

November 4, 2014

Honorable Mayor Cox and City Council
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

RE: Otay Ranch Village 2 Comprehensive SPA Amendment and Development Agreement

Dear Honorable Mayor and City Council,

Sunroad Enterprises, the parent company for Toyota Chula Vista, supports approval of the subject project. We are very pleased to see that a mechanism has been devised that will result in the construction of Heritage Road to Main Street by early 2017.

While approval of the Baldwin & Sons Village 2 project proposes to extend two lanes of Heritage Road to Main Street, it does not remove future economic uncertainty and Sunroad is concerned that construction of Heritage to four lanes may never happen and we therefore request that your action today include a condition that Baldwin & Sons construct Heritage Road as a four lane road to Main Street.

We understand that this condition may be acceptable to Baldwin & Sons if the City agrees to establish a reimbursement agreement that will assure timely reimbursement of the portion of costs that are appropriately the responsibility of other land developers in the area.

The construction of Heritage Road connecting Olympic Parkway to Main Street has been a priority project for Sunroad and the other car dealers on Main Street for many years. When we first proposed to bring a Toyota dealership to Chula Vista in 2003 we were assured that Heritage Road would be built to Main Street by 2006, then it was 2008, and then during the Great Recession it became 'whenever the housing market recovers'.

Early construction of Heritage Road provides substantial public benefit to the City from both economic and circulation perspectives. The businesses in the Main Street corridor will be more accessible to a broader community, contributing to the City's tax base. Residents will have alternative commute choices, reducing existing congestion on Heritage Road and Olympic Parkway in the vicinity of I-805.

For these reasons, we recommend the City Council approve this project with the condition that Baldwin & Sons build Heritage Road to four lanes and with the City's agreement to establish a reimbursement agreement.

Sincerely,



Uri Feldman
President