

OTAY RANCH VILLAGE 8 WEST
General Development Plan Amendment Report

December 2019

PREPARED FOR:

HOMEFED VILLAGE 8, LLC
1903 Wright Place, Suite 220
Carlsbad, CA 92008

Adopted _____
By Resolution No. _____

PREPARED BY:

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Introduction & Background

The Village 8 (Village 8 West and Village 8 East) 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 8 area an Urban Village. The Village 8 West Sectional Planning Area (SPA) Plan, Village 8 West Tentative Map (CVT No. 09-04) and associated Chula Vista General Plan (CVGP) and Otay Ranch GDP amendments were approved by the Chula Vista City Council on December 17, 2013.

Since its approval in 2013, several changed circumstances, beyond HomeFed Village 8, LLC’s (HomeFed) control, have occurred. First, the Sweetwater Union High School District informed HomeFed that the previously planned middle school would no longer be needed. The former middle school site had an underlying “Town Center” land use with no residential unit allocation. Second, it was necessary to relocate the water quality basin located in the northern portion of the Project Area to an area that could accommodate a larger water quality basin in order to satisfy current San Diego Regional Water Quality Control Board requirements. HomeFed proposes to provide affordable housing on the former water quality basin site. In order to address these land use changes, HomeFed proposes to transfer a total 284 multi-family units from the adjacent Village 8 East area to Village 8 West. HomeFed proposes a lower density designation in the former middle school site and proposes to change the GDP land use designation from “Town Center” to “Medium High Residential” and modify the configuration of the site in order to provide opportunities for a greater range of densities and product diversity within Village 8 West.

Amendments to the Otay Ranch GDP, Part II The Plan, are necessary to implement the proposed land use changes described in more detail below and reflected in the amended Village 8 West SPA Plan and the revised Village 8 West Tentative Map (CVT # 19-03). In addition to proposed text changes to GDP pages II-17 and II-107-110, the following list represents proposed GDP Revisions to Text and Exhibits:

Exhibit 18a: Overall Project Summary – Update Otay Valley Parcel statistics

Exhibit 19: Otay Valley Parcel Land Use Table – Update Village 8 statistics

Exhibit 20: Otay Valley Parcel Land Use Plan – Update Village 8 West land use

Exhibit 25: Otay Ranch Village Types, Rural Estate and Planning Areas – Update Village 8 West land use

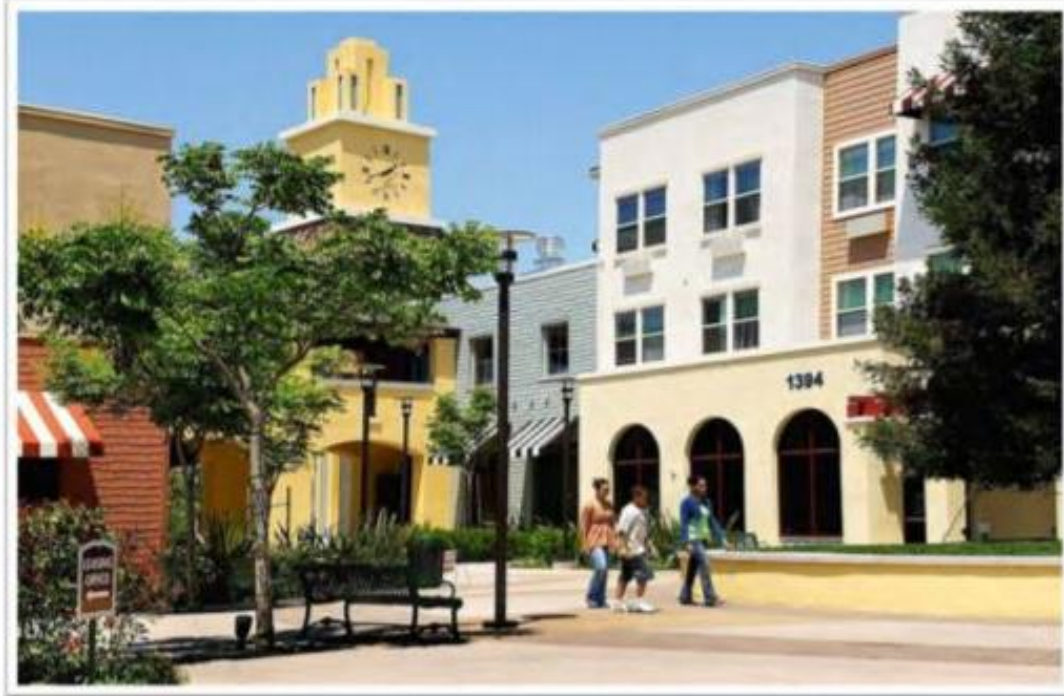
Exhibit 26: Otay Ranch Commercial, Office and Industrial Areas – Update Village 8 West land use

Exhibit 52: Village 8 Land Use Table – Update statistics

Exhibit 53: Village 8 Land Use Plan – Update Village 8 West land use

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Otay Ranch



General Development Plan

City of Chula Vista
General Development Plan

County of San Diego
Otay Subregional Plan, Vol 2

Adopted October 28, 1993

Amended June 4, 1996
Amended November 10, 1998
Amended October 23, 2001
Amended October 11, 2005
Amended May 23, 2006
Amended January 24, 2012
Amended April 03, 2012
Amended February 26, 2013
Amended June 04, 2013
Amended November 04, 2014
Amended December 02, 2014
Amended May 26, 2015
Amended December 6, 2016
Amended December 13, 2018



Part II
The Plan

Otay Ranch General Development Plan



Adopted October 28, 1993

Page II-1

Overall Project Summary

Parcel	Dwelling Units			Acreage											Approx. Pop.
	SF	MF	Total	Res.	Park	CPF	Sch	C'ml.	Office	Ind.	Uni.	Open Sp.	Art.	Total Ac.	
Otay Valley Parcel	10,856	23,755	34,611	3,201.6	253.7	116.6	230.5	201.6	8.3	423.9	267.7	4,052.5	692.7	9,449	99,336
	<u>10,796</u>	<u>23,815</u>		<u>3,219.8</u>	<u>249.2</u>	<u>116.3</u>	<u>210.0</u>					<u>4,055.3</u>	<u>697.4</u>	<u>9,449.4</u>	<u>99,290</u>
Proctor Valley Parcel	2,631	1,558	4,189	1,885.4	12.5	17.1	10.0	252.0	-	-	-	5,656.7	61.3	7,895	12,391
San Ysidro Mountains Parcel	779	-	779	1,499.8	3.4	2.3	10.0	3.3	-	-	-	4,036.2	-	5,555	2,494
Total:	14,266 <u>14,206</u>	25,313 <u>25,373</u>	39,579	6,586.8 <u>6,605.0</u>	269.6 <u>265.1</u>	136.0 <u>135.7</u>	250.5 <u>230.0</u>	456.9	8.3	423.9	267.7	13,745.4 <u>13,748.2</u>	754.0 <u>785.7</u>	22,899 <u>22,889.4</u>	114,761 <u>114,715</u>

Exhibit 18a - Overall Project Summary Table (Proposed)

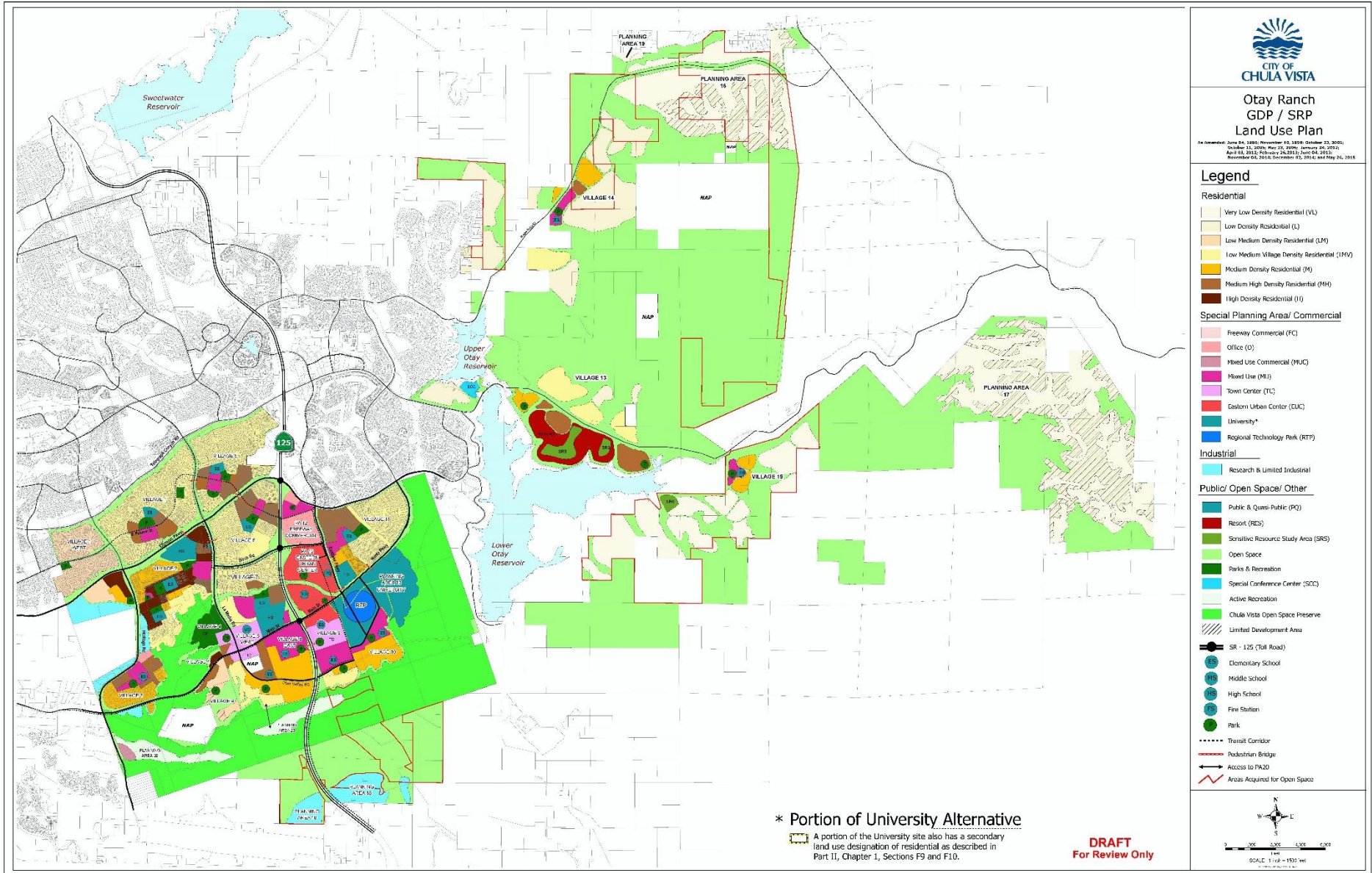


Exhibit 18b Otay Ranch Land Use Map (Adopted)

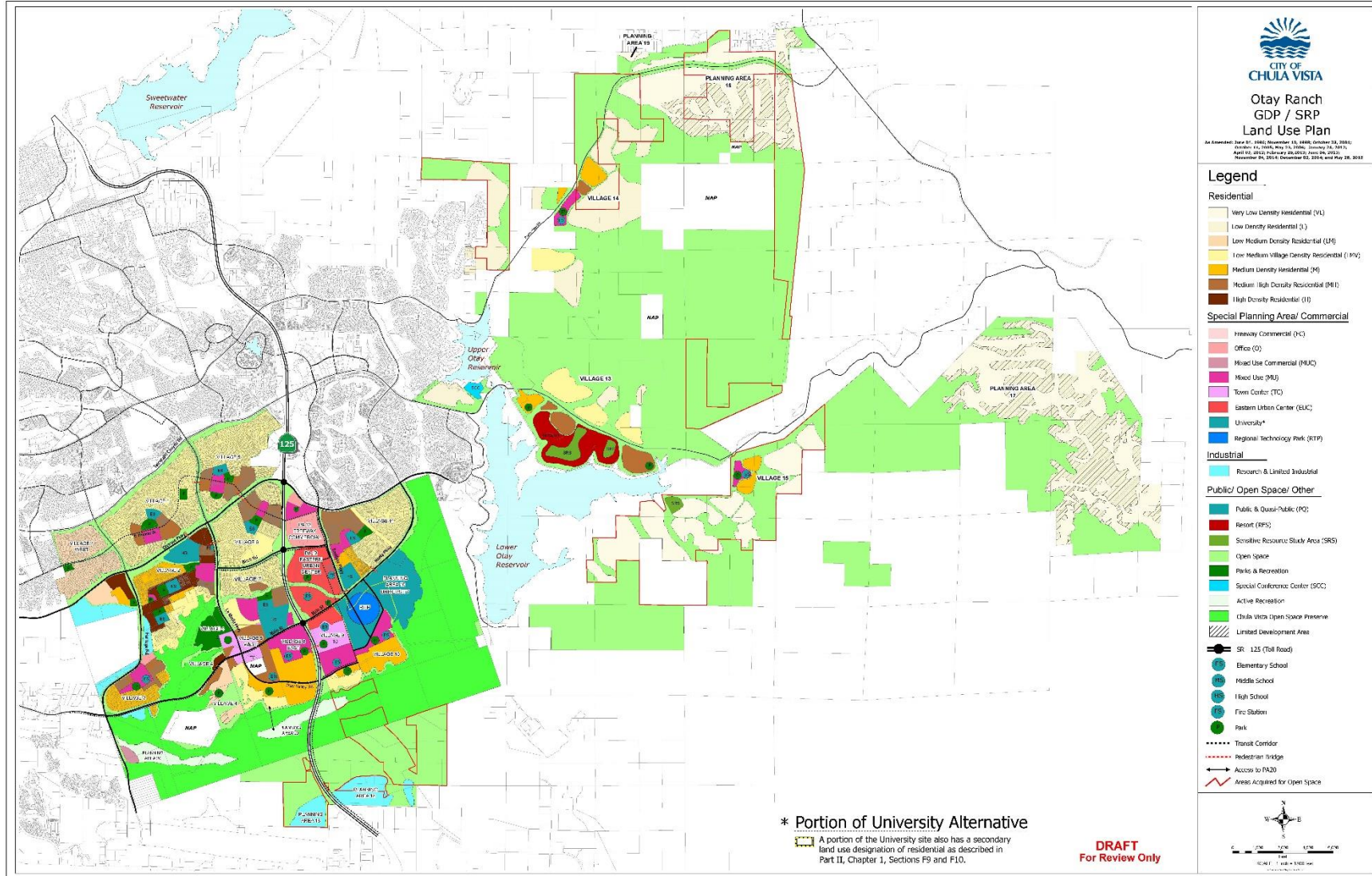


Exhibit 18b Otay Ranch Land Use Map (Proposed)

a. Otay Valley Parcel

The Otay Valley Parcel is the most urban of the three Otay Ranch parcels. The land use plan provides continuity to adjacent developed areas, while creating a unique character. At build-out, this parcel will provide a maximum¹ of 34,611 dwelling units, accommodating approximately ~~99,336~~99,290 residents.

The major components of the land use plan for the Otay Valley Parcel include:

- Ten urban villages, with village cores which include mixed use areas, neighborhood parks, and elementary schools.
- A circulation system which includes a planned highway (SR-125), Transit routes, and a system of regional arterials.
- A pedestrian trail system that features a network of trails for walking, bicycles, equestrian travel and potential use of low-speed/neighborhood vehicles utilizing facilities such as neighborhood paseos, the “village pathway”, pedestrian bridges and regional trails providing linkages to the Otay Ranch Village Greenway and the Chula Vista Greenbelt.
- Highest intensity uses along SR-125, including the EUC, more intense urban villages, and freeway commercial areas.
- Industrial uses on the western edge adjacent to existing business park uses and the Otay Landfill, and at the southern edge adjacent to planned industrial uses on the Otay Mesa.
- A university site located on the southeastern portion of the parcel, south of Hunte Parkway, adjacent to Villages Nine and Ten.
- The Eastern Urban Center with regional services and activities, and the highest residential intensities.
- The Otay Valley Regional Park (a portion of the overall regional park currently being planned for the entire length of the Otay River Valley).
- The Otay Valley Parcel land use table below shows the distribution of land use categories.

¹ The DU number reflects all residential development on the Otay Valley Parcel excluding the University/RTP site, however, a portion of Village Nine and Village Ten have a secondary land use designation of residential which are not included in the maximum DU.

Otay Valley Parcel (Proposed)															
Village	Dwelling Units			Acreage											Approx . Pop.
	SF	MF	Total	Res.	Park	CPF	Sch	C'ml.	Ofc.	Ind.	Uni.	Open Sp.	Art.	Total	
Village 1	2,454	1,522	3,976	703.2	23.1	13.4	10.0	6.3	-	-	-	264.8	46.5	1,067.3	11,734
Village 2	604	3,941	4,545	346.0	24.0	12.6	19.8	+	-	82.5	-	226.3	63.5	774.7	14,726
Village 3	880	717	1,597	149.5	8.1	4.3	8.3	+	8.3	40.6	-	129.5	19.8	368.4	5,174
Village 4	176	277	453	68.3	56.8	1.8	-	-	-	-	-	233.4	11.4	371.8	1,296
Village 5	1,263	1,550	2,813	370.7	16.6	11.3	10.0	2.0	-	-	-	70.4	15.4	496.4	7,995
Village 6	941	1,497	2,438	282.0	7.6	13.7	10.0	***	-	-	-	22.0	58.3	393.6	6,830
Village 7	1,008	448	1,456	234.3	9.3	6.3	60.0	7.2	-	-	-	38.8	17.1	373.0	4,369
Village 8	1,564 <u>1,504</u>	4,046 <u>4,106</u>	5,610	356.0 <u>374.2</u>	35.2 <u>30.7</u>	10.0 <u>9.7</u>	42.4 <u>21.9</u>	* +	-	-	-	52.7 <u>55.5</u>	40.0 <u>44.7</u>	536.3 <u>536.7</u>	15,646 <u>15,600</u>
Village 9	266	3,734	4,000	177.4	27.5	5.0	19.8	*	-	-	41.3	6.8	26.1	303.9	10,519
Planning Area 10 (University/RTP)	-	-	-	-	-	11.6****	-	-	-	85.0	267.7	-	-	364.3	-
Portion of Planning Area 10 (University/RTP) Alternative**	359	306	665	94.9	11.2	2.7	9.2	3.0	-	-	-	38.5	10.3	169.8	1,929
Village 10	695	1,045	1,740	113.1	7.6	4.3	9.2	-	-	-	-	16.5	-	150.7	5,010
Village 11	1,005	1,385	2,390	306.7	10.0	9.4	35.0	10.0	-	-	-	51.4	66.5	489.0	6,749
Planning Area 12	-	3,593	3,593	94.4	27.9	12.9	6.0	161.1	-	-	-	2.8	71.0	376.1	9,288
Planning Area 18	-	-	-	-	-	-	-	-	-	215.8	-	-	-	215.8	-
Planning Area 20	-	-	-	-	-	-	-	15.0	-	-	-	188.0	6.0	209.0	-
Open Space++	-	-	-	-	-	-	-	-	-	-	-	2,729.4	-	2,729.4	-
SR-125	-	-	-	-	-	-	-	-	-	-	-	-	182.0	182.0	-
Public	-	-	-	-	-	-	-	-	-	-	-	19.6	-	19.6	-
Arterial	-	-	-	-	-	-	-	-	-	-	-	-	69.1	69.1	-
Total	10,856 <u>10,796</u>	23,755 <u>23,815</u>	34,611	3,201.6 <u>3,219.8</u>	253.7 <u>249.2</u>	116.6 <u>116.3</u>	230.5 <u>210.0</u>	201.6	8.3	423.9	279.3	4,052.5 <u>4,055.3</u>	692.7 <u>697.4</u>	9,449 <u>9,449.4</u>	99,336 <u>99,290</u>

+ Commercial development may occur vertically or horizontally within Village 2 (up to 130,000 square feet), Village 3 (20,000 square feet), Village 8 East (20,000 square feet); therefore, actual acreage within each land use will be determined at final map.

* 1,800,000 square feet of commercial may occur vertically or horizontally within Village 8 West and Village 9; therefore, actual acreage within each land use will be determined at final map.

** Portion of University/Village 9 has a primary land use designation of University and a secondary land use of residential. The secondary land use is not included in the total.

*** Commercial included as component of residential acreage.

****11.6-acre SDG&E substation.

++ Open Space includes open space preserve, undevelopable land, streets, and right-of-way.

Exhibit 19 Otay Valley Parcel Land Use Table (Proposed)

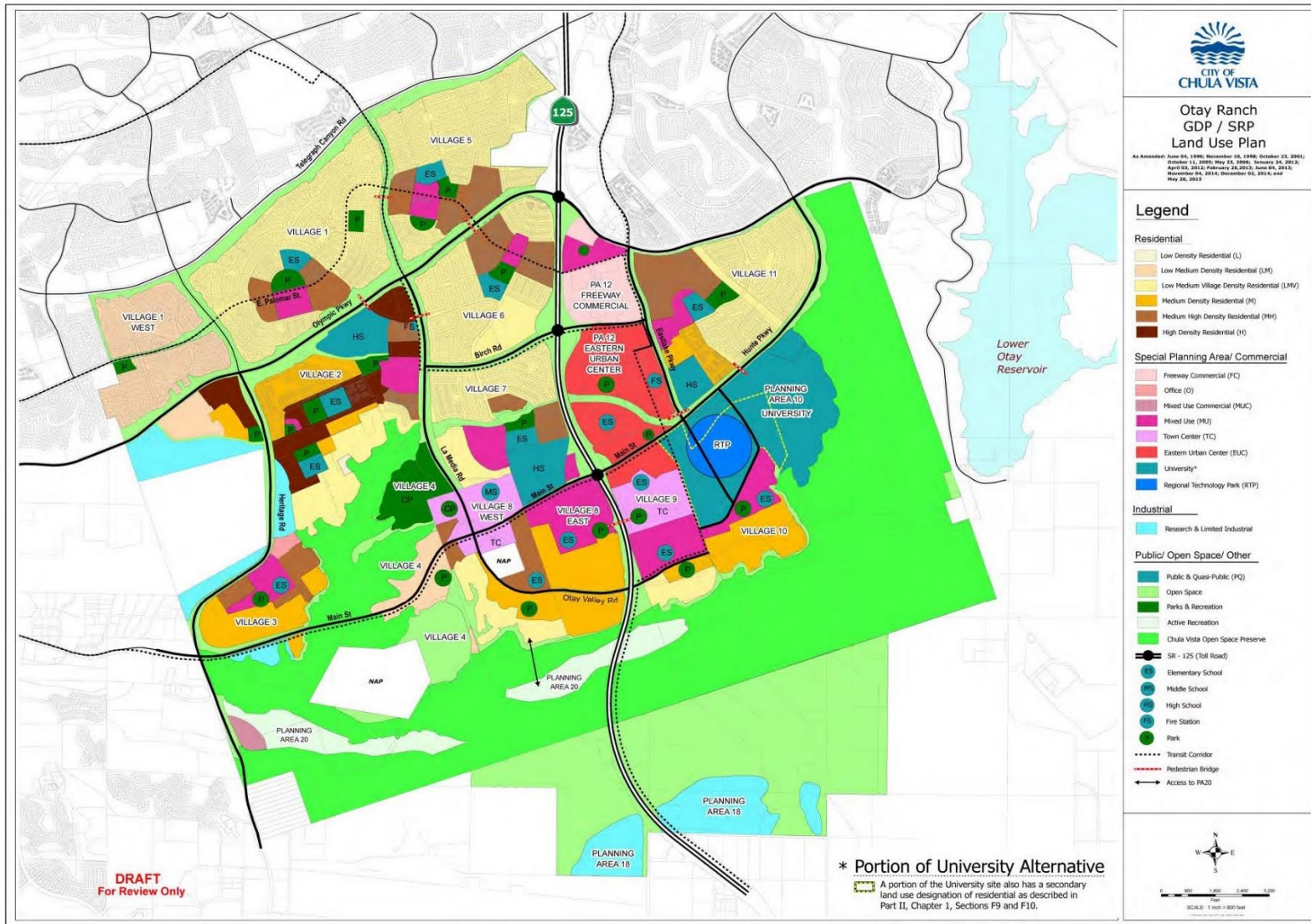


Exhibit 20 Otay Valley Parcel Map (Adopted)

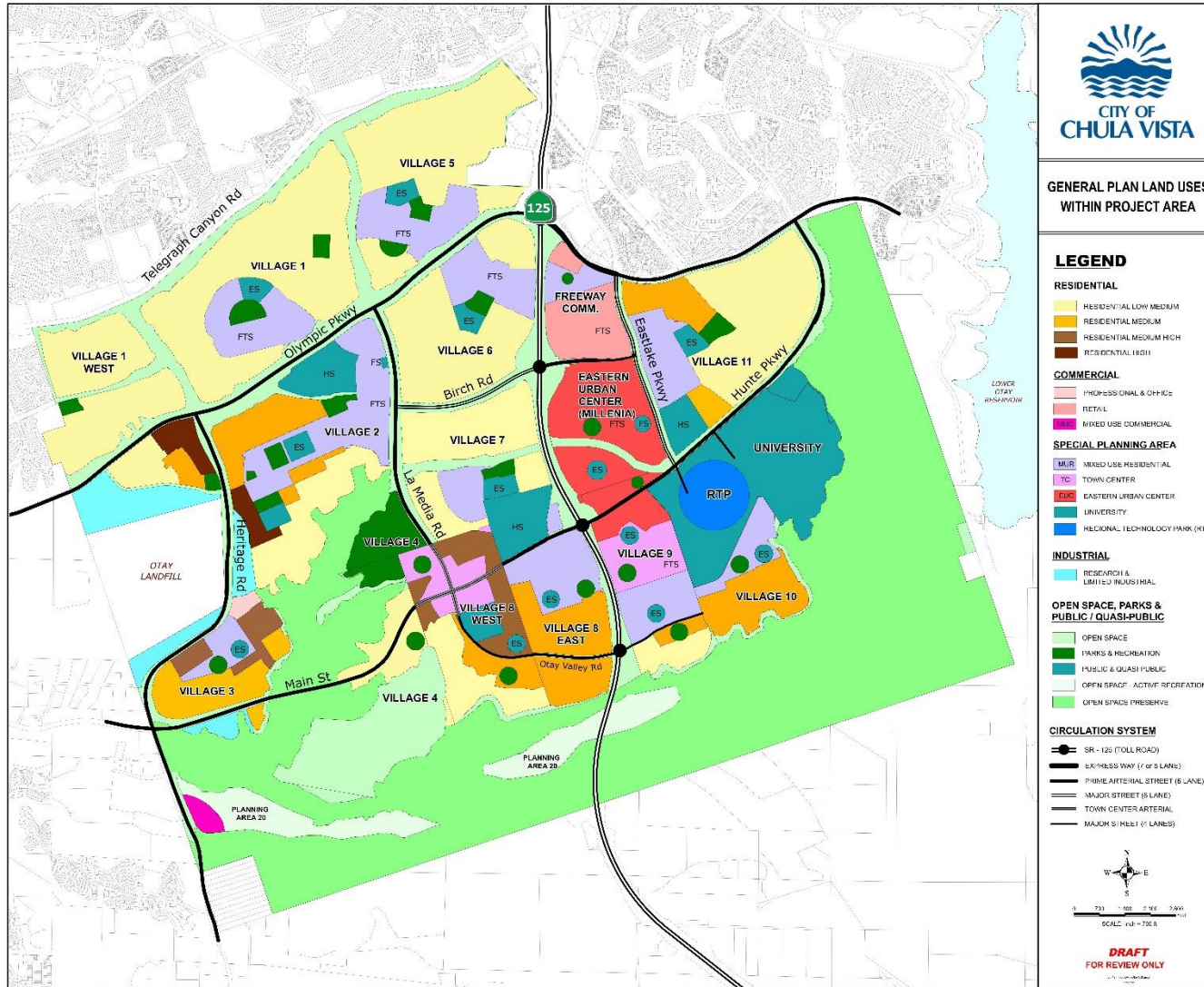


Exhibit 20 Otay Valley Parcel Map (Proposed)

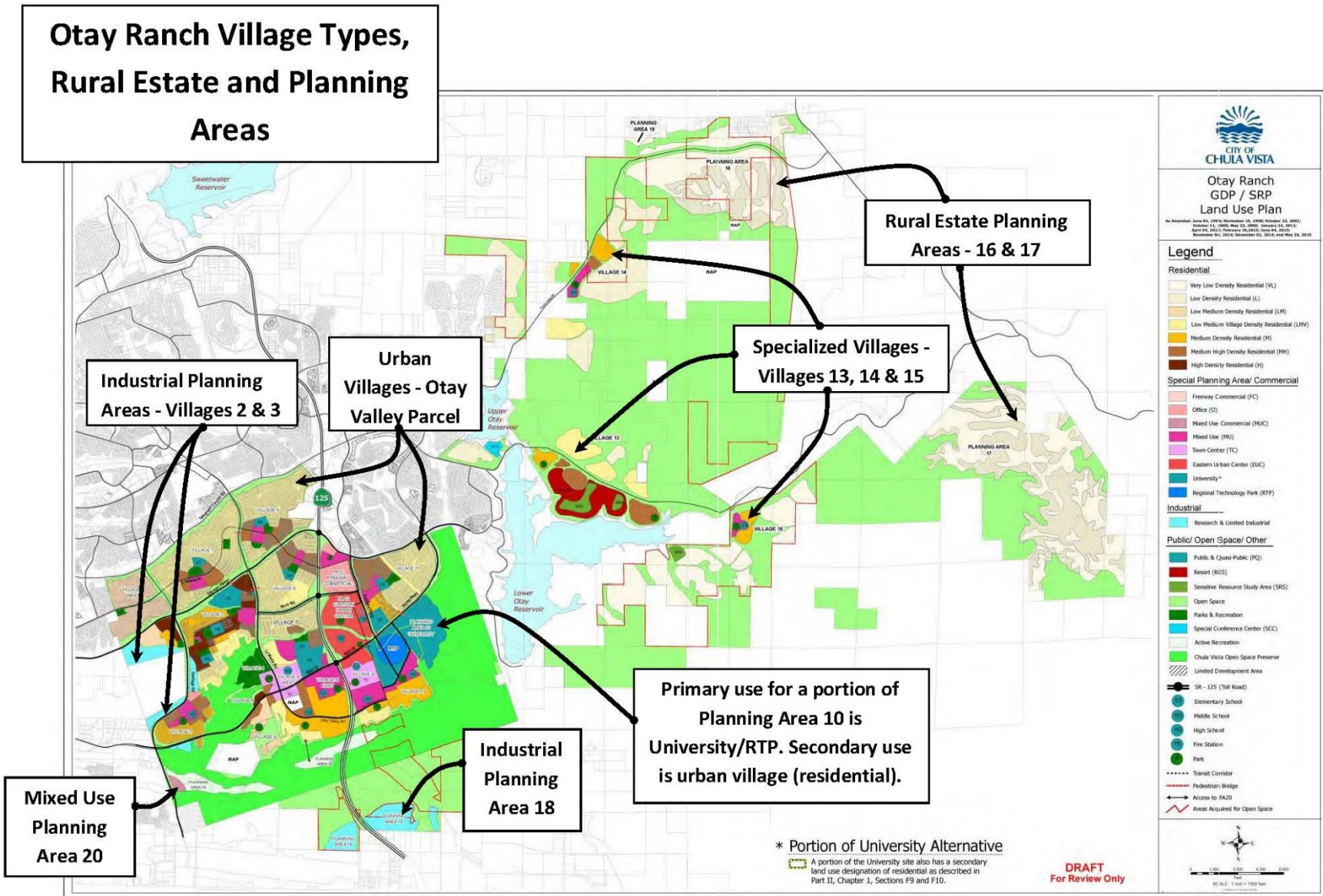


Exhibit 25 Otay Ranch Village Types, Rural Estate and Planning Areas (Adopted)

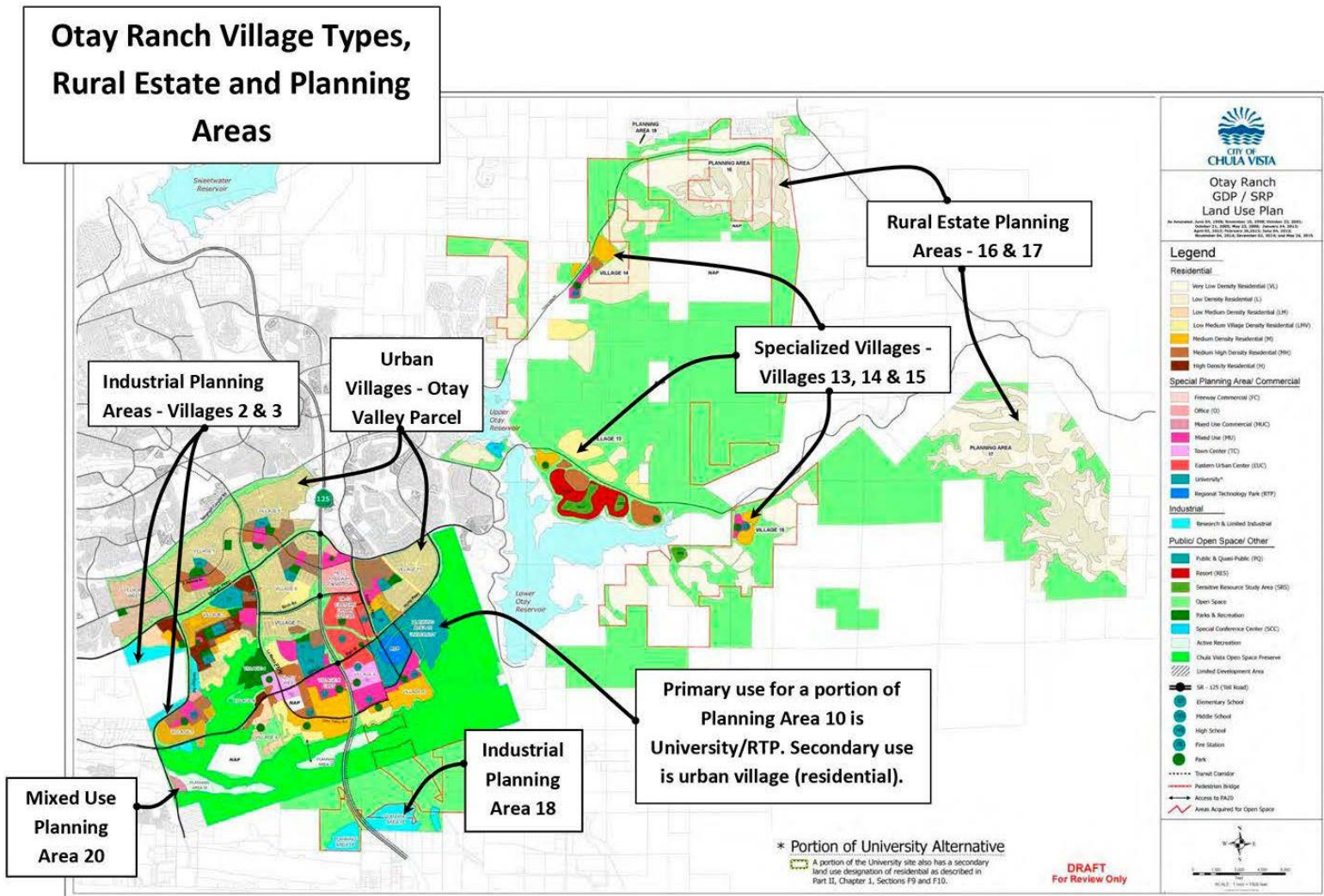


Exhibit 25 Otay Ranch Village Types & Rural Estate Areas

Exhibit 25 Otay Ranch Village Types, Rural Estate and Planning Areas (Proposed)

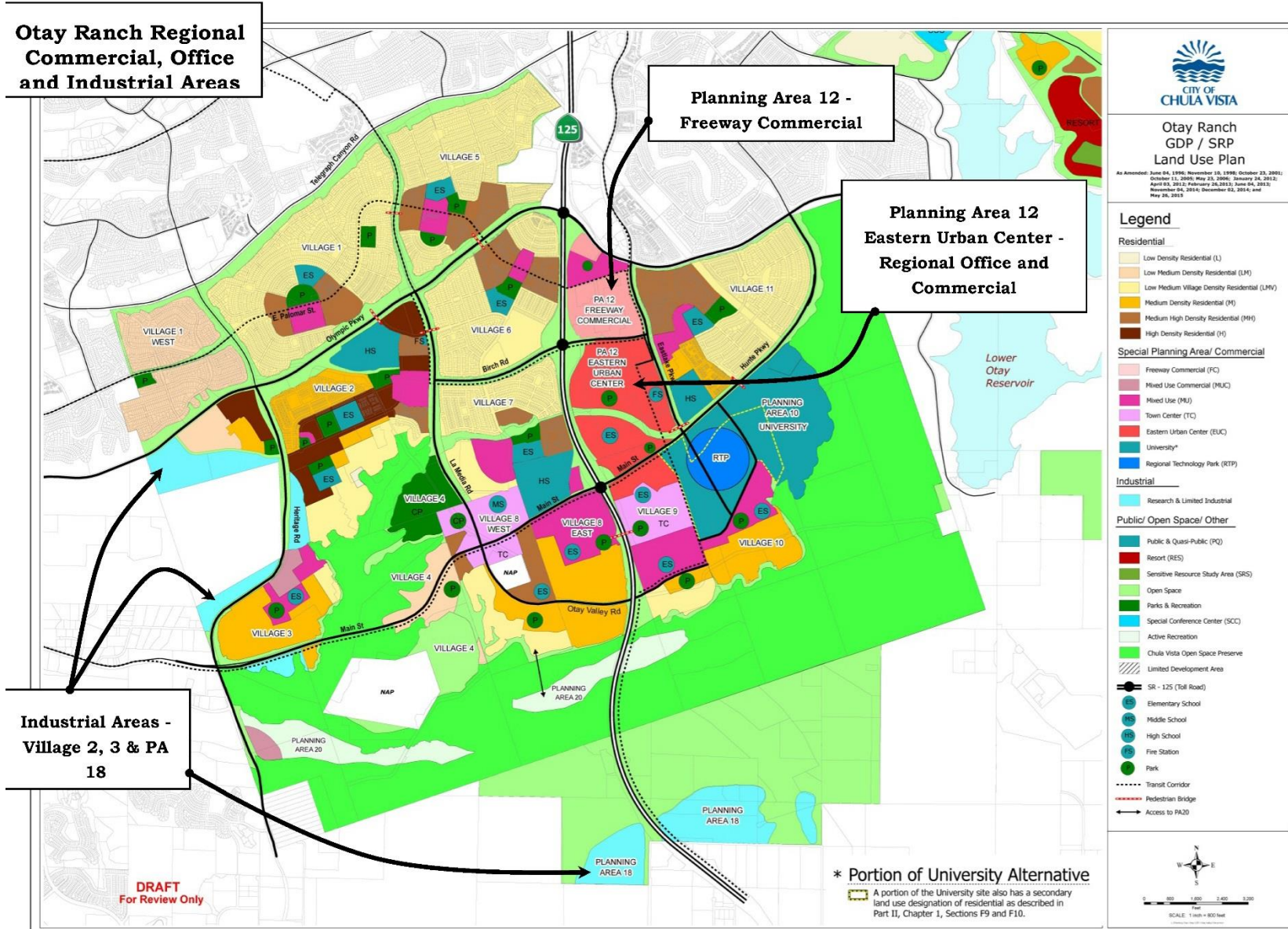


Exhibit 26 Otay Ranch Regional Commercial, Office and Industrial Areas (Adopted)

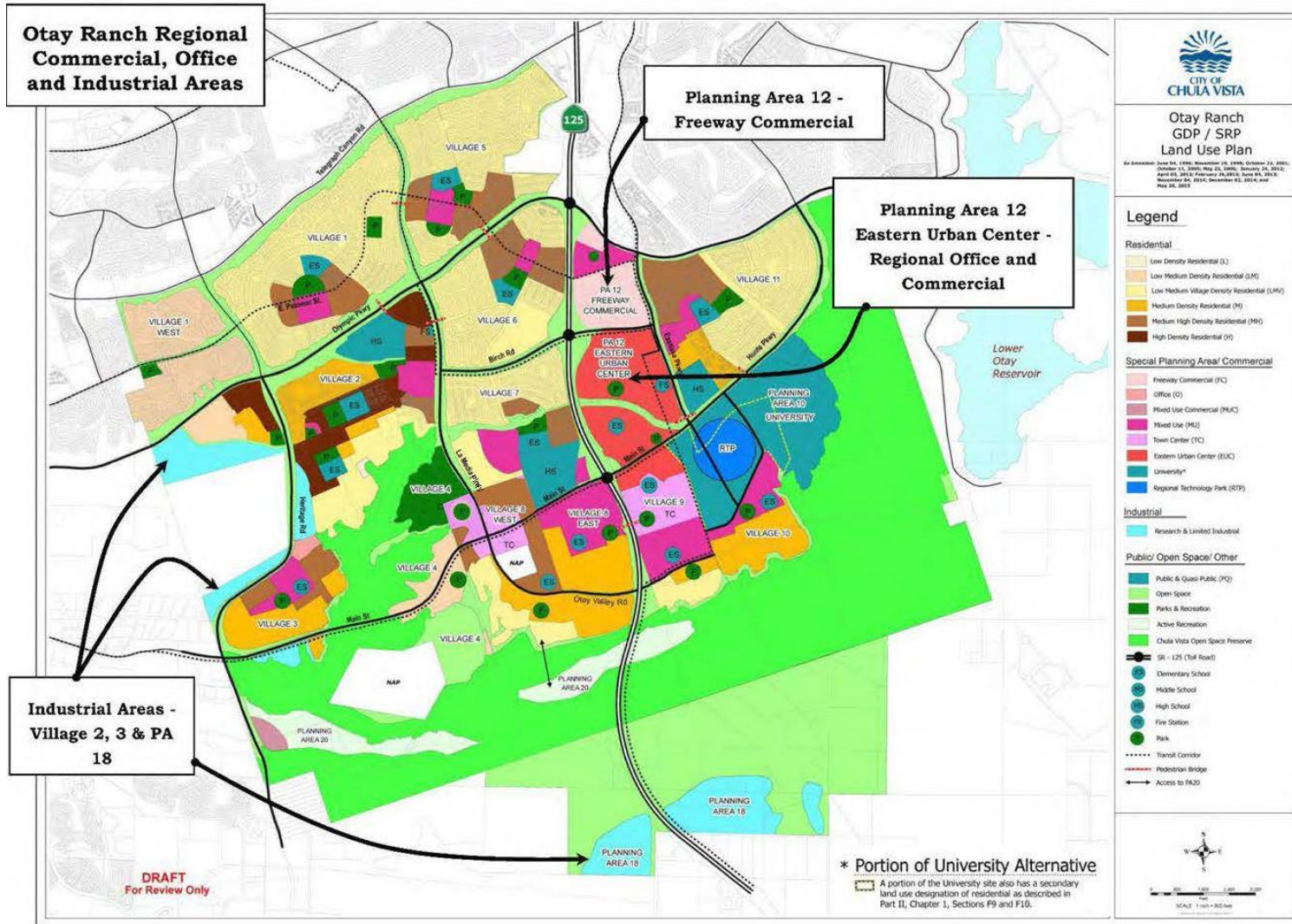


Exhibit 26 Otay Ranch Regional Commercial, Office and Industrial Areas (Proposed)

8. Village Eight

a. Village Eight Setting

Village Eight is comprised of approximately 536 acres located in the southern portion of the Otay Valley Parcel, northwest of the proposed interchange with SR-125 and Otay Valley Road. The site is located north of the Otay River Valley.

Open Space and Habitat: Village Eight is located near two open space resources: Rock Mountain to the west, and the bluffs abutting the Otay River Valley to the south.

Land Use: Village Eight is located adjacent to the Otay River Valley to the south. An existing water reservoir is located on an out-parcel in the western portion of the village. Planned SR-125 forms the eastern village edge.

Visual: Scenic values extend along La Media Road, an open space scenic corridor. The village contains views to Rock Mountain, and the Otay River Valley, and more distant views of the San Ysidro Mountains to the east.

Relationship to Other Otay Ranch Villages: Village Eight is located next to Village Seven to the north, and Village Four to the west. Village Four, a low-density village, may have a close relationship with Village Eight to secure services, beyond those provided within its small village core.

b. Village Eight Description

Village Eight is an Urban Village. Urban Villages are adjacent to existing urban development and are planned for transit-oriented development with higher densities and mixed uses in the village cores. Village Eight includes two separate development areas, Village Eight West and Village Eight East.

Village Eight West consists of:

- ~~621,561~~ single-family residential units
- ~~1,429,173~~ multi-family residential units
- Build-out population of approximately ~~5,7546,425~~
- A Town Center area containing:
 - 300,000 square feet of commercial uses (mixed with residential and may occur horizontally or vertically)
 - A community park
 - A community purpose facility
 - A transit stop
 - An elementary school
 - ~~A middle school~~
 - Multi-family residential (mixed with commercial)
 - Affordable Housing

Village Eight East Consists of:

- A maximum of 943 single-family residential units
- A maximum of 2,617.333 multi-family residential units
- Build-out population of approximately 9,892.159
- A village core area containing:
 - Commercial uses
 - Public and community purpose facilities
 - A transit stop
 - An elementary school
 - Multi-family residential
 - Affordable Housing
 - Neighborhood Park

Village Eight (West)														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park	CPF	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
LMV	<u>331</u> <u>328</u>		<u>331</u> <u>328</u>	<u>4.9</u> <u>5.1</u>	<u>67.0</u> <u>64.6</u>								<u>67.0</u> <u>64.6</u>	<u>1,102</u> <u>1,092</u>
M	<u>290</u> <u>233</u>		<u>290</u> <u>233</u>	<u>11.1</u> <u>8.7</u>	<u>26.2</u> <u>26.7</u>	<u>7.5</u> <u>5.5</u>							<u>33.7</u> <u>32.2</u>	<u>966</u> <u>776</u>
TC		<u>899</u> <u>1,210</u>	<u>899</u> <u>1,210</u>	<u>22.1</u> <u>28.3</u>	<u>40.7</u> <u>42.7</u>	<u>20.4</u> <u>17.9</u>		<u>20.2</u>	*				<u>81.3</u> <u>60.6</u>	<u>2,319</u> <u>3,121</u>
MH		<u>530</u> <u>563</u>	<u>530</u> <u>563</u>	<u>18.0</u> <u>11.8</u>	<u>29.5</u> <u>47.6</u>			<u>5.8</u> <u>5.5</u>	<u>11.4</u> <u>11.1</u>				<u>46.7</u> <u>64.2</u>	<u>1,367</u> <u>1,452</u>
OTHER											<u>41.5</u> <u>44.3</u>	<u>30.1</u> <u>34.8</u>	<u>71.6</u> <u>79.1</u>	
VILLAGE 8 WEST SUBTOTAL	<u>621</u> <u>561</u>	<u>1,429</u> <u>1,773</u>	<u>2,050</u> <u>2,334</u>	<u>12.5</u> <u>12.9</u>	<u>163.4</u> <u>181.6</u>	<u>27.9</u> <u>23.4</u>	<u>5.8</u> <u>5.5</u>	<u>31.6</u> <u>11.1</u>	*		<u>41.5</u> <u>44.3</u>	<u>30.1</u> <u>34.8</u>	<u>300.3</u> <u>300.7</u>	<u>5,754</u> <u>6,425</u>
Village Eight (East)														
Use	Dwelling Units				Acreage									Approx. Pop.
	SF	MF	Total	Dens	Res.	Park**	CPF	Sch.	C'ml.	Ind.	Open Sp.	Art.	Total	
M	943		943	7.2	130.5		1.6						132.1	3,140
MU		<u>2,617</u> <u>2,333</u>	<u>2,617</u> <u>2,333</u>	<u>42.1</u> <u>37.6</u>	62.1	7.3	2.6	10.8	+				82.8	<u>6,752</u> <u>6,019</u>
OTHER											11.2	9.9	21.1	
VILLAGE 8 EAST SUBTOTAL	943	<u>2,617</u> <u>2,333</u>	<u>3,560</u> <u>3,276</u>	<u>18.5</u> <u>17.0</u>	192.6	7.3	4.2	10.8	+		11.2	9.9	236.0	<u>9,892</u> <u>9,159</u>
VILLAGE 8 TOTAL	<u>1,564</u> <u>1,504</u>	<u>4,046</u> <u>4,106</u>	5,610	<u>15.8</u> <u>15.0</u>	<u>356.0</u> <u>374.2</u>	<u>35.2</u> <u>30.7</u>	<u>10.0</u> <u>9.7</u>	<u>42.4</u> <u>21.9</u>	* +		<u>52.7</u> <u>55.5</u>	<u>40.0</u> <u>44.7</u>	<u>536.3</u> <u>536.7</u>	<u>15,646</u> <u>15,584</u>
* 300,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage may vary.														
+ 20,000 Square feet of commercial may occur vertically or horizontally; therefore, actual acreage may vary.														
** Part of park acreage requirements have been allocated to community parks. Actual park size to be determined at the SPA level. Park acreage based on ratio of 3.0 acres per 1000 persons.														

Exhibit 52 Village Eight Land Use Table

c. *Village Eight Policies*

Village Character Policies:

- The village character should be guided by the following qualities:
 - Location adjacent to Otay River Valley.
 - Linkage and compatibility with Villages Four, and Seven and Nine.
 - Views to Rock Mountain, the Otay River Valley and the mountains to the east.
- Land use designs shall consider the overall natural landform and generally slope down toward the Otay River Valley.

Village Core Policies:

- Although Village Eight is not located along the Bus Rapid Transit route, it is to be planned as transit ready. A transit stop shall be approximately located at the SPA level and will be conditioned for dedication at the Tentative Map level.
- Village Eight will provide some commercial and public services to the low-density residential neighborhood (Village Four) to the west.

Parks and Open Space Policies:

Application of the 3 acres per 1,000 residents standard would result in the development of ~~46,946.8~~ acres of local parks in Village Eight. Of this amount, ~~17,319.8~~ acres is required by Village 8 West. To satisfy this requirement, ~~27,923.4~~ acres of neighborhood parks/town square are planned. The excess park acreage will be allocated to the provision of parks related to Village Nine overall park acreage obligation.

Village 8 East requires ~~29,727.4~~ acres of local parks. To satisfy this requirement, a ~~7,35.5~~-acre neighborhood park and 2.8 acre town square park ~~is~~are planned. The remaining park acreage will be achieved in either the Village Four Community Park or Active Recreation in Planning Area 20 immediately south of Village Eight to satisfy the demand created by Villages Three, Eight East and Ten.

The following policies shall guide the design of parks and open spaces in Village Eight:

- Natural open space areas adjacent to the Otay River Valley identified on the GDP/SRP Land Use Map shall be preserved outside of individual private lots. Natural open space character along the canyon will be defined in the Overall Ranch Design Plan and further refined in the Village Design Plan.
- Except in the town center, setbacks and landscaping shall be provided along major roads in keeping with open space scenic corridor guidelines in the Overall Ranch Design Plan (requirements set forth in Section E, Implementation).
- Lot lines and grading shall not extend into the open space preserve.

- The village edge shall be a landscaped buffer, providing a soft transition to the Otay Valley Regional Park.
- Pedestrian trails shall link the village to the Otay Valley Regional Park.
- Pedestrian and bike path connections shall be provided from Village Four and Village Eight East to the town center.

Other Village Eight Policies:

- The water reservoir site shall be appropriately screened and landscaped to minimize the impacts on nearby land uses.
- The visual impacts of development in areas adjacent to the Otay River Valley shall be considered in the design of neighborhoods along this edge. A visual analysis shall be performed at the SPA level to assess the visual impacts of development adjacent to the Otay River Valley. The Overall Ranch Design Plan will define the visual analysis requirements.
- Design guidelines which address the visual quality of development adjacent to the Otay Valley Regional Park shall be included in the Village Design Plan for Village Eight. These guidelines shall incorporate Ranch-wide guidelines established in the Overall Ranch Design Plan.

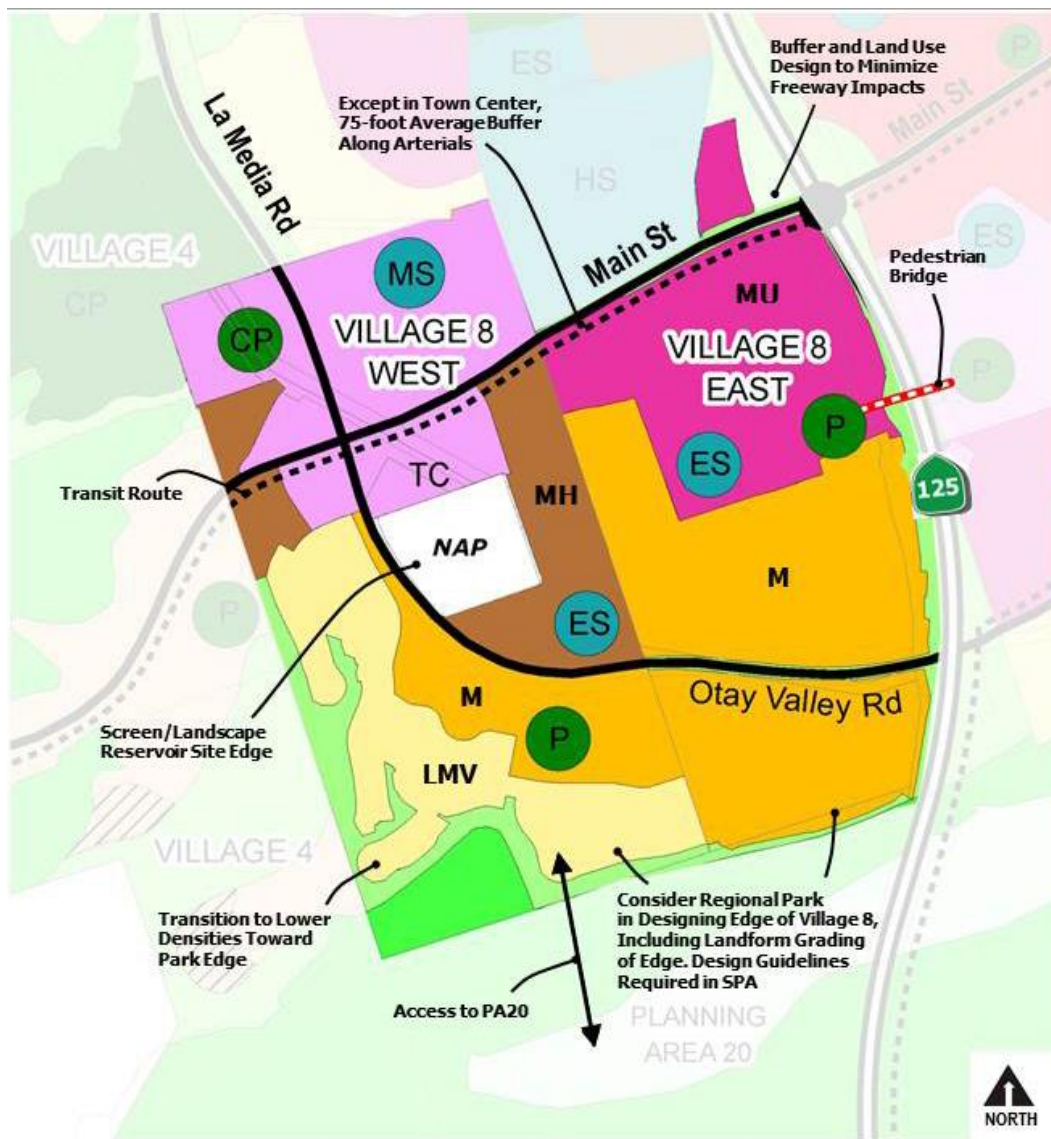


Exhibit 53 Village Three Land Use Map (Adopted)

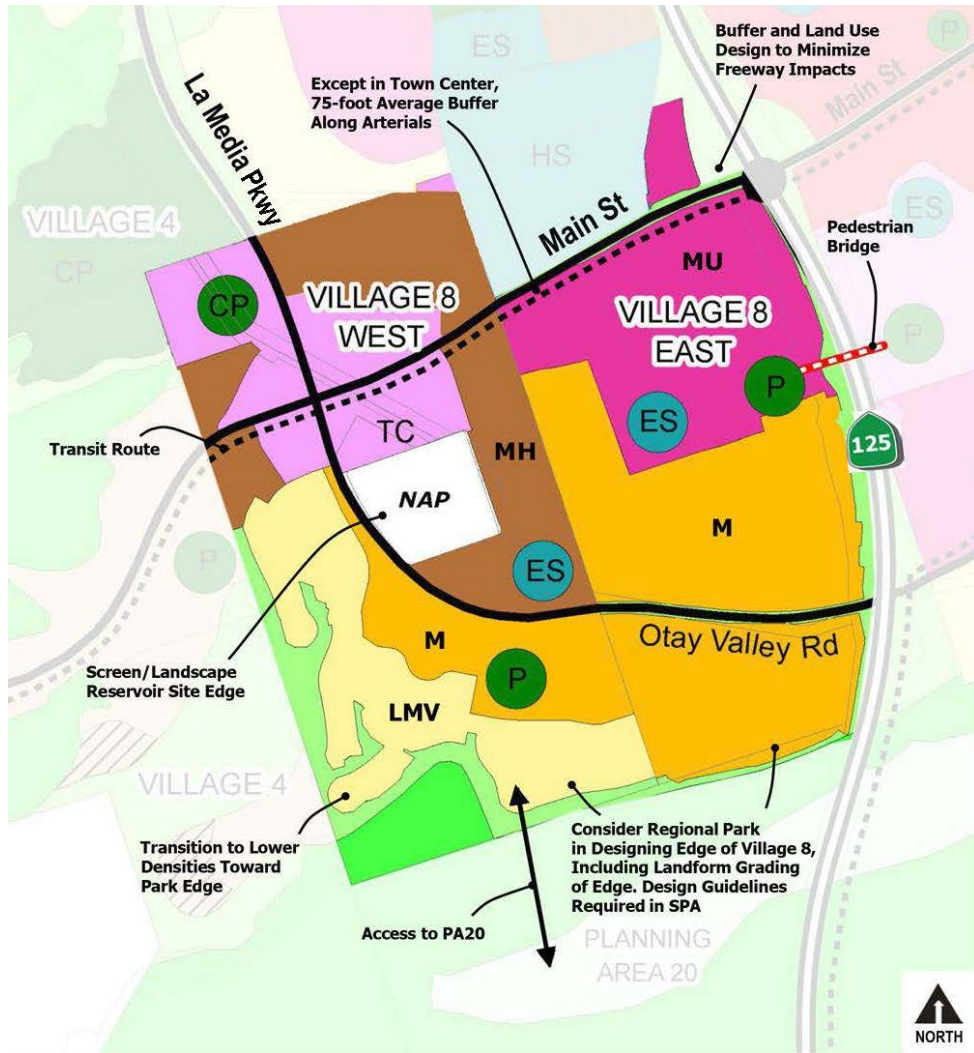


Exhibit 53 Village Three Land Use Map (Proposed)