

Chula Vista City Council

Otay River Business Park Specific Plan & Tentative Map

MPA15-0022 & PCS15-0007

March 6, 2018

DEVELOPMENT SERVICES DEPARTMENT





Otay River Business Park Site
Existing Conditions



Existing Land Use Designation and Zoning

General Plan: Limited Industrial w/floating Park Designator/open space

Zoning: Limited Industrial

Current Zoning does not allow commercial offices or retail uses



Map of Planning Areas

OTAY RIVER BUSINESS PARK



SCHEMATIC PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SYMBOL	BOTANICAL NAME	COMMON NAME
PROJECT STREETScape & FRONTAGE LANDSCAPE					
STREET TREES AND FLOWERING GROUND PLANTS ADVANCED IN MATURE PLANTING TO FURROW PARKWAYS AND PROVIDE SEPARATION OF PEDESTRIAN AND VEHICULAR WAYS.					
TREES	MINIMUM SIZE 24" DBH		TREES	MINIMUM SIZE 18" GALLON WITH DBH 8" GALLON PLANTING IN GROUPS OF 2 TO 6	
SHRUBS AND GROUND COVERS	MINIMUM SIZE 24" DBH		SHRUBS	MINIMUM SIZE 1 GALLON PLANTED IN INFORMAL GROUPS OF 3 TO 8 AND DBHS OF 1/2 TO 3/4"	
PROJECT ENTRY LANDSCAPE					
DESIGNIC PLANTING TO SUPPORT ORCHARD FARM ENTRY BADGING, WELCOME TREES AND ORNAMENTAL SPECIES PLANTING NEW CROPS.					
TREES	MINIMUM SIZE 24" DBH		TREES	MINIMUM SIZE 18" GALLON	
SHRUBS	MINIMUM SIZE 24" DBH		SHRUBS	MINIMUM SIZE 1 GALLON PLANTING IN GROUPS OF 3 TO 6	
MAIN STREET LANDSCAPE					
TREES AND LANDSCAPE TREATMENTS SHALL SUPPORT THE CHULA VISTA MAIN STREET MASTER PLAN.					
TREES	MINIMUM SIZE 24" DBH		TREES	MINIMUM SIZE 1 GALLON INFUSED & GROUNDCOVER PLANTED IN RANDOM PATTERNING	
SHRUBS	MINIMUM SIZE 1 & 8" GALLON		SHRUBS	MINIMUM SIZE 1 GALLON INFUSED & GROUNDCOVER PLANTED IN RANDOM PATTERNING	
BIORETENTION LANDSCAPE					
CONTAINS STOCK SHRUBS AND GROUND COVERS FOR LANDSCAPE TREATMENT OF STORM WATER SHIP BIO-BARRIERS & SWALES.					
SHRUBS & GROUND PLANTS	MINIMUM SIZE 18" TO 1 GALLON		SHRUBS & GROUND PLANTS	MINIMUM SIZE 1 GALLON INFUSED & GROUNDCOVER PLANTED IN RANDOM PATTERNING	
FLOODWAY & HABITAT LANDSCAPE					
TRANSITIONAL NATURE PLANTING WITH TEMPORARY IRRIGATION TO PROVIDE & IMPROVE GREENWAY BUFFERS.					
SHRUBS			SHRUBS		
SOUTHERN BOUNDARY MANUFACTURED SLOPES LANDSCAPE					
SLOPE INTERFACE TO THE OTAY RIVER ZONE. NATIVE TREES AND LANDSCAPE HYDROSED IN INFORMAL GROUPS.					
TREES			TREES		
SHRUBS			SHRUBS		
ORIENTAL SLOPE LANDSCAPE					
TREES, SHRUBS AND GROUNDCOVERS FOR SLOPE EROSION CONTROL, CONFORMING TO CITY STANDARDS.					
TREES			TREES		
SHRUBS			SHRUBS		
FUTURE PARK LANDSCAPE EDGE					
NATIVE LANDSCAPE SHALL BE PLANTED ON MANUFACTURED SLOPE BOUNDARY EDGE AND ITS ADE. PARKWAYS TO SUPPORT CITY VALLEY REGIONAL PARK DESIGN STANDARDS.					
TREES			TREES		
SHRUBS			SHRUBS		
PARK TRANSITION LANDSCAPE					
TRANSITIONAL NATURE PLANTING WITH TEMPORARY IRRIGATION TO PROVIDE & IMPROVE GREENWAY BUFFERS.					
SHRUBS			SHRUBS		



Consistency with General Plan

- SP has been prepared consistent with GP
- It is a regulatory tool that implements the GP Vision
- It provides the land use, dev standards and infrastructure to implement a high quality development
- This will improve and enhance the site and derive in significant benefits for the community



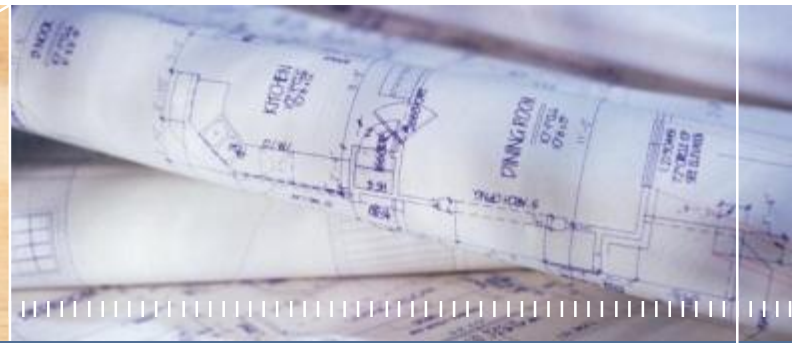
Environmental Review

Environmental review was conducted per CEQA

Initial Study resulted in MND

MND listed potential impacts to be mitigated

MMRP includes list of Mitigation Measures



Conclusion/Recommendation

SP and TM are consistent with the GP and Subdivision Manual
SP and TM will implement construction of Industrial Park
Industrial Park will improve site and neighborhood

Based on this and previous analysis:

Staff recommends that City Council
Approve the Resolution and
Place Ordinance on First Reading



Questions