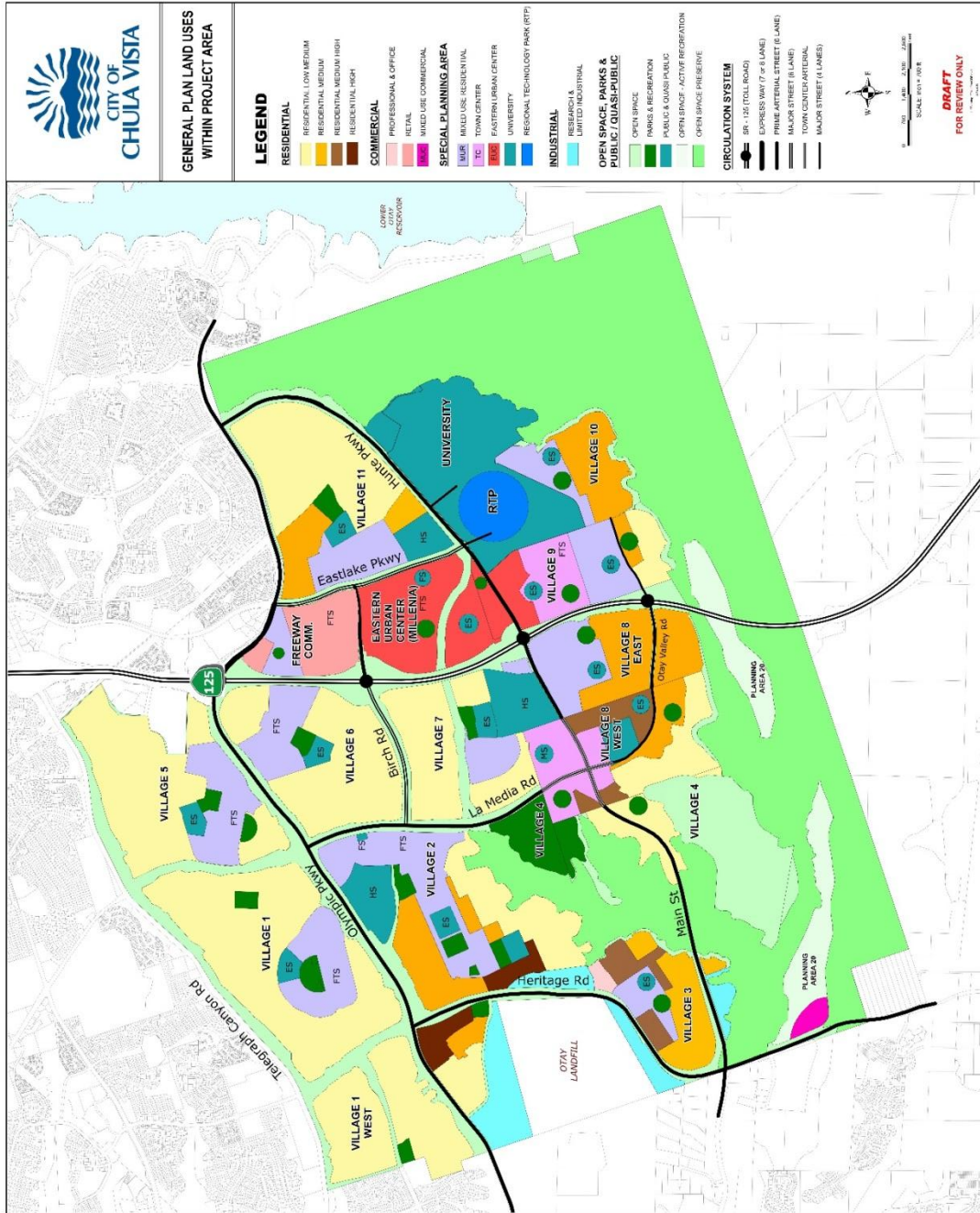
1. Page LUT-47, Figure 5: General Plan Land Use Diagram
Update the diagram to depict the following changes:
 - a. Convert a multi-family site designated Mixed Use Residential within the village core to a Professional & Office Commercial land use designation;
 - b. Convert a portion of the Mixed Use Commercial area within the village core to Mixed-Use to permit a mix of commercial and residential uses ;
 - c. Convert a portion of the area designated Mixed Use Commercial within the village core to Professional & Office ;

- d. Convert the area designated Residential Low Medium to Residential Medium High and Residential Medium; and
 - e. Modify the boundaries of the area designated Residential Medium and designate a portion of the residential area Residential Medium High.
2. Page LUT-57, Table 5-5: Chula Vista Projected Population in 2030
Update the table to reflect the revised population projected within the “East (incorporated area)” resulting from the changes to the residential land uses (i.e. single family vs. multi-family).
 3. Page LUT-59, Table 5-6: General Plan Land Use Distribution in 2030 (Acres)
Update the land use designations within the “East Chula Vista Subareas” to reflect the proposed Village 3 land use distribution.
 4. Page LUT-60, Table 5-7: General Plan Land Use in 2030
Update dwelling units within the Low Medium, Medium and Medium High General Plan Land Use Designations, Update the acreage within the Professional & Admin., Mixed Use Residential, Mixed Use Commercial, Limited Industrial and Open Space to reflect the proposed Village 3 Project.
 5. Page LUT-253, Figure 5-43: Otay Ranch Subarea – Western District
Update the diagram to reflect the proposed General Plan Land Use Designations within Village 3.

ADOPTED - GENERAL PLAN LAND USE DIAGRAM, FIGURE 5-12 (PAGE LUT-47)



PROPOSED - GENERAL PLAN LAND USE DIAGRAM, FIGURE 5-12 (PAGE LUT-47)



**LAND USE AND TRANSPORTATION ELEMENT
CHAPTER 5**

University Study Area

The University Study Area is applied to four focus areas that are located on the site of the future university and surrounding properties in the East Area Plan, and includes the University Campus; University Village; the Regional Technology Park; and the Eastern Urban Center. The purpose of the University Study Area is to develop a coordinated strategy to address the important relationships between the Focus Areas and the need for coordinated development to enhance the economic and community success and vitality of the District. This Study Area is further described in LUT Section 10.5.4

4.10 Projected Population and Projected Land Use

4.10.1 Projected Population

At build-out in 2030, the overall Chula Vista Planning Area will accommodate a population of approximately 401,544, an increase of about 80% percent over the 2004 estimated population of 222,300. The Planning Area also includes lands outside the City's 2004 corporate boundary. This reflects an overall annual growth rate of about 2.7 percent over the next 26 years. The City's annual growth rate over the past 30 years was about 4.6 percent, not including the annexation of the inhabited Montgomery community in 1985, which included approximately 26,000 residents. Table 5.5, Chula Vista Projected Population in 2030, below, shows the current estimated and projected populations for Chula Vista by Planning Area. Additional historic population growth information can be found in Chapter 3, Section 3.1, Chula Vista in Perspective.

**TABLE 5-5
CHULA VISTA PROJECTED POPULATION IN 2030**

Planning Area	Year 2004*	Year 2030**
Bayfront	0	4,860
Southwest	53,560	72,401
Northwest	56,930	89,090
East (incorporated area)	98,710	209,256
East (unincorporated area)***	13,100	25,937
TOTAL	222,300	401,544

* Source: Year 2004 population estimate derived from State DOF Jan. 1, 2004 estimate for the City of Chula Vista and 2000 Census for unincorporated area.
 ** Year 2030 population estimate derived using year 2010 Census and State DOF factors Jan. 1, 2013 estimate for the City of Chula Vista.
 *** "East (unincorporated area)" includes the Sweetwater and East Otay Ranch Planning Subareas, with most of the growth occurring in the East Otay Ranch Planning Subarea.

**TABLE 5-5
CHULA VISTA PROJECTED POPULATION IN 2030**

Planning Area	Year 2004*	Year 2030**
Bayfront	0	4,860
Southwest	53,560	72,401
Northwest	56,930	89,090
East (incorporated area)	98,710	209,256 209,557
East (unincorporated area)***	13,100	25,937
TOTAL	222,300	401,544 401,845

- * Source: Year 2004 population estimate derived from State DOF Jan. 1, 2004 estimate for the City of Chula Vista and 2000 Census for unincorporated area.
- ** Year 2030 population estimate derived using year 2010 Census and State DOF factors Jan. 1, 2013 estimate for the City of Chula Vista.
- *** "East (unincorporated area)" includes the Sweetwater and East Otay Ranch Planning Subareas, with most of the growth occurring in the East Otay Ranch Planning Subarea.

PROPOSED - CHULA VISTA PROJECTED POPULATION IN 2030
TABLE 5-5, (PAGE LUT-57)

LAND USE AND TRANSPORTATION ELEMENT
CHAPTER 5

TABLE 5-6
GENERAL PLAN LAND USE DISTRIBUTION IN 2030 (ACREAGES)

General Plan Land Use Designation	Total General Plan Area	Bay-front	North-west	South-west	East		
					East Chula Vista Subareas	Unincorp. Sweet-water Subarea	Unincorp. Otay Ranch Subarea
RESIDENTIAL							
Low	6,977		64		1,560	2,453 ¹	2,900
Low Medium	8,021		1,354	1,401	4,748	307	211
Medium	1,610		187	288	1,031	32	72
Medium High	640		143	113	287		97
High	525		124	253	148		
Urban Core	84		84				
Bayfront High	14	14					
COMMERCIAL							
Retail	826		115	202	477	32	
Visitor	143	130	11	2			
Professional & Admin.	157	18	61	7	59	12	
MIXED USE							
Mixed Use Residential	939		174	98	617		50
Mixed Use Commercial	146	25	37	58	26		
Mixed Use Transit Focus Area	122		83	39			
INDUSTRIAL							
Limited Industrial	1,875	62	116	384	1,097		216
Regional Technology Park	85				85		
General Industrial	175	175					
PUBLIC, QUASI PUBLIC AND OPEN SPACE							
Public/Quasi-Public	2,901	55	225	321	1,880	381	39
Parks and Recreation	978	74	73	106	606	88	31
Open Space	7,314	100	215	617	3,587	1,101	1,694
Open Space Preserve	16,926	362	18	97	4,582	1,997	9,870
Open Space – Active Recreation	375	8	44		323		
Water	2,672	1,498				9	1,165
SPECIAL PLANNING AREA							
Eastern Urban Center	266				266		
Resort	230						230
Town Center	85				85		
OTHER²							
	4,606	99	866	829	2,343	408	61
TOTAL ACRES	58,692	2,620	3,994	4,815	23,807	6,820	16,636

1-The unincorporated portion of the Northwest Planning Area (87 acres of Residential Low) is included in the Unincorporated Sweetwater Subarea column only.
2-Streets, freeways, utility right-of-ways

ADOPTED – GENERAL PLAN LAND USE DISTRIBUTION IN 2030 (ACRES)
TABLE 5-6, (PAGE LUT-59)

**TABLE 5-6
GENERAL PLAN LAND USE DISTRIBUTION IN 2030 (ACREAGES)**

General Plan Land Use Designation	Total General Plan Area	Bay-front	North-west	South-west	East		
					East Chula Vista Subareas	Unincorp. Sweet-water Subarea	Unincorp. Otay Ranch Subarea
RESIDENTIAL							
Low	6,977		64		1,560	2,453 ¹	2,900
Low Medium	8,021 8,010		1,354	1,401	4,748 4,737	307	211
Medium	1,610 1,604		187	288	1,031 1,025	32	72
Medium High	640 665		143	113	287 312		97
High	525		124	253	148		
Urban Core	84		84				
Bayfront High	14	14					
COMMERCIAL							
Retail	826		115	202	477	32	
Visitor	143	130	11	2			
Professional & Admin.	157 165	18	61	7	59 67	12	
MIXED USE							
Mixed Use Residential	939 933		174	98	617 611		50
Mixed Use Commercial	146 135	25	37	58	26 15		
Mixed Use Transit Focus Area	122		83	39			
INDUSTRIAL							
Limited Industrial	1,875 1,876	62	116	384	1,097 1,098		216
Regional Technology Park	85				85		
General Industrial	175	175					
PUBLIC, QUASI PUBLIC AND OPEN SPACE							
Public/Quasi-Public	2,901	55	225	321	1,880	381	39
Parks and Recreation	978	74	73	106	606	88	31
Open Space	7,314	100	215	617	3,587	1,101	1,694
Open Space Preserve	16,926	362	18	97	4,582	1,997	9,870
Open Space – Active Recreation	375	8	44		323		
Water	2,672	1,498				9	1,165
SPECIAL PLANNING AREA							
Eastern Urban Center	266				266		
Resort	230						230
Town Center	85				85		
OTHER²	4,606	99	866	829	2,343	408	61
TOTAL ACRES	58,692	2,620	3,994	4,815	23,807	6,820	16,636

1-The unincorporated portion of the Northwest Planning Area (87 acres of Residential Low) is included in the Unincorporated Sweetwater Subarea column only.
2-Streets, freeways, utility right-of-ways

PROPOSED – GENERAL PLAN LAND USE DISTRIBUTION IN 2030 (ACRES)
TABLE 5-6, (PAGE LUT-59)



LAND USE AND TRANSPORTATION ELEMENT
CHAPTER 5

**TABLE 5-7
GENERAL PLAN LAND USE IN 2030**

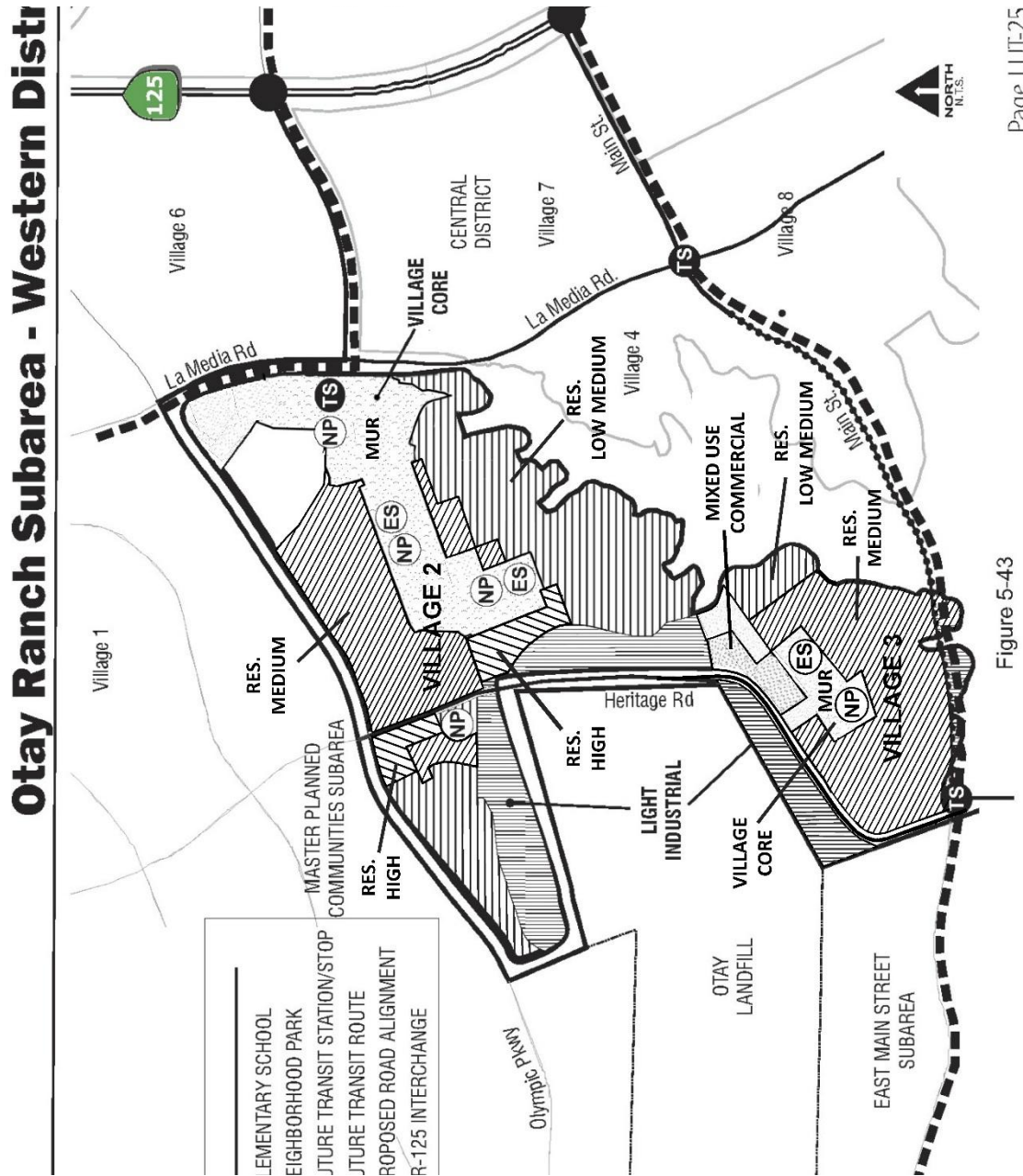
General Plan Land Use Designation	2030 Acres	2030 Dwelling Units
RESIDENTIAL		
Low	6,977	8,232
Low Medium	8,021	41,337
Medium	1,610	16,230
Medium High	640	9,875
High	525	15,382
Urban Core	84	3,830
Bayfront High	14	1,500
COMMERCIAL		
Retail	826	
Visitor	143	
Professional & Admin.	157	
MIXED USE		
Mixed Use Residential	939	17,956
Mixed Use Commercial	146	
Mixed Use Transit Focus Area	122	3,782
INDUSTRIAL		
Limited Industrial	1,875	
Regional Technology Park	85	
General Industrial	175	
PUBLIC, QUASI PUBLIC AND OPEN SPACE		
Public/Quasi-Public	2,901	
Parks and Recreation	978	
Open Space	7,314	
Open Space Preserve	16,926	
Open Space – Active Recreation	375	
Water	2,672	
SPECIAL PLANNING AREA		
Eastern Urban Center	266	4,905
Resort	230	
Town Center	85	1,929
OTHER*	4,606	
TOTAL ACRES	58,692	124,958

* Streets, freeways, utility right-of-ways

**TABLE 5-7
GENERAL PLAN LAND USE IN 2030**

General Plan Land Use Designation	2030 Acres	2030 Dwelling Units
RESIDENTIAL		
Low	6,977	8,232
Low Medium	8,021 8,010	41,337 41,286
Medium	1,610 1,604	16,230 16,159
Medium High	640 665	9,875 10,314
High	525	15,382
Urban Core	84	3,830
<u>Bayfront High</u>	14	1,500
COMMERCIAL		
Retail	826	
Visitor	143	
Professional & Admin.	157 165	
MIXED USE		
Mixed Use Residential	939 933	17,956 17,639
Mixed Use Commercial	146 135	
Mixed Use Transit Focus Area	122	3,782
INDUSTRIAL		
Limited Industrial	1,875 1,876	
Regional Technology Park	85	
General Industrial	175	
PUBLIC, QUASI PUBLIC AND OPEN SPACE		
Public/Quasi-Public	2,901	
Parks and Recreation	978	
Open Space	7,314	
Open Space Preserve	16,926	
Open Space – Active Recreation	375	
Water	2,672	
SPECIAL PLANNING AREA		
Eastern Urban Center	266	4,905
Resort	230	
Town Center	85	1,929
OTHER*		
	4,606	
TOTAL ACRES	58,692	124,958

* Streets, freeways, utility right-of-ways



ADOPTED – OTAY RANCH SUBAREA – WESTERN DISTRICT
 FIGURE 5-43, PAGE LUT-253

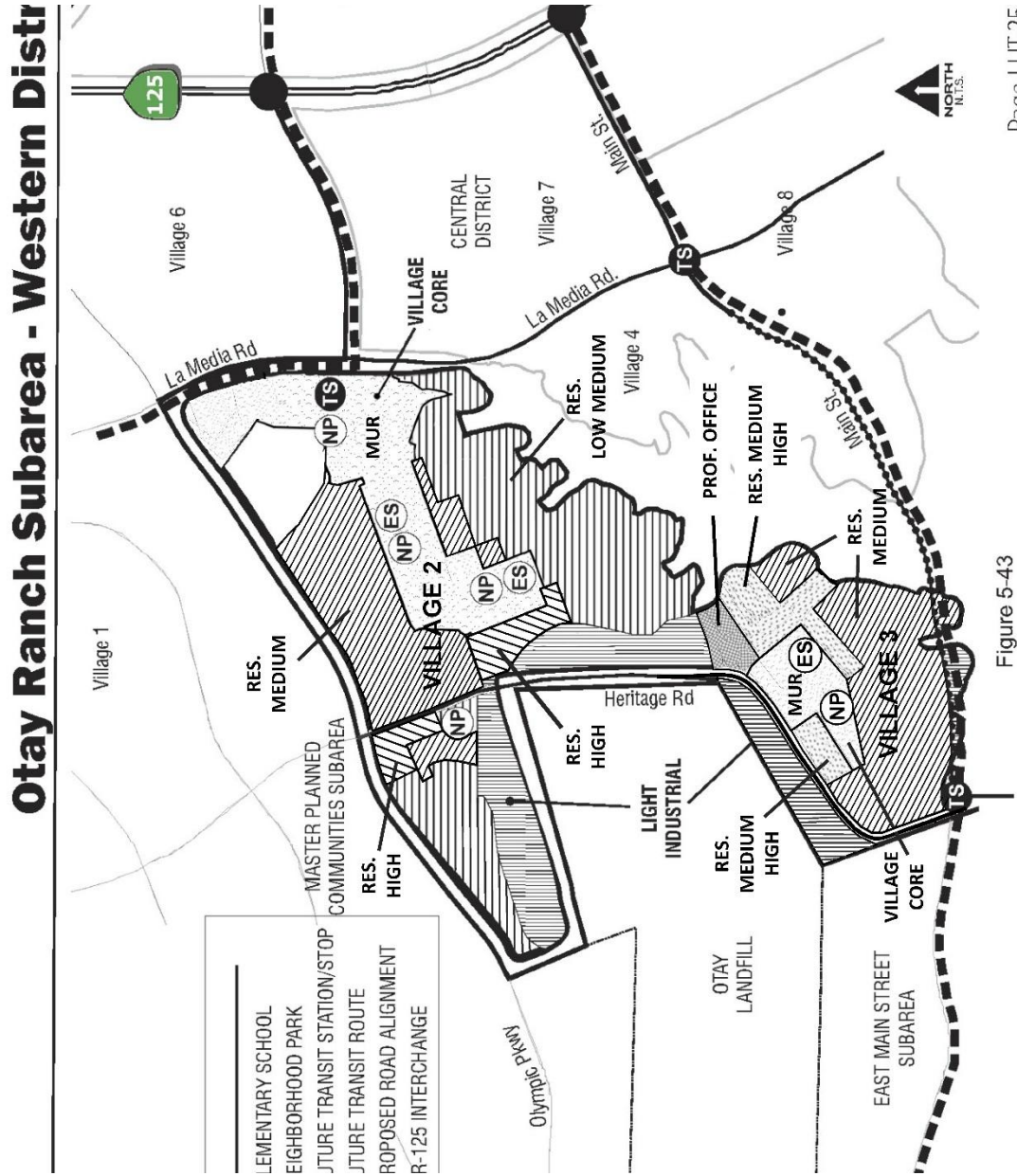


Figure 5-43

PROPOSED – OTAY RANCH SUBAREA – WESTERN DISTRICT
 FIGURE 5-43, PAGE LUT-253

Attachment A
Updated Village 3 Fiscal Impact Analysis

