

The background is an abstract composition of warm, textured brushstrokes in shades of yellow, orange, and red. The strokes are layered and directional, creating a sense of movement and depth. The overall effect is reminiscent of a watercolor or oil painting on a light-colored surface.

VILLAGE 8 WEST
SECTIONAL PLANNING AREA
AMENDMENT (MPA19-0011)

FEBRUARY 18, 2020

Otay Ranch Subarea - Central District

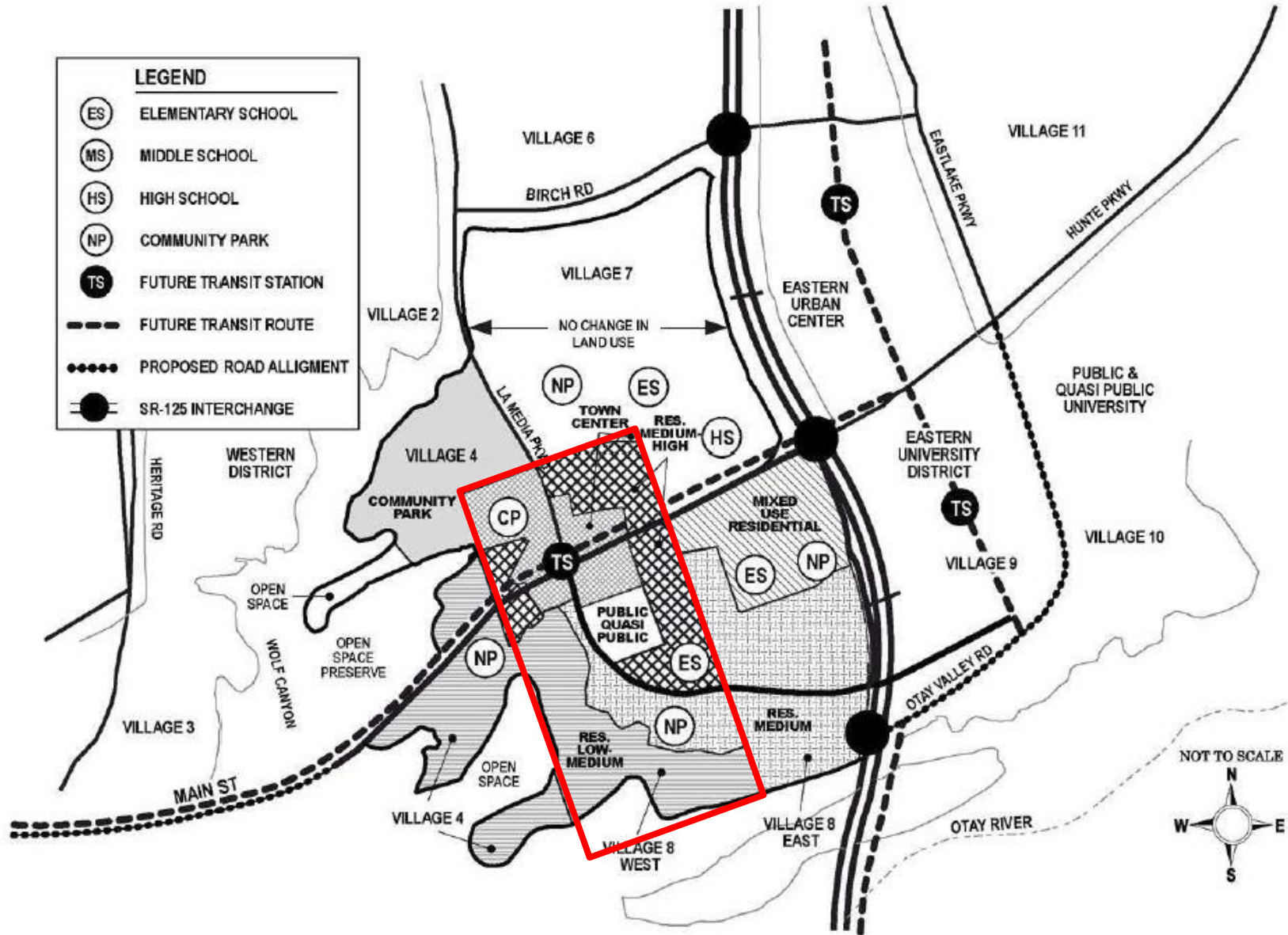


Figure 5-44



Village 7

La Media Road

Village 4

Village 8 East

Wolf Canyon

Village 8 West

SR-125

Otay Valley Quarry

Otay River Valley

SANTA CAROLINA RD

SANTA CHRISTINA AV

PATERNO DR

MAGNANIMA AV

LANON BLVD

MILLENNIA AV

TE
O
ES
TERA

ARD ROCK RD

**VILLAGE 8 WEST
GRADING PERMIT**



2013: Village 8 West

- 2,050 units
- 300,000 SF commercial/office
- Community Purpose Facility
- Open Space
- Community Park
- Town Square Park
- Neighborhood Park
- Middle School
- Elementary School

**VILLAGE 8 WEST
2013 SPA/TM/EIR**



Otay Ranch Village 8 West Sectional Planning Area Plan and Tentative Map Final Environmental Impact Report

CV EIR #10-03

SCH No. 2010062093

November 2013

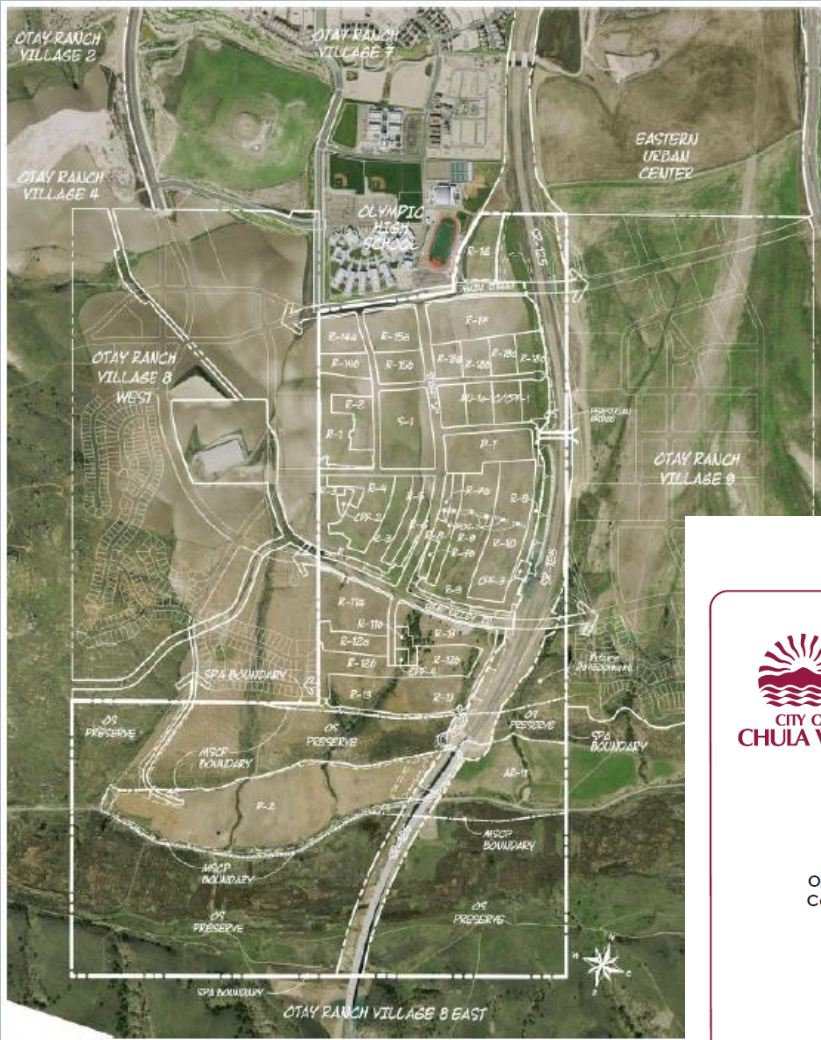


UNIVERSITY VILLAGES



Otay Ranch Village 8 East

Sectional Planning Area (SPA) Plan



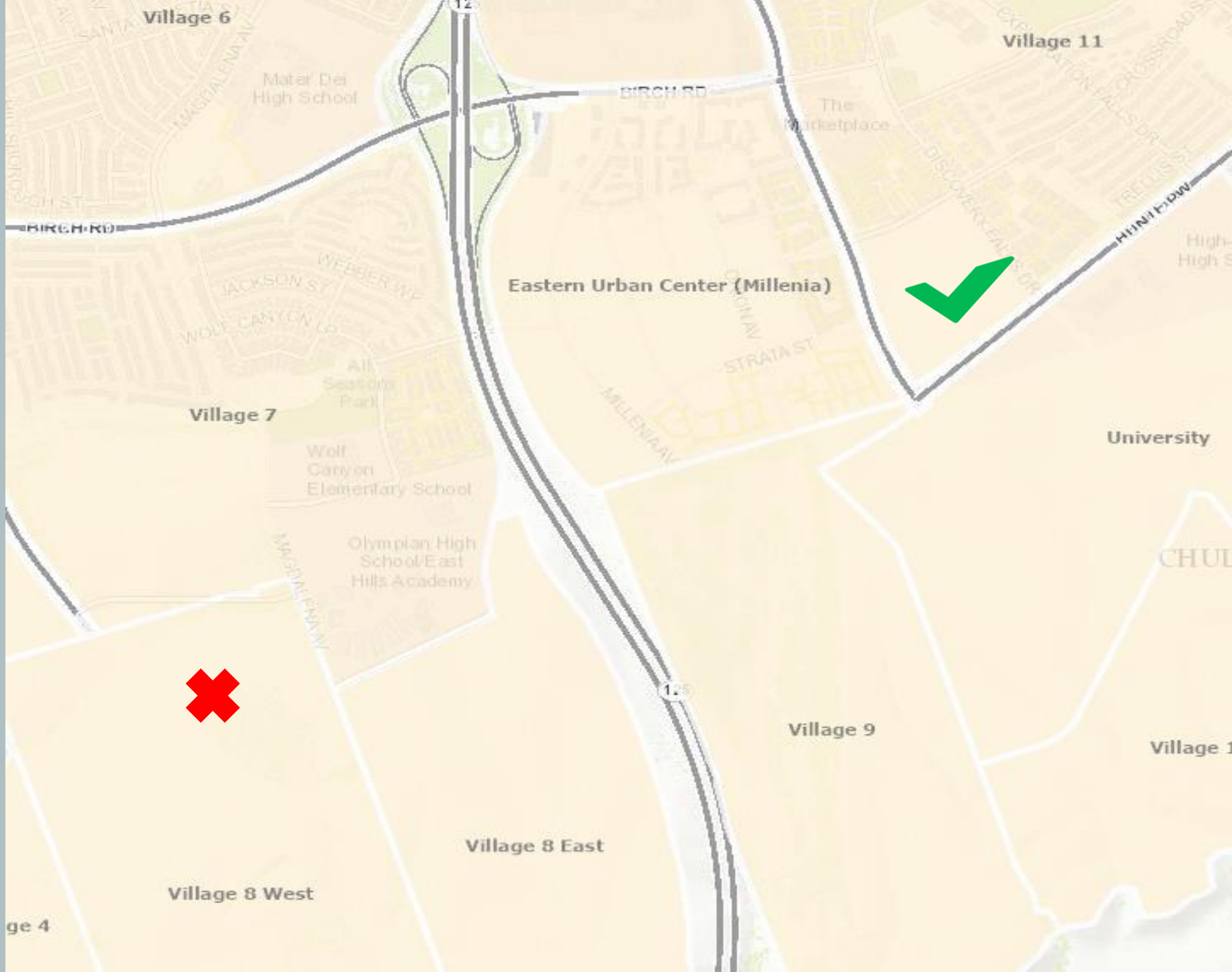
Otay Ranch University Villages Project
Comprehensive SPA Plan Amendment

Final Environmental Impact Report

SCH No. 2013071077
November 2014

276 Fourth Ave. • Chula Vista • California • 91910

VILLAGE 8 EAST
2014 SPA/TM/EIR



Village 6

Village 11

Eastern Urban Center (Millenia)

Village 7

University

Village 9

Village 8 East

Village 8 West

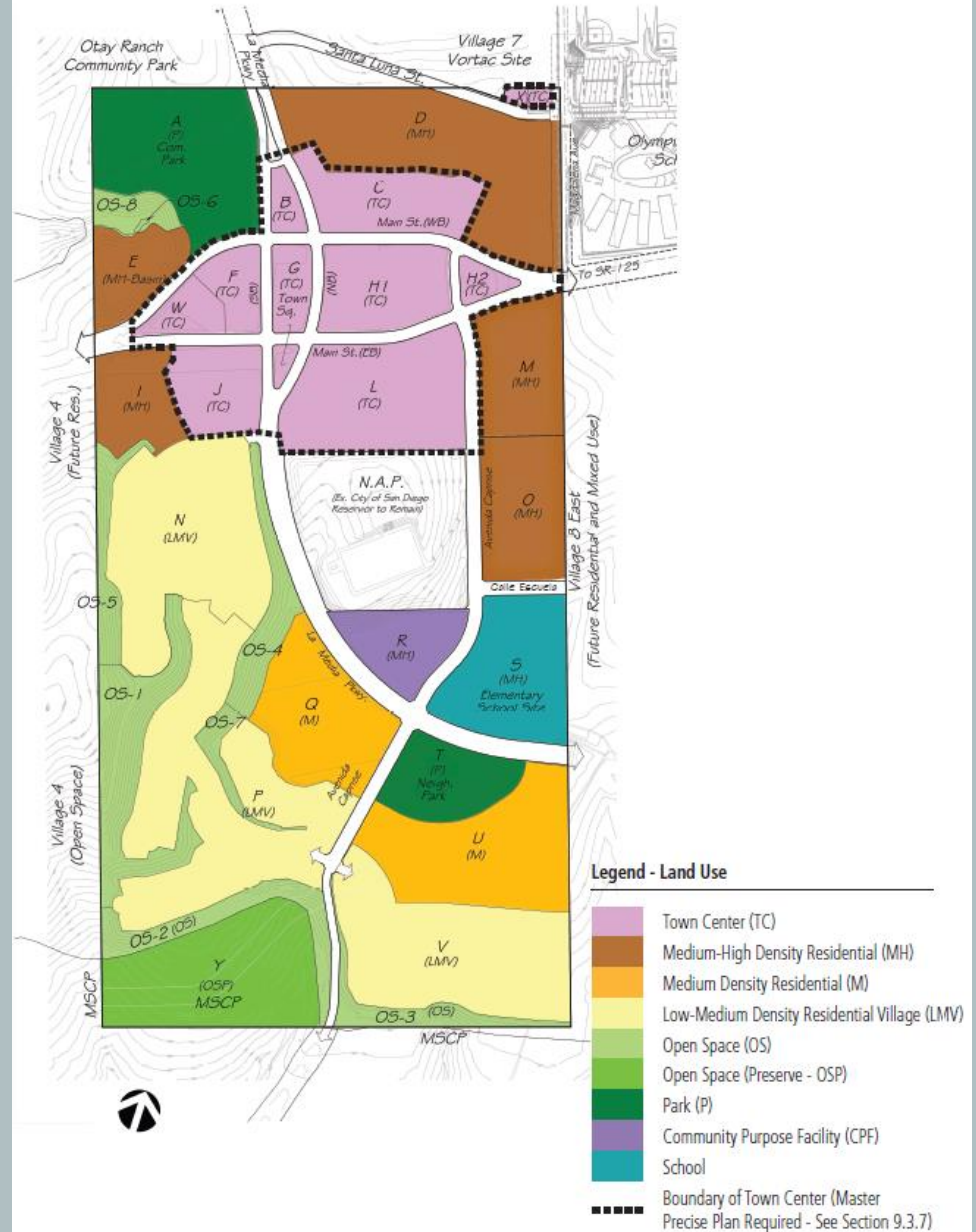
ge 4



SPA PLAN AMENDMENT

- Amend SPA
- New Map
- New Precise Plan

Site Utilization Plan



SPA PLAN AMENDMENT

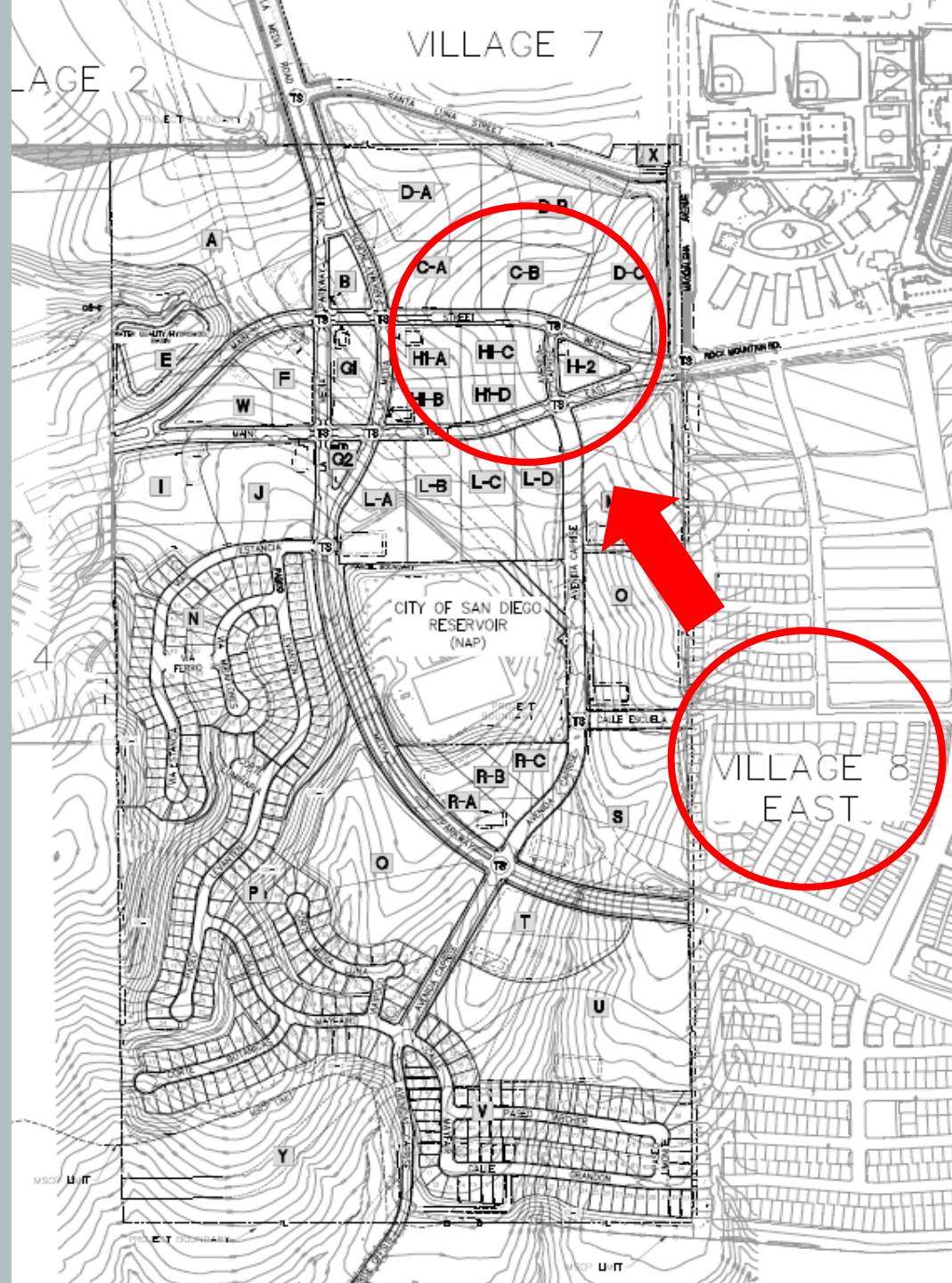
Table 2.1 - Site Utilization Summary

Commercial and Residential						Public, Quasi Public, and Other				
Town Center - 18-45 du/ac						Community Purpose Facility (CPF) ⁽⁴⁾				
Planning Area	Gross Acres	Transect ⁽¹⁾	Target Res. Units ⁽²⁾	Com'l Min. ^{(2) (3)}	Com'l Max ^{(2) (3)}	Planning Area	GDP Land Use	Gross Acres	Transect ⁽¹⁾	Description
B	1.2	T-4:TC	-	0	4	R-A – R-C	MH	5.5	SD: CPF	CPF
C ⁽⁶⁾	7.5	T-4:TC	180	0	36	Subtotal		5.5		
F	2.8	T-4:TC	175 ⁽⁶⁾	10	10	Potential School (S) Sites⁽⁵⁾				
W	2.3	T-4:TC	See ⁽⁷⁾	0	0	Planning Area	GDP Land Use	Gross Acres (Ac.)	Transect ⁽¹⁾	Description
H-1A – 1D	7.5	T-4:TC	225	20	75	S	MH	11.1	T-3: NC	Elementary
H-2	1.2	T-4:TC	0	0	12	Subtotal		11.1		
J	5.5	T-4:TC	199	0	18	Parks (P)				
L-A – L-D	14.0	T-4:TC	431	87	145	Planning Area	GDP Land Use	Gross Acres (Ac.)	Transect ⁽¹⁾	Classification
X	0.7	T-4:TC	0	0	0	A	P	15.1	SD: P	Community
Subtotal	42.7		1,210	117	300	G-1-2 ⁽⁸⁾	TC	2.8	SD: P	Town Square
Medium-High Density Residential - 11-18 du/ac						T	P	5.5	SD: P	Neighborhood
Planning Area	Gross Acres	Transect ⁽¹⁾	Target Res. Units ⁽²⁾	Com'l Min. ^{(2) (3)}	Com'l Max ^{(2) (3)}	Subtotal		23.4		
D ⁽⁹⁾	19.4	T-3:NC	234			Open Space (OS)				
E	5.1	T-3:NC	0	Basin		Planning Area	GDP Land Use	Gross Acres (Ac.)	Transect ⁽¹⁾	Classification
I	6.1	T-3:NC	84			Y	OSP	15.6	T-1: OSP	Preserve (MSCP)
M	8.3	T-3:NC	125			OS-1-8	OS	28.7	T-1: OS	Open Space
O	8.7	T-3:NC	120			Subtotal		44.3		
Subtotal	47.6		563			Other				
Medium Density Residential Attached/Detached - 6-11 du/ac						Planning Area	GDP Land Use	Gross Acres (Ac.)	Transect ⁽¹⁾	Description
Planning Area	Gross Acres	Transect ⁽¹⁾	Target Res. Units ⁽²⁾	Com'l Min. ^{(2) (3)}	Com'l Max ^{(2) (3)}	Right-of-Way	NA	34.8	N/A	Arterials
Q	11.1	T-2:NG	106			Subtotal		34.8		
U	15.6	T-2:NG	127			TOTAL				
Subtotal	26.7		233					119.1		
Low-Medium Density Residential Village - 3-6 du/ac						SPA Total Area: 300.7 Gross Acres⁽³⁾				
Planning Area	Gross Acres	Transect ⁽¹⁾	Target Res. Units ⁽²⁾	Com'l Min. ^{(2) (3)}	Com'l Max ^{(2) (3)}					
N	20.1	T-2:NE	117							
P	25.4	T-2:NE	115							
V	19.1	T-2:NE	96							
Subtotal	64.6		328							
TOTAL	181.6		2,334		300K⁽³⁾					

SPA PLAN AMENDMENT

Changes:

- Transfer Residential Units
- Rezone
- Eliminate Middle School Designation
- Redistribute Residential & Commercial/Office
- Maintain Local Parks
- Expand Water Quality Facilities
- Connect Amenities



A Range of Housing Types





A Range of
Housing Types

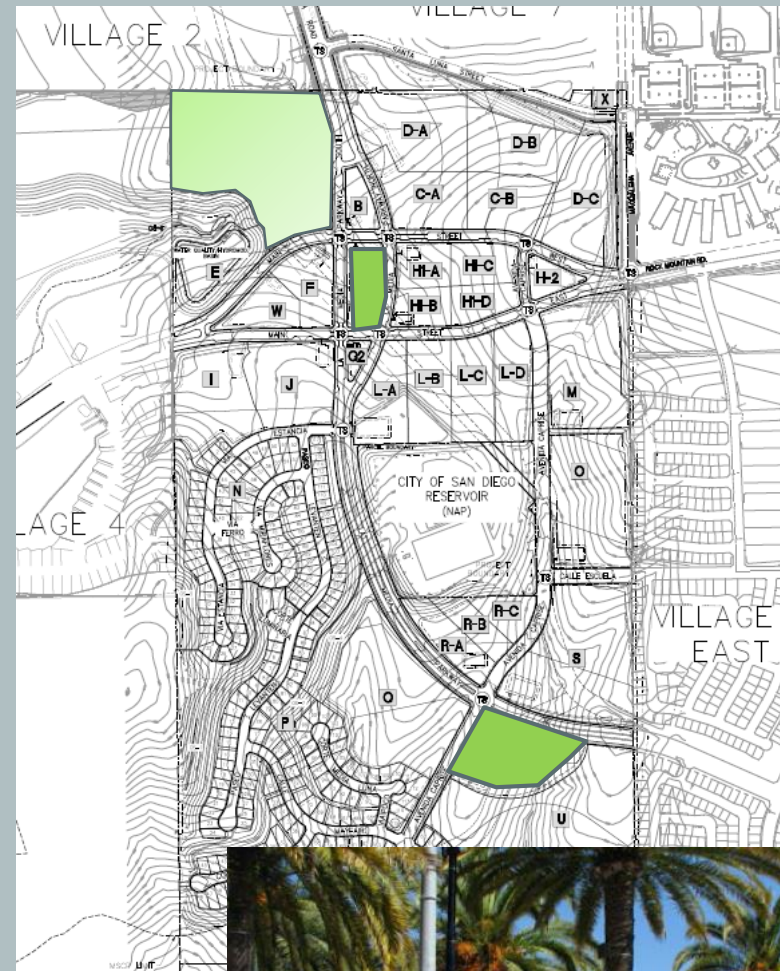
Changes:

- Rezone
- Eliminate Middle School Designation
- Transfer Residential Units
- Redistribute Residential & Commercial/Office
- **Expand Water Quality Facilities**
- Maintain Local Parks
- Connect Amenities



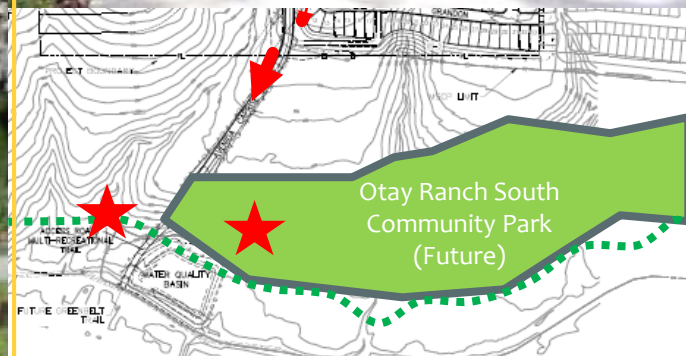
Changes:

- Rezone
- Eliminate Middle School Designation
- Transfer Residential Units
- Redistribute Residential & Commercial/Office
- Expand Water Quality Facilities
- **Maintain Local Parks**
- Connect Amenities



Changes:

- Rezone
- Eliminate Middle School Designation
- Transfer Residential Units
- Redistribute Residential & Commercial/Office
- Maintain Local Parks
- Expand Water Quality Facilities
- **Connect Amenities**



TENTATIVE MAP



**OTAY RANCH, VILLAGE 8 WEST LOT
SIZE/ LOT AREA TABLE**

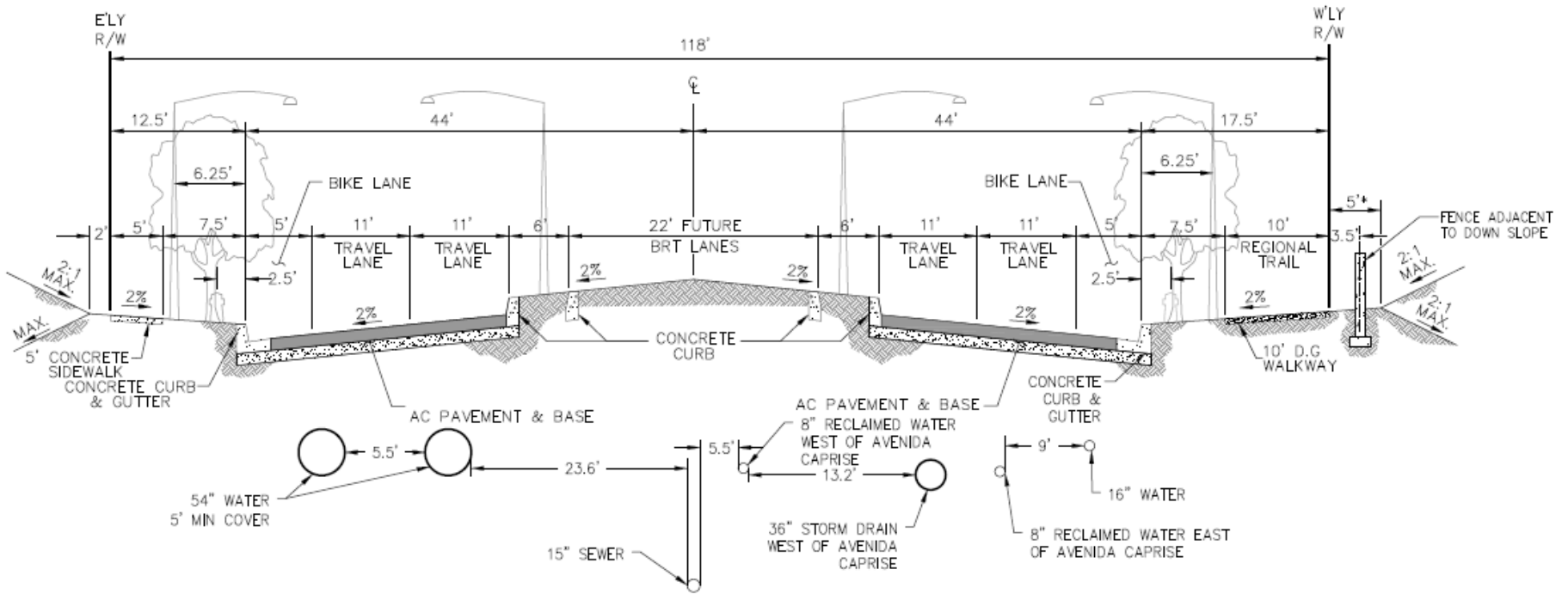
NEIGHBORHOOD/ LOT NO.	GROSS LOT AREA	LAND USE	NO. OF UNITS
B	1.2 AC	TC	0
C-A THROUGH C-B	7.5 AC	TC	180
F	2.8 AC	TC	175
W	2.3 AC	TC	
H1-A THROUGH H1-D	7.5 AC	TC	225
H-2	1.2 AC	TC	
J	5.5 AC	TC	199
L-A THROUGH L-D	14.0 AC	TC	431
X	0.7 AC	TC	
SUBTOTAL	42.7 AC		1210
D-A THROUGH D-C	19.4 AC	MH	234
E	5.1 AC	MH	0
I	6.1 AC	MH	84
M	8.3 AC	MH	125
O	8.7 AC	MH	120
SUBTOTAL	47.6 AC		563
Q	11.1 AC	M	106
U	15.6 AC	M	127
SUBTOTAL	26.7 AC		233
N	20.1 AC	LMV	117
P	25.4 AC	LMV	115
V	19.1 AC	LMV	96
SUBTOTAL	64.6 AC		328
A	15.1 AC	P	
G1	2.3 AC	P	
G2	0.5 AC	P	
T	5.5 AC	P	
SUBTOTAL	23.4 AC		
Y	15.6 AC	OSP	
OS-1	9.8 AC	OS	
OS-2	5.0 AC	OS	
OS-3	3.2 AC	OS	
OS-4	4.2 AC	OS	
OS-5	2.7 AC	OS	
OS-6	0.1 AC	OS	
OS-7	1.6 AC	OS	
OS-8	2.1 AC	OS	
SUBTOTAL	44.3 AC		
R-A THROUGH R-C	5.5 AC	CPF	
S	11.1 AC	SCHOOL	
RIGHT-OF-WAY	34.8 AC		
SUBTOTAL	51.4 AC		
TOTAL	300.7		2,334

EXISTING RESERVOIR (CSD) 19.2 AC NOT A PART

NOTES:

1. SEE VILLAGE 8 WEST SPA PLAN TABLE 2.1-SITE UTILIZATION SUMMARY FOR ADDITIONAL DETAILS.
2. ACREAGE DOES NOT INCLUDE OFF-SITE INFRASTRUCTURE.

TENTATIVE MAP



12' ADJACENT TO UPSLOPE BETWEEN VIA ESTANCIA AND LOT Q
10 TYPICAL SECTION -LA MEDIA PARKWAY



Gateway entrance into Town Center

Retail uses that engage and define the Town Square

Town Square, the heart of the Town Center with flexible community spaces, small retail uses and other recreational and social amenities

Buildings along the public street

High density residential uses

Potential Fire Station Site

Parking behind or to the side of buildings

EXHIBIT 2-1: ILLUSTRATED CONCEPTUAL TOWN CENTER PLAN



MASTER PRECISE PLAN



Otay Ranch Village 8 West
Sectional Planning Area Plan
and Tentative Map
Final Environmental Impact Report

No new impacts

CV EIR #10-03

SCH No. 2010062093

November 2013

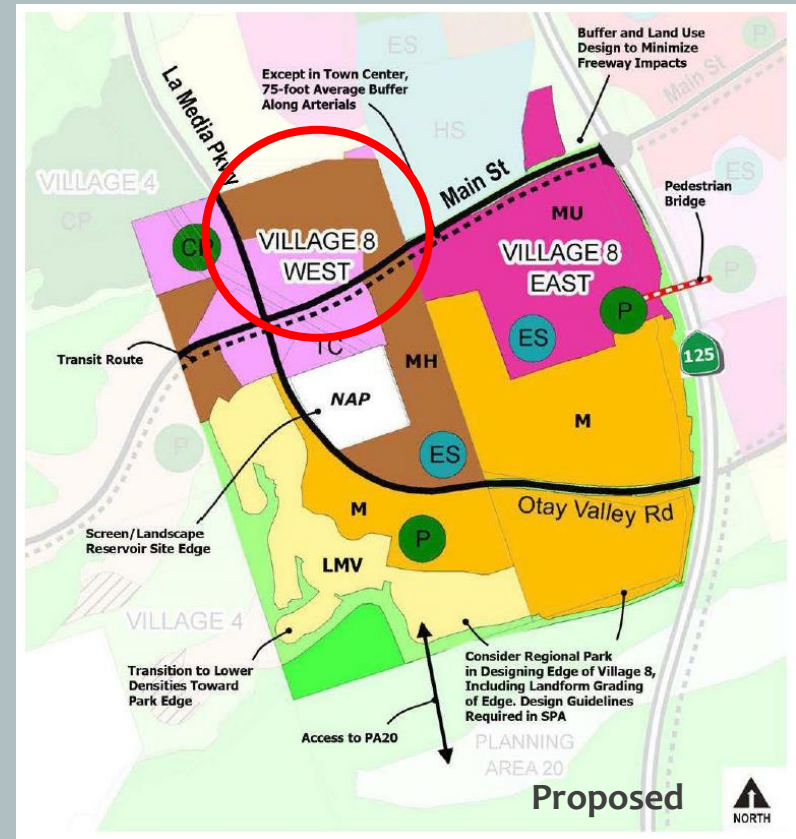
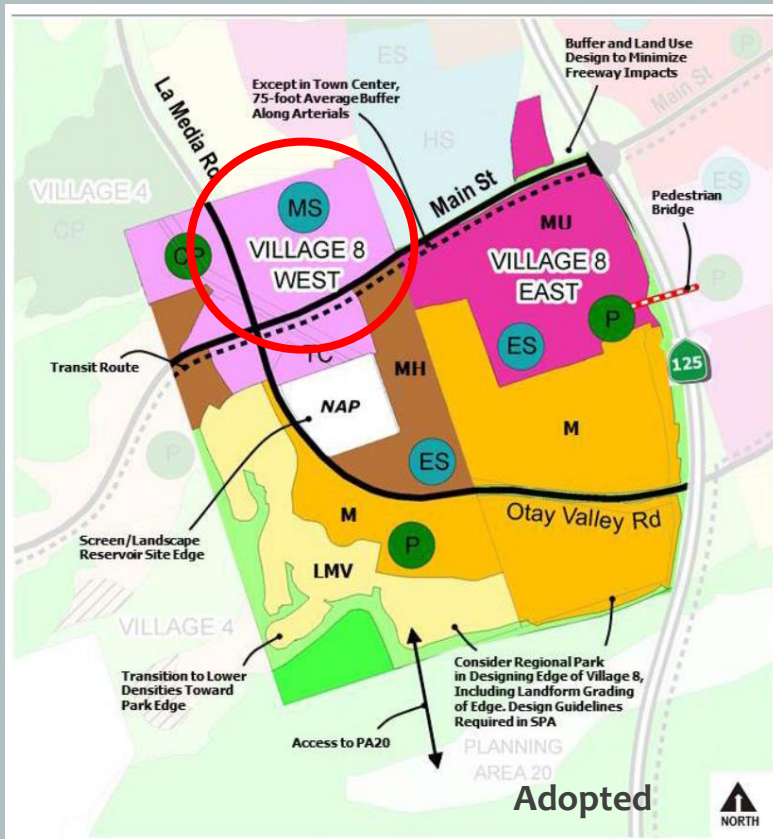
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ENVIRONMENTAL ADDENDUM



The Project requires:

- General Plan Amendment
- General Development Plan Amendment
- Amendments to the Village 8 East SPA and TM



The Project requires:

- **General Plan Amendment**
- General Development Plan Amendment
- Amendments to the Village 8 East SPA and TM



The Project includes:

- General Plan Amendment
- **General Development Plan Amendment**
- Amendments to the Village 8 East SPA and TM





Internal	10.7		
Total Circulation	29.6		
SR-125			
Lots 1-3	3.6		
SR-125 Circulation Total	3.6		
TOTAL	575.3	3,550	20.6

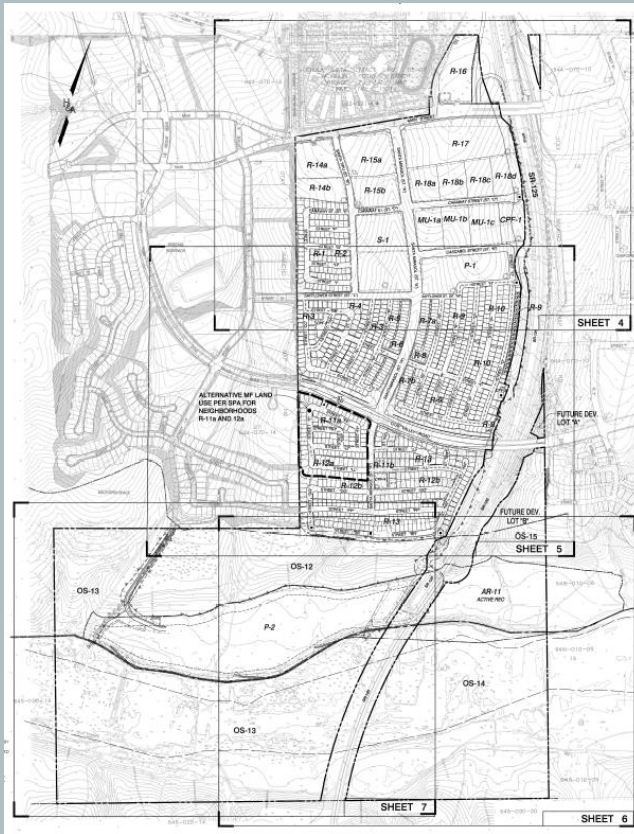
and R-10.
R-11a and R12a.

be used to satisfy all or a portion of the Common Useable Open
-2 or CPF-3 site.

Table 1
Village 8 East Site Utilization Table

The Project requires:

- General Plan Amendment
- General Development Plan Amendment
- **Amendments to the Village 8 East SPA and TM**

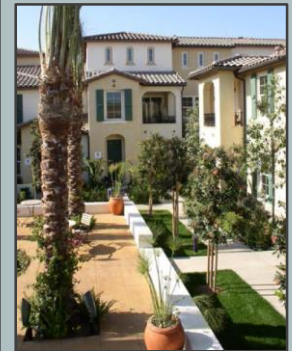


LOT SUMMARY TABLE

NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET LOT SIZE	GROSS NEIGH. ACREAGE
R-1	SF	76	4462	8.4
R-2	SF	34	4865	3.9
R-3	SF	80	4462	9.8
R-4	SF	52	4865	7.6
R-5	SF	23	34675	2.7
R-6	SF	25	34683	2.0
R-7a	SF	14	34683	1.2
R-7b	SF	11	34683	0.9
R-8	SF	33	34675	3.8
R-9 ^a	SF	159	4462	17.1
R-10 ^{aa}	SF	111	4865	13.5
★ R-11a ^{aa}	SF	74	4462	9.3
R-11b	SF	10	4462	1.3
★ R-12a	SF	29	4865	3.9
R-12b	SF	72	4865	10.6
R-13 ^{aa}	SF	140	4865	20.5
SF SUBTOTAL		943		117.1
NEIGHBORHOOD	LAND USE	DWELLING UNITS	TARGET DENSITY (DU/AC)	GROSS NEIGH. ACREAGE/ LOT SIZE
R-14a	MF	122	-	4.2
R-14b	MF	88	-	3.0
R-15a	MF	167	-	5.7
R-15b	MF	120	-	3.9
R-16	MF	26	-	6.2
R-17	MF	562	-	12.0
R-18a	MF	136	-	2.8
R-18b	MF	136	-	2.8
R-18c	MF	132	-	2.7
R-18d	MF	142	-	3.0
MF SUBTOTAL	MF	1,893	-	46.2
MU-1a	MU	166	-	3.0
MU-1b	MU	146	-	3.0
MU-1c	MU	148	-	3.4
MU SUBTOTAL	MU	440	-	9.5
P-1	PARK	-	-	7.3
PARK SUBTOTAL	PARK	-	-	7.3
P-2	COMMUNITY PARK	-	-	51.5
COMMUNITY PARK SUBTOTAL	COMMUNITY PARK	-	-	51.5
AR-11	ACTIVE REC	-	-	22.6
ACTIVE REC LOT SUBTOTAL	NAP	-	-	22.6
S-1	School	-	-	10.8
SCHOOL SUBTOTAL	School	-	-	10.8
External Streets (Main St. & OW Rd.)	Circulation	-	-	9.9
Internal Backbone Circulation* (St "A", "D" & "K", "L", "M", "N", & per cl "O")	Circulation	-	-	19.7
CIRCULATION SUBTOTAL				29.6
OVERALL TOTAL*		3,276		575.3

The Project requires:

- General Plan Amendment
- General Development Plan Amendment
- **Amendments to the Village 8 East SPA and TM**



CONCLUSION

RECOMMENDATION

That the City Council adopt:

Resolution A - Addendum to FEIR 10-03

Resolution B – Amendments to the Chula Vista General Plan and the Otay Ranch General Development Plan

Resolution C – Amendment to the Village 8 West SPA Plan

Ordinance D – Amendment to the Village 8 West Form Based Code/Zoning

Resolution E – New Tentative Subdivision Map (CVT 19-03)

Resolution F – New Master Precise Plan for Village 8 West Town Center

Resolution G – Amendment to the Village 8 East SPA Plan

Resolution H – Amendment to the Village 8 East Tentative Map (CVT 13-03)



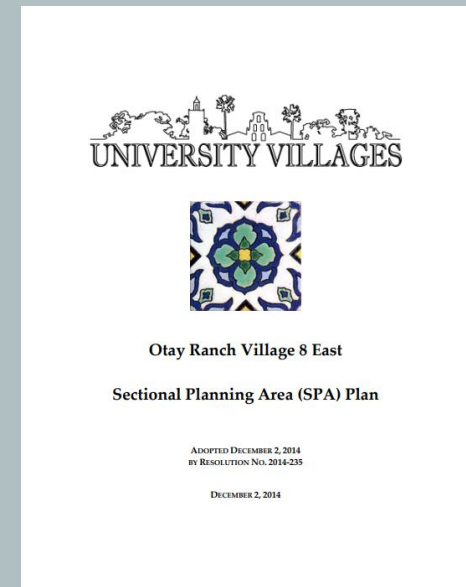
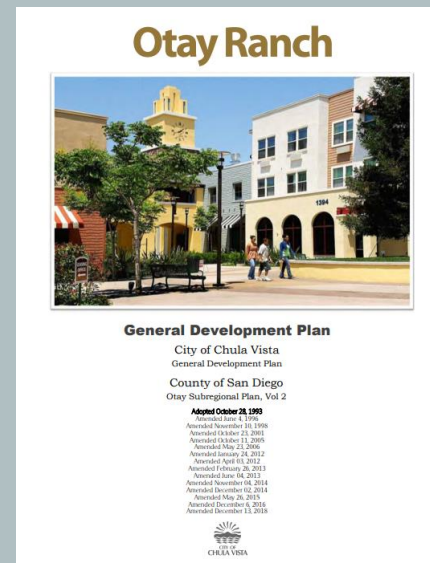
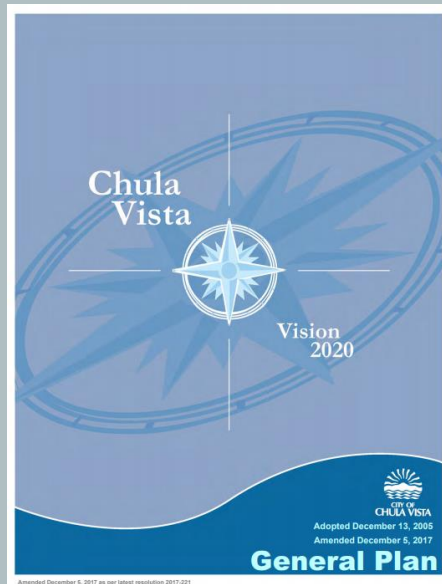
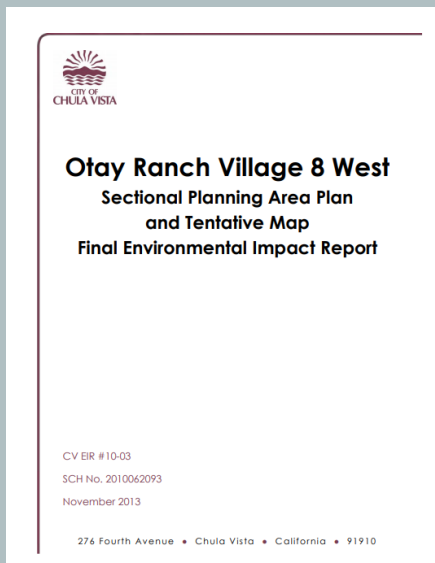
THANK YOU





The Project requires:

- Addendum to FEIR 10-03
- General Plan Amendment
- General Development Plan Amendment
- Amendments to the Village 8 East SPA and TM



RELATED CHANGES



EXHIBIT 3-1: MANDATORY ELEMENTS

Legend

- | | | | | | |
|---|-------------------|---|--|---|-----------------------|
|  | Town Square |  | Transitional Edge |  | Vehicular Driveway |
|  | Gateway Landmark |  | Plaza Street |  | Pedestrian Plaza |
|  | Internal Landmark |  | Regional Trail |  | Local Transit Stop |
|  | Town Square Edge |  | Village Pathway |  | Potential BRT Station |
|  | Prominent Edge |  | Pedestrian Connection into Planning Area | | |

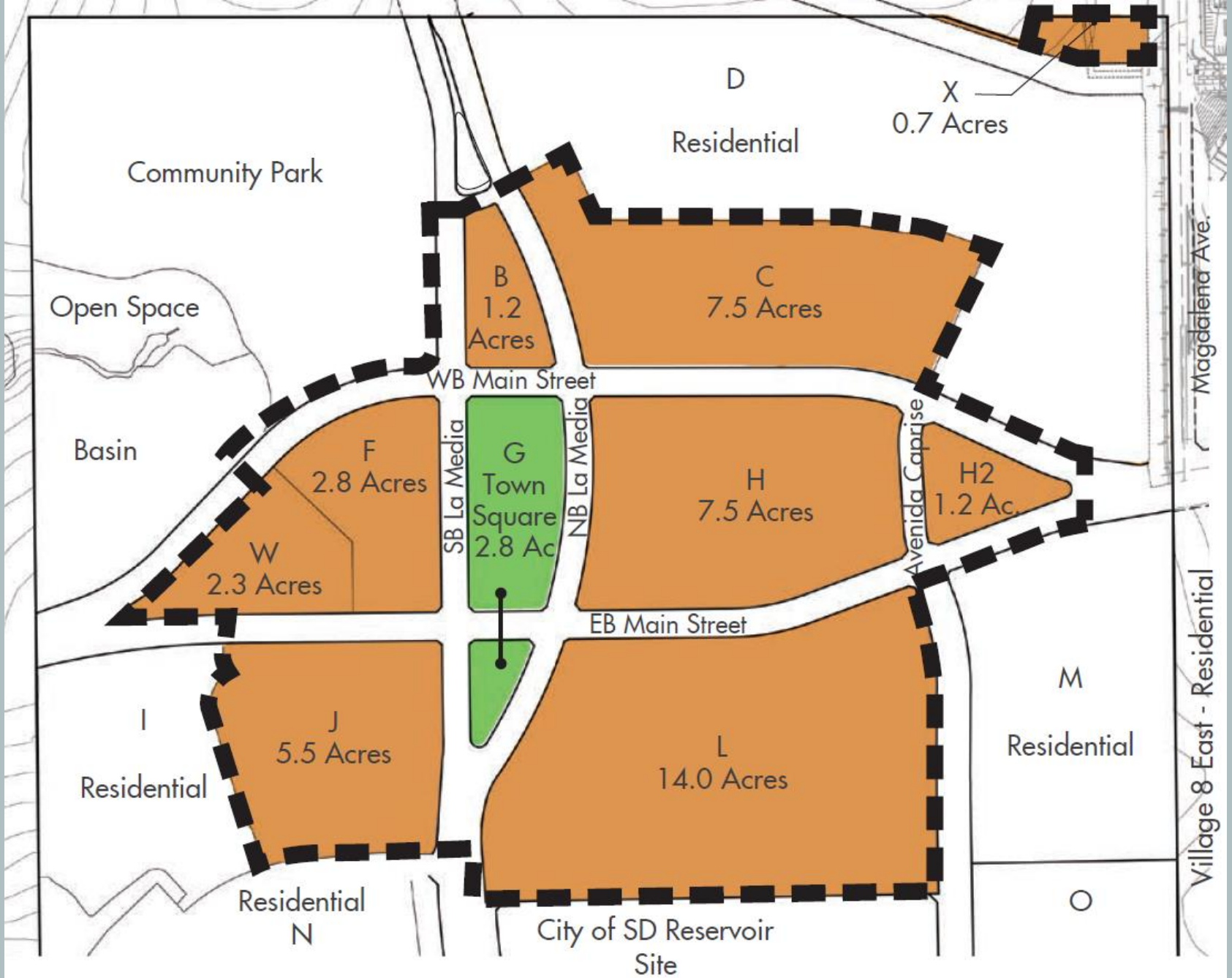


EXHIBIT 1-1: VILLAGE 8 WEST TOWN CENTER USES