



*Development Services
Department*

City Council

INTRODUCTION

Otay Ranch Village 2 GP/GDP/SPA Amendments, Tentative Subdivision Maps, and a Development Agreement

GPA 12-04
PCM 12-17/18
PCS 12-02/03/04/05
FSEIR 12-01

November 4, 2014



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Contemporary Planning Context

- **AB-32** Global Warming Solutions Act 2006
- **SB-375** Sustainable Communities and Climate Protection Act 2008
- **SB-743** Alternative to LOS for Evaluating Traffic Impacts
- **SANDAG SCS** Sustainable Communities Strategy

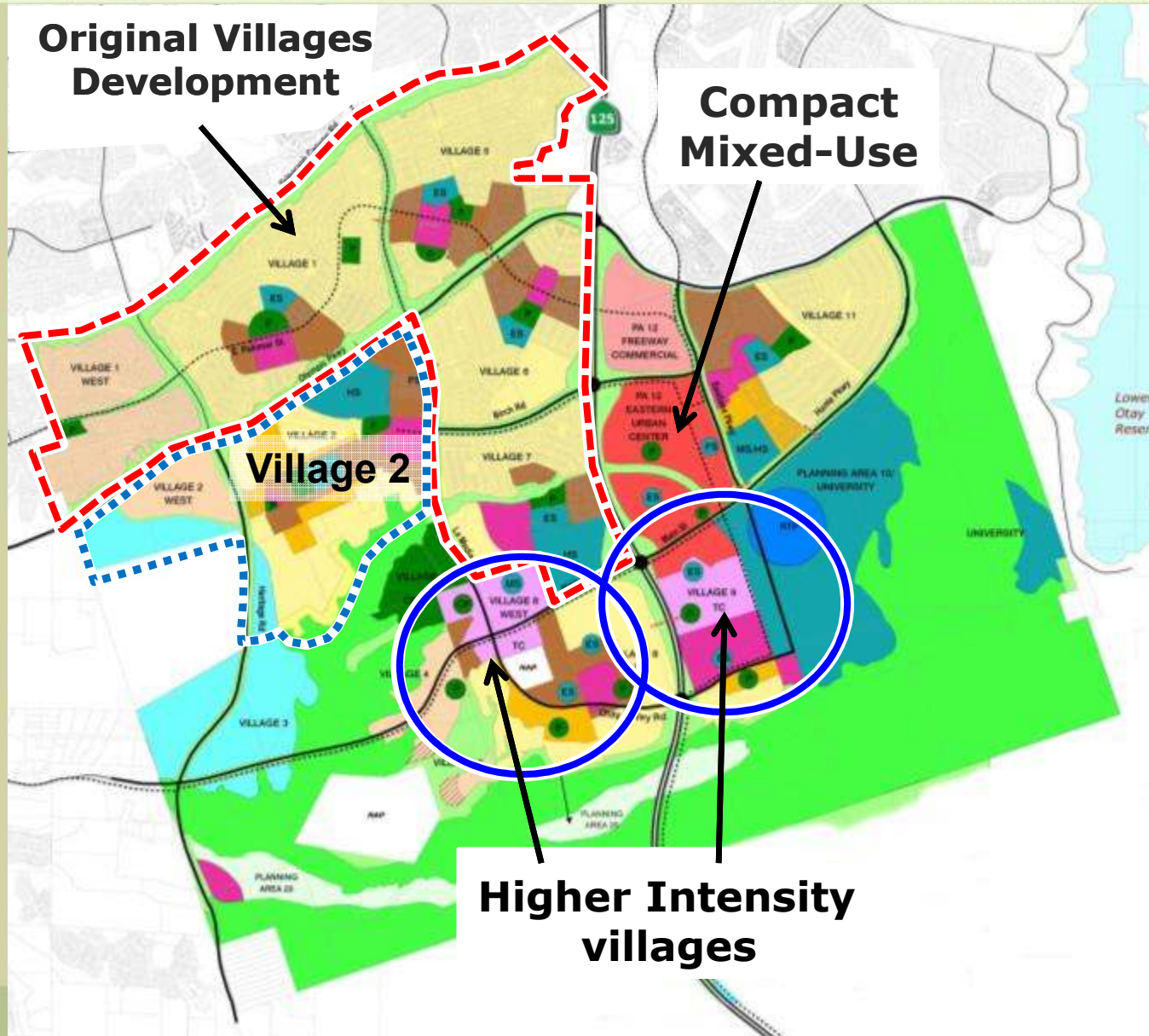


**Original Villages
Development**

**Compact
Mixed-Use**

Village 2

**Higher Intensity
villages**



Otay Ranch
GDP / SRP
Land Use Plan

As Amended
April 4, 2006
November 15, 2009
October 14, 2008
and May 05, 2005

Legend

- Residential**
 - Very Low Density Residential (VL)
 - Low Density Residential (L)
 - Low Medium Density Residential (LPM)
 - Low Medium Village Density Residential (LPMV)
 - Medium Density Residential (M)
 - Medium High Density Residential (MH)
- Special Planning Areas/ Commercial**
 - Primary Commercial (PC)
 - Mixed Use (MUS)
 - Town Center (TC)
 - Eastern Urban Center (EUC)
 - University
 - Regional Technology Park (RTP)
- Industrial**
 - Research & Limited Industrial
- Public/ Open Space/ Other**
 - Public & Quasi Public (PQ)
 - Neighborhood (NE)
 - Sensitive Resource Study Area (SRA)
 - Open Space
 - Parks & Recreation
 - Special Conference Center (SCC)
 - Active Recreation
 - Chula Vista Open Space Preserve
 - Limited Development Area
- Infrastructure**
 - SR - I-15 / SR Road
 - Elementary School
 - Middle School
 - High School
 - Fire Station
 - Park
 - Transit Corridor
 - Pedestrian Bridge
 - Access to PMS





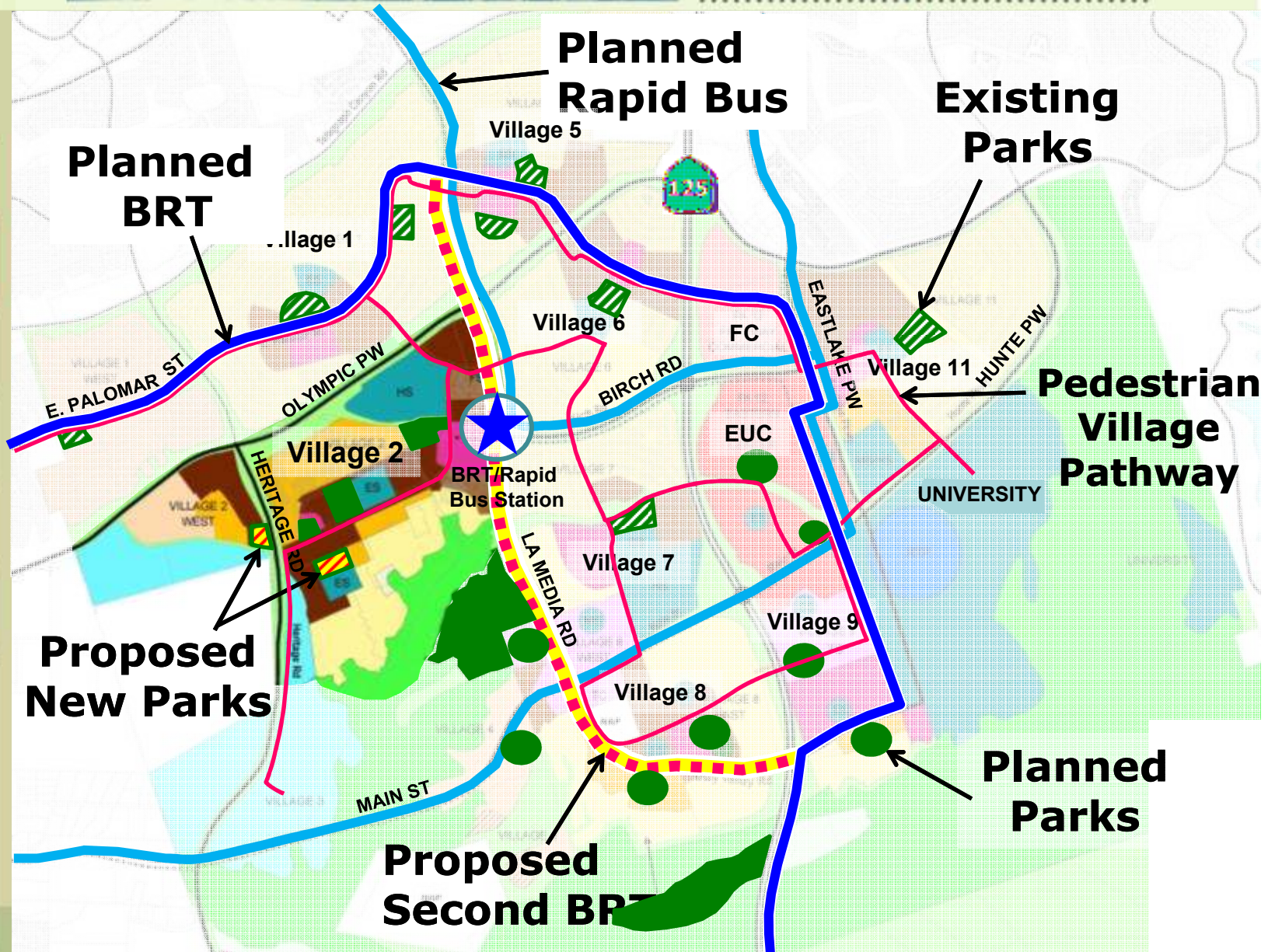
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Project Objectives

- **Jobs/Housing Opportunity**
- **Public Benefit**
- **Waterline Relocation**
- **Multi-Modal Transportation Network**
- **Heritage Road Construction**



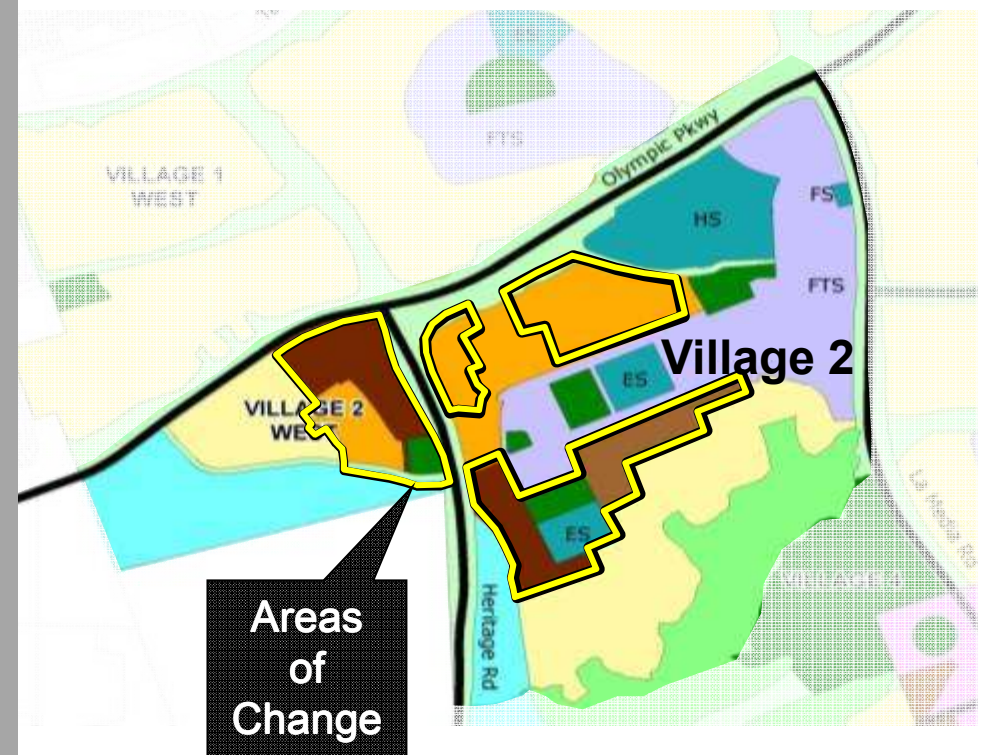
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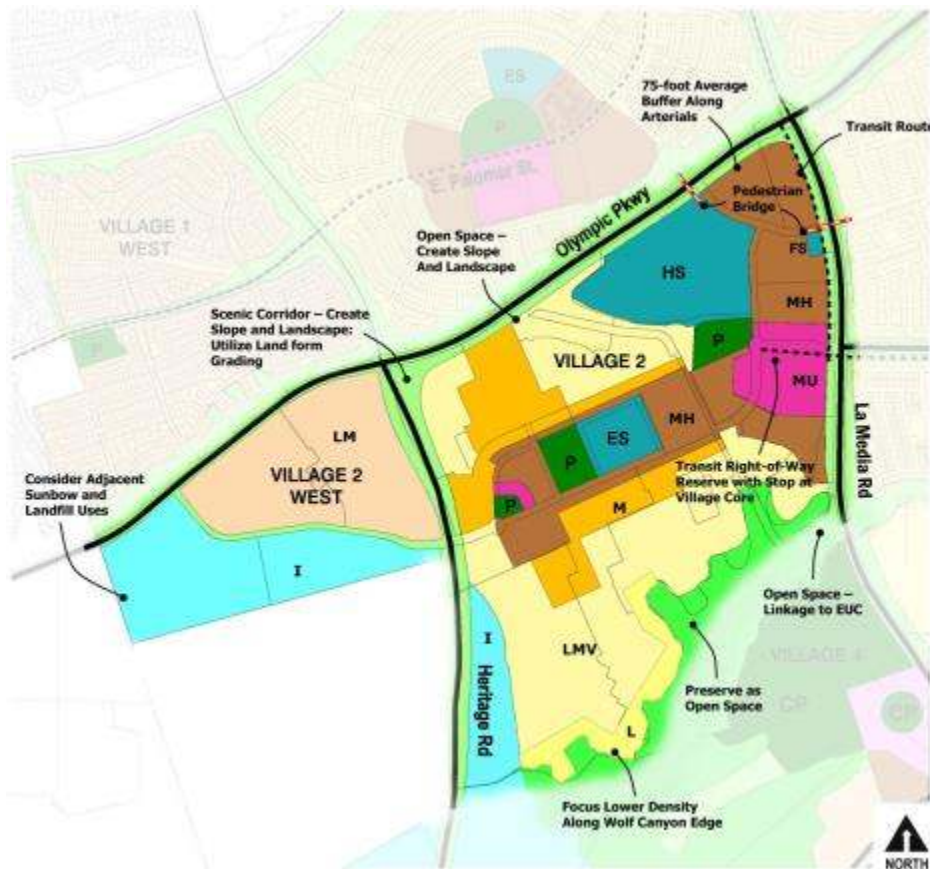
Existing General Plan Land Use

Proposed General Plan Land Use

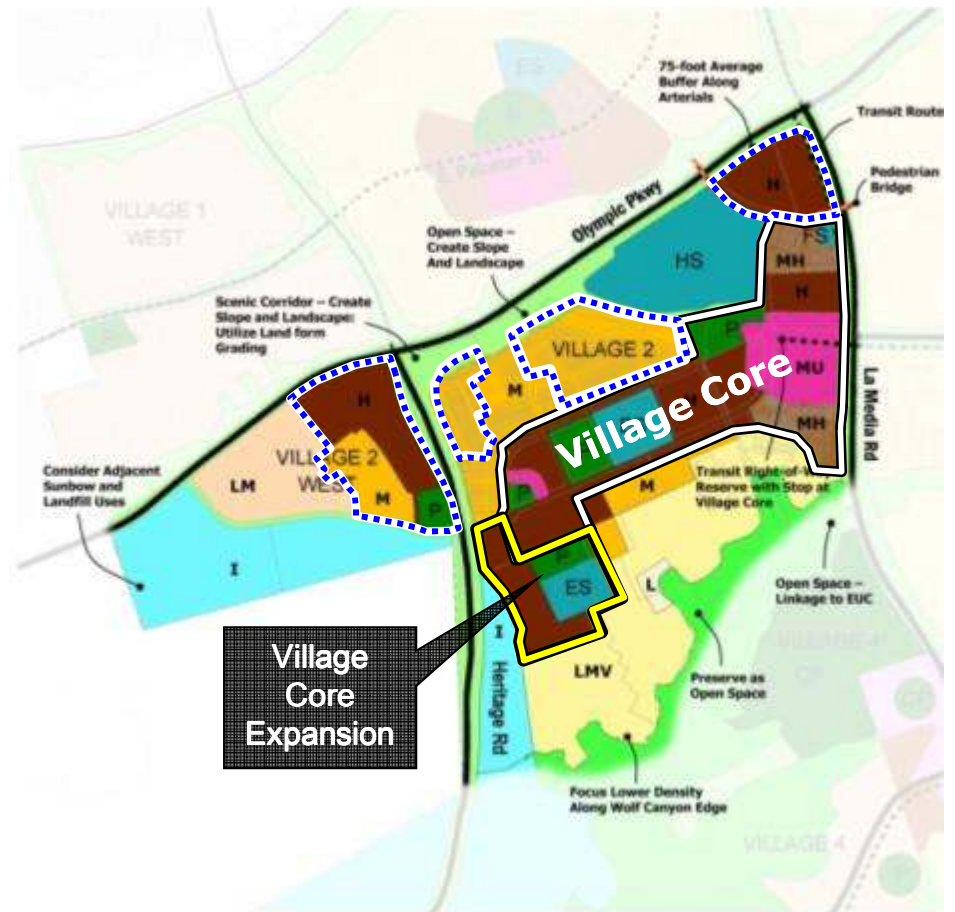




Existing General Development Plan



Proposed General Development Plan





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Existing Village 2 SPA



Proposed Village 2 SPA

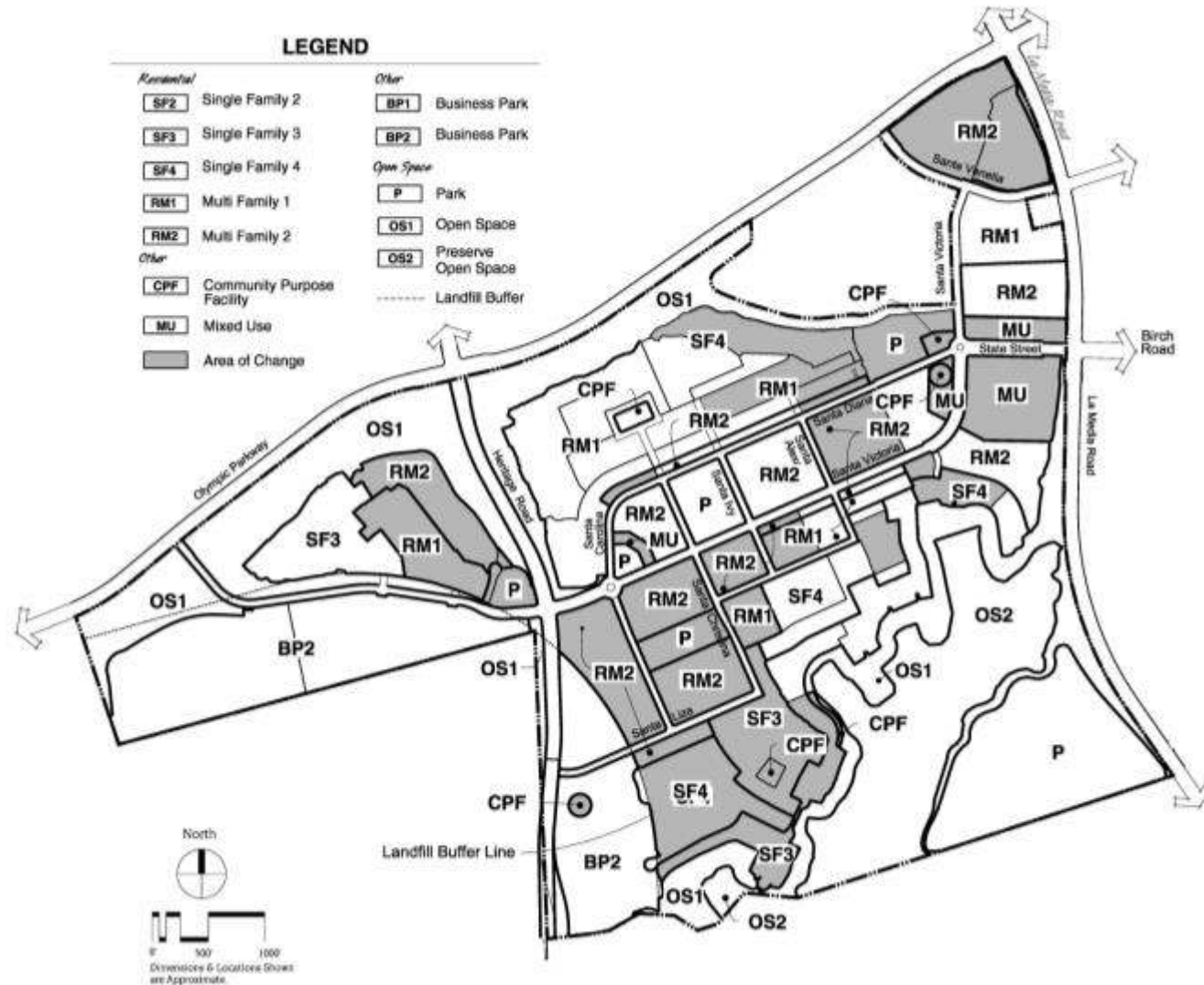


LEGEND

R	Single Family 2	CP	Community Purpose Facility
R	Single Family 3	C	Commercial
R	Single Family 4	P	Park
R	Residential Multi Family 1	OS1	Open Space One
R	Residential Multi Family 2	OS2	Open Space Two
MU	Mixed Use	BP	Business Park
		S	School

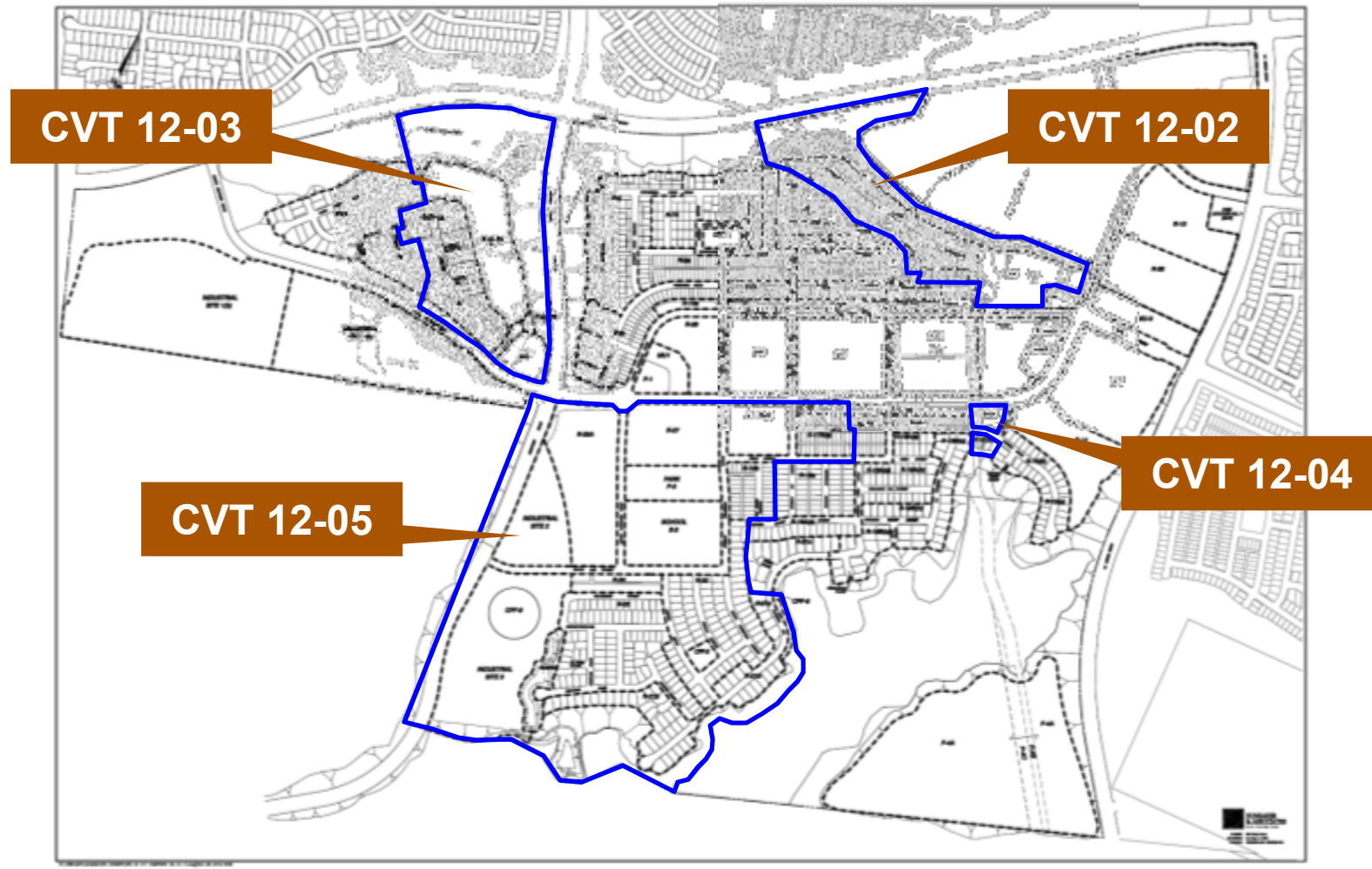


Village 2 PC Zoning/District Map





Otay Ranch Village 2 Tentative Maps





Village 2 Level Of Service

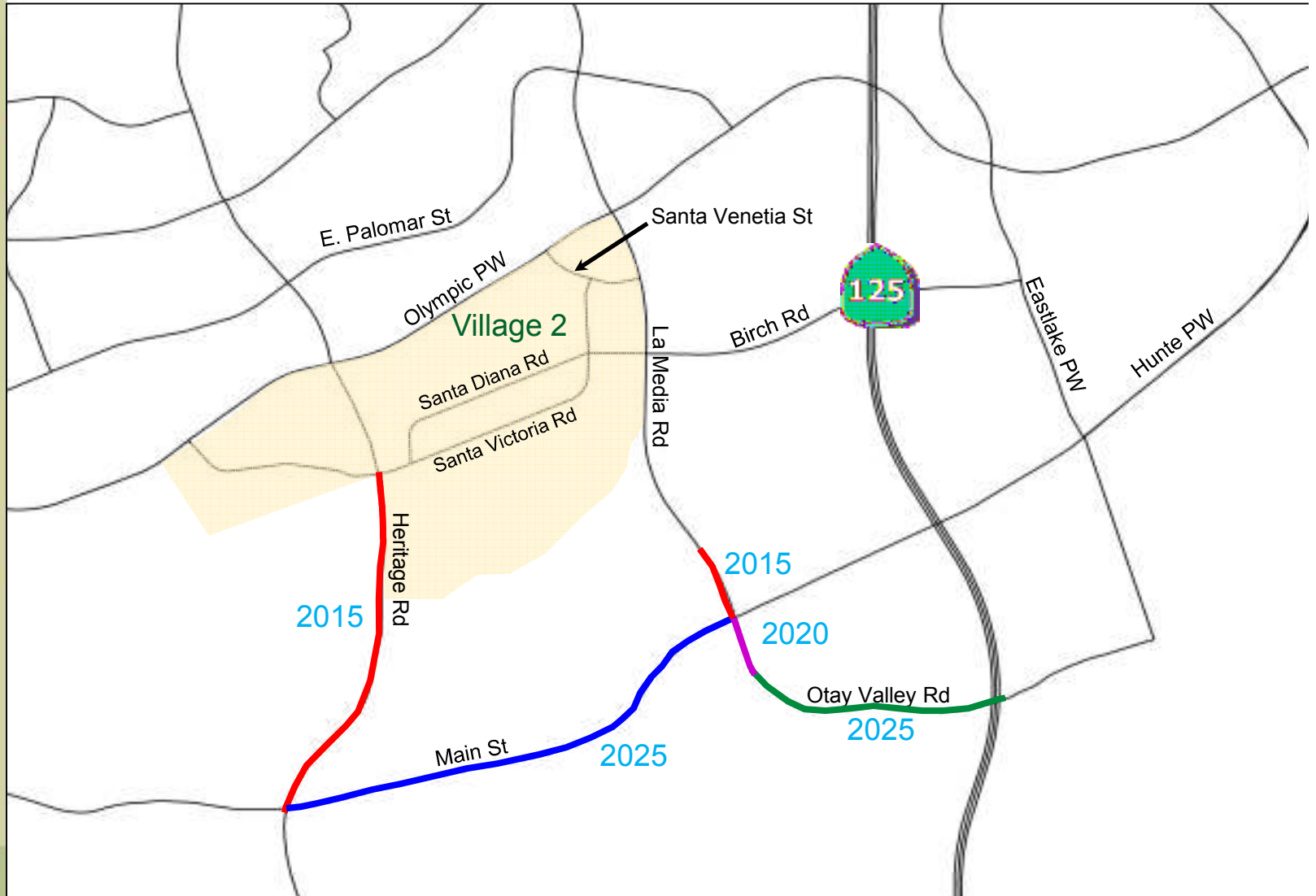
Olympic Parkway Road Segments	Level of Service (LOS) in Study Years			
	2015*	2020	2025	2030†
Oleander to Brandywine	A	A	B	C
Brandywine to Santa Victoria	A	A	A	B
Santa Victoria to Heritage	A	A	A	B
Heritage to Santa Venetia	B	C	D	B
Santa Venetia to La Media	A	B	B	A
La Media to East Palomar	A	A	A	A
East Palomar to SR-125	C	C	D	C
* Includes Heritage Road open to Main Street				
† Includes Main Street bridge between La Media Road and Heritage Road				





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Circulation Network





FSEIR 12-01

- Significant and unmitigated impacts
 - Transportation, Circulation and Access (Freeways)
 - Air Quality
 - Utilities: Energy

- Significant and mitigated to less than significant
 - Transportation, Circulation and Access
 - Noise
 - Biological Resources
 - Geology and Soils
 - Public Services: Parks, Recreation and Open Space
 - Utilities: Sewer

- Findings of Fact



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Fiscal Impact Analysis

- Net Positive 12 years
- Net Negative 6 years
- Net Positive Buildout \$429,149

FISCAL



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Development Agreement Key Provision & Benefits

- **Public Benefit Contribution of \$7.8 million for future public facilities**
- **Advance timing of Heritage Road Opening**
- **Pipeline relocation out of open space & residential area**



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Planning Commission Recommendation

Planning Commission voted 5-1-0-1 recommending City Council deny consideration of the previous FEIR as revised by the Supplemental Environmental Impact Report (FSEIR 12-01);

RECOMMENDATION



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Staff Recommendation

1. Certify the Previous FEIR as revised by the Supplemental Environmental Impact Report (FSEIR 12-01);
2. Adopt the Resolution Recommending the City Council Approve:
 - a) Amendments to Chula Vista GP, Otay Ranch GDP (Village 2) and Village 2 SPA Plan.
 - b) An Amendment to Village 2 PC District Regulations
 - c) New Chula Vista Tract Maps 12-02/03/04/05
 - d) Associated Development Agreement

RECOMMENDATION





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BALDWIN & SONS
Building Quality Communities for Three Generations

November 4, 2014

Mr. Gary Halbert
City Manager
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

Re: Otay Ranch Village Two Comprehensive SPA Amendment
Development Agreement – Community Purpose Facilities

Dear Gary:

The Village Two Comprehensive SPA Amendment proposes some CPF uses within the industrial land use area and we have been targeting a vocational school or other adult education facility. We believe a vocational school offers great potential for synergy with the surrounding land uses (potentially training workers to fill the jobs created on the site) and creating employment at a wage level desirable in an industrial zone. While there are a number of profit and non-profit choices providing such educational services, we understand the City's position to ensure such a facility has the greatest benefit to residents. To address this objective, we propose the following modification to the Development Agreement:

4.9 Community Purpose Facilities:

- 4.9.1 Owner shall have the right to satisfy 9.0 acres of its community purpose facilities (CPF) requirements (Chula Vista Municipal Code Section 19.48.025) for the Project through the provision of a CPF facility on a 9 acre site located within the industrial area in Village 2 South (i.e., either IND-2 or IND-3 as depicted on Chula Vista Tentative Map 12-05). The City agrees that, subject to the approval of the City Manager, a non-profit (or for-profit, if approved by the City Manager) a vocational or adult education school will *may* qualify as a permitted CPF use. The CPF site would require a Conditional Use Permit in accordance with the SPA Plan.

This modification provides the City Manager the authority to make a determination once a specific user/operator is identified to ensure the City's objectives are realized. We believe our proposal is consistent with the City's Economic Development policy to retain and grow small and mid-sized industries and business by providing a use which trains the future workforce.

Sincerely,
BALDWIN & SONS

Nicholas Lee
Senior Project Manager